

From: Mark VanDonselaar <MVanDonselaar@grayslakelaw.com>
Date: November 8, 2018 at 8:21:15 AM CST
To: "rick@ricklevin.com" <rick@ricklevin.com>
Cc: David Leibowitz <dleibowitz@lakelaw.com>
Subject: 418-420 Clayton - real estate taxes

Rick,

I'm pleased to report that our appeal of the real estate taxes on the above-referenced property has been successful.

Attached you will find the most recent tax bills for the subject property; there are two tax bills since the subject property is made up of two parcels with separate PINS. On the attached tax bills I've circled the assessed value of the properties. Real estate taxes are determined by taking the assessed value of the property and multiplying that number by the applicable tax rate, which was 14.224826% for the attached bills.

You will see that the combined assessed value of the property on the attached tax bills is \$127,244.

The appeal resulted in the total assessed value of the two parcels being reduced to \$84,231.


Using the same tax rate used in the most recent year and the new assessed value of the properties, I project that next year the total tax bill for the properties will be approximately \$11,981.71.

The total of taxes owed on the attached bills was \$18,100.23.

Please let me know if you have any questions.

Mark A. Van Donselaar
Churchill, Quinn, Richtman & Hamilton, Ltd.
2 S. Whitney Street
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11/8/2018, 1:11 PM

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DAVID STOLMAN
LAKE COUNTY COLLECTOR

PAYMENT COUPON

Tax Year 2017
PIN: 08-21-402-004



Pin 08-21-402-004
LEIBOWITZ LAW CENTER
420 W CLAYTON ST
WAUKEGAN, IL 60085-4216

BALANCE DUE: \$0.00

PAYABLE TO THE LAKE COUNTY COLLECTOR
08214020040000000000000000201723

Please Remit Payment To:

Lake County Collector
18 N. County Street
Waukegan, IL 60085

Property Location: 420 W CLAYTON ST WAUKEGAN	Tax Year: 2017	Pin Number: 08-21-402-004	Tax Code: 09012	Acres: 0
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Legal Description: ORIGINAL TOWN (EX N 10FT) E 39.3 FT W 105.3 FT LOTS 4 & 5
BLOCK 6

<u>Taxing Body</u>	<u>Rate</u>	<u>Land Value</u>	
COUNTY OF LAKE	0.513911	+ Building Value	\$10,965
COUNTY OF LAKE PENSION	0.107840	x State Multiplier	\$66,110
CITY OF WAUKEGAN	1.299210	= Equalized Value	1,0000
CITY OF WAUKEGAN LIBRARY	0.360199	+ Farm Land and Bldg Value	\$77,075
CITY OF WAUKEGAN PENSION	1.416572	+ State Assessed Pollution Ctrl.	
ROAD AND BRIDGE-WAUKEGAN	0.039131	+ State Assessed Railroads	
WAUKEGAN PARK DIST	0.945515	= Total Assessed Value	
WAUKEGAN PARK DIST PENSION	0.054156	- Fully Exempt	\$77,075
WAUKEGAN COMM UNIT SCHOOL DIST #60	7.461094	- Senior Freeze	
WAUKEGAN COMM UNIT SCHOOL DIST #60 PENSION	0.985746	- Home Improvement	
COLLEGE OF LAKE COUNTY #532	0.280640	- General Homestead	
NORTH SHORE WATER RECLAMATION DISTRICT	0.152863	- Senior Homestead	
FOREST PRESERVE	0.178277	- Veterans/Disabled	
FOREST PRESERVE PENSION	0.009026	- Returning Veteran	
TOWNSHIP OF WAUKEGAN	0.394266	= Taxable Valuation	\$77,075
TOWNSHIP OF WAUKEGAN PENSION	0.026580	x Tax Rate	14.224826
Totals	14.224826	= Real Estate Tax	\$10,963.78
		+ Special Service Area	
		+ Drainage	
		= Total Current Year Tax	\$10,963.78
		+ Omitted Tax	
		+ Forfeited Tax	
		= Total Tax Billed	\$10,963.78
		+ Interest Due as of	11/8/2018
		+ Cost	


11/8/2018

Treasurer's Bill: Lake County, IL

= AMOUNT BILLED
Fair Market Value
Total Due

11/8/2018

\$10,963.78
\$231,225
\$0.00

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DAVID STOLMAN
LAKE COUNTY COLLECTOR

PAYMENT COUPON

Tax Year 2017

PIN: 08-21-402-005



BALANCE DUE: \$0.00

Pin 08-21-402-005
LAKELINK REALTY, LLC
420 W CLAYTON ST
WAUKEGAN, IL 60085-4216

PAYABLE TO THE LAKE COUNTY COLLECTOR
08214020050000000000000000201720

Please Remit Payment To:

Lake County Collector
18 N. County Street
Waukegan, IL 60085

Property Location:	418 W CLAYTON ST WAUKEGAN	Tax Year	2017	Pin Number	08-21-402-005	Tax Code	09012	Acres	0
Legal Description:	ORIGINAL TOWN (EX N 10FT OF LOT 5 LYG W OFE 56 FT THOF) E 26.7 FT W 132 FT LOTS 4 & 5 TAAT BLOCK 6								

<u>Taxing Body</u>	<u>Rate</u>	<u>Land Value</u>	
COUNTY OF LAKE	0.513911		\$7,950
COUNTY OF LAKE PENSION	0.107840	+ Building Value	\$42,219
CITY OF WAUKEGAN	1.299210	x State Multiplier	1.0000
CITY OF WAUKEGAN LIBRARY	0.360199	= Equalized Value	\$50,169
CITY OF WAUKEGAN PENSION	1.416572	+ Farm Land and Bldg Value	
ROAD AND BRIDGE-WAUKEGAN	0.039131	+ State Assessed Pollution Ctrl.	
WAUKEGAN PARK DIST	0.945515	+ State Assessed Railroads	
WAUKEGAN PARK DIST PENSION	0.054156	= Total Assessed Value	\$50,169
WAUKEGAN COMM UNIT SCHOOL DIST #60	7.461094	- Fully Exempt	
WAUKEGAN COMM UNIT SCHOOL DIST #60 PENSION	0.985746	- Senior Freeze	
COLLEGE OF LAKE COUNTY #532	0.280840	- Home Improvement	
NORTH SHORE WATER RECLAMATION DISTRICT	0.152663	- General Homestead	
FOREST PRESERVE	0.178277	- Senior Homestead	
FOREST PRESERVE PENSION	0.009026	- Veterans/Disabled	
TOWNSHIP OF WAUKEGAN	0.394266	- Returning Veteran	
TOWNSHIP OF WAUKEGAN PENSION	0.026580	= Taxable Valuation	\$50,169
Totals	14.224826	x Tax Rate	14,224826
		= Real Estate Tax	\$7,136.45
		+ Special Service Area	
		+ Drainage	
		= Total Current Year Tax	\$7,136.45
		+ Omitted Tax	
		+ Forfeited Tax	
		= Total Tax Billed	\$7,136.45
		+ Interest Due as of	11/8/2018

11/8/2018

Treasurer's Bill: Lake County, IL

+ Cost
= AMOUNT BILLED
Fair Market Value
Total Due

11/8/2018

\$7,136.45
\$150,507
\$0.00