

TOTAL PAYMENT DUE		2025 Second Installment Property Tax Bill - Cook County Electronic Bill						
By 10/01/2026	\$22,018.57*	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		17-09-104-025-0000	590	77046	2025	(2026)	West Chicago	5-97
IF PAYING LATE, PLEASE PAY	10/02/2026 - 11/01/2026	11/02/2026-12/01/2026		12/02/2026-01/01/2027		LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW		
	\$22,179.85	\$22,341.13		\$22,502.41				
YOUR TAXING DISTRICTS								

WHERE YOUR MONEY GOES

Total 2025 Tax Bill \$21,503.64

\$698.29 MORE than 2024

Taxing District	2025 Tax	2024 Tax	Difference	
TIF CITY OF CHICAGO-RIVER WEST	\$20,555.92	\$19,890.08	\$665.84	More
BOARD OF EDUCATION	\$528.47	\$500.64	\$27.83	More
CITY OF CHICAGO	\$213.15	\$206.24	\$6.91	More
METRO WATER RECLAMATION DIST OF GR CHGO	\$46.42	\$46.94	-\$0.52	Less
CHICAGO PARK DISTRICT	\$42.13	\$40.57	\$1.56	More
COUNTY OF COOK	\$29.03	\$32.42	-\$3.39	Less
CHICAGO COMMUNITY COLLEGE DISTRICT 508	\$21.69	\$20.61	\$1.08	More
CITY OF CHICAGO SCHOOL BLDG & IMP FUND	\$18.10	\$17.86	\$0.24	More
CITY OF CHICAGO LIBRARY FUND	\$16.64	\$16.42	\$0.22	More
COUNTY OF COOK HEALTH & HOSPITAL COMM.	\$10.18	\$10.73	-\$0.55	Less
COUNTY OF COOK PUBLIC SAFETY	\$9.86	\$10.69	-\$0.83	Less
FOREST PRESERVE DISTRICT OF COOK COUNTY	\$9.25	\$9.44	-\$0.19	Less
WEST TOWN & HUMBOLDT MENTAL HEALTH SERV	\$2.80	\$2.71	\$0.09	More

DO NOT PAY THESE TOTALS

\$21,503.64\$20,805.35\$698.29More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR				IMPORTANT MESSAGES	
2024 Assessed Value	103,250	2025 Total Tax Before Exemptions	21,503.64	Records indicate taxes for prior years may be due.	
2025 Property Value	413,000			Visit the Clerk's delinquent tax search at COOKCOUNTYCLERKIL.GOV	
2025 Assessment Level	X 25%	Homeowner's Exemption	.00	* INCLUDES 1ST INSTALLMENT BALANCE OF \$11,957.90	
2025 Assessed Value	103,250	Senior Citizen Exemption	.00		
2025 State Equalizer	X 3.0300	Senior Freeze Exemption	.00	NOTICE	
2025 Equalized Assessed Value (EAV)					
	312,848	2025 Total Tax After Exemptions	21,503.64		
2025 Local Tax Rate	X 6.873511%	First Installment	11,442.97		
2025 Total Tax Before Exemptions		Second Installment +	10,060.67		
	21,503.64	Total 2025 Tax (Payable in 2026)	21,503.64		
				PROPERTY LOCATION	MAILING ADDRESS
				711 W GRAND AVE CHICAGO IL 60654	711 W GRAND LLC 200 W OHIO ST CHICAGO IL 60654-5203

TAXING DISTRICT BREAKDOWN					
Taxing Districts	2025 Tax	2025 Rate	2025 %	Pension	2024 Tax
MISCELLANEOUS TAXES					
METRO WATER RECLAMATION DIST OF GR CHGO	46.42	0.33655	0.22%	4.75	46.94
CHICAGO PARK DISTRICT	42.13	0.30549	0.20%	3.18	40.57
WEST TOWN & HUMBOLDT MENTAL HEALTH SERV	2.80	0.02035	0.01%		2.71
MISCELLANEOUS TAXES TOTAL	91.35	0.66241	0.43%		90.22
SCHOOL TAXES					
BOARD OF EDUCATION	528.47	3.83297	2.46%	78.17	500.64
CHICAGO COMMUNITY COLLEGE DISTRICT 508	21.69	0.15726	0.10%		20.61
SCHOOL TAXES TOTAL	550.16	3.99024	2.56%		521.25
MUNICIPALITY/TOWNSHIP TAXES					
TIF CITY OF CHICAGO-RIVER WEST	20,555.92	0.00000	95.59%		19,890.08
CITY OF CHICAGO SCHOOL BLDG & IMP FUND	18.10	0.13125	0.08%		17.86
CITY OF CHICAGO LIBRARY FUND	16.64	0.12065	0.08%	1.12	16.42
CITY OF CHICAGO	213.15	1.54594	0.99%	178.44	206.24
MUNICIPALITY/TOWNSHIP TAXES TOTAL	20,803.81	1.79785	96.74%		20,130.60
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	9.25	0.06704	0.04%	0.77	9.44
COUNTY OF COOK PUBLIC SAFETY	9.86	0.07153	0.05%		10.69
COUNTY OF COOK HEALTH & HOSPITAL COMM.	10.18	0.07385	0.05%		10.73
COUNTY OF COOK	29.03	0.21056	0.13%	11.48	32.42
COOK COUNTY TAXES TOTAL	58.32	0.42300	0.27%		63.28
(Do not pay these totals)	21,503.64	6.87351	100.00%		20,805.35
***Visit COOKCOUNTYCLERKIL.GOV for info about TIFS And TIF revenue distributions					

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

*** Please see 2025 Second Installment Payment Coupon next page ***

2025 Second Installment Property Tax Bill

Cook County Payment Coupon

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CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

\$22,018.57*

By 10/01/2026
If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES

Cook County eBill

[Click to pay online](#)
[Click to update Mailing Name/Address](#)

SN 0020250200 RTN 500001075 AN (see PIN) TC 008911

Property Index Number (PIN)
17-09-104-025-0000

T3LG
Volume
590

Amount Paid

\$

Internal use only

00202502007170910402500004008911200022179850000223411370002250241900022018571

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

