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**THE CITY OF BLUE ISLAND  
COOK COUNTY, ILLINOIS**

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**RESOLUTION  
NUMBER 2024-015**

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**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, SUPPORTING A CLASS 8 REAL ESTATE  
TAX ASSESSMENT CLASSIFICATION APPLICATION  
BY PAT RUBINO FOR THE PROPERTY LOCATED AT 12157 S.  
WESTERN AVE. CITY OF BLUE ISLAND, COOK COUNTY,  
ILLINOIS**

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**FRED BILOTTO, Mayor  
RAEANN CANTELO-ZYLMAN, City Clerk  
JAIRO FRAUSTO, City Treasurer**

**DEXTER JOHNSON  
LUIZ MONTOYA  
NANCY RITA  
BILL FAHRENWALD  
GABRIEL McGEE  
CANDACE CARR  
JOSH ROLL**

**Alderman**

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RESOLUTION NUMBER 2024-015

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
SUPPORTING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION  
APPLICATION BY PAT RUBINO FOR THE PROPERTY LOCATED AT 12157 S.  
WESTERN AVE. CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

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**WHEREAS**, the City of Blue Island, Cook County, Illinois (the “*City*”) is a duly organized and existing City created under the provisions of the laws of the State of Illinois and operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

**WHEREAS**, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “*Classification Ordinance*”), which provides for a tax assessment incentive classification designed to encourage development throughout Cook County by offering a real estate tax incentive for the development of new facilities, the rehabilitation of existing structures and the utilization of abandoned buildings in order to create employment opportunities and expand the tax base; and

**WHEREAS**, Pat Rubino, (the “*Applicant*”) will be the owner of certain parcels of property within Calumet Township and commonly known as 12157 S. Western Ave., Blue Island, Illinois, identified by PIN Number: 25-30-127-026-0000 and legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

**WHEREAS**, Applicant intends to substantially improve the dilapidated commercial building and utilize the property for commercial use. Specifically, the Applicant intends to improve the building and utilize the commercial unit as a deli and lease out the remainder of the

commercial space for retail business (the “*Project*”). The Project is dependent on the granting of a Class 8 Tax Assessment Classification, as said term is defined in the Classification Ordinance (the “*Class 8 Tax Assessment Classification*”); and

**WHEREAS**, Applicant has requested that the Mayor and Aldermen of the City of Blue Island support and consent to the issuance of a Class 8 Tax Assessment Classification for the Property; and

**WHEREAS**, the adoption of a resolution by the Mayor and Aldermen of the City of Blue Island is required and must be filed by the requestor along with an application for said incentive with the County of Cook in order for the property to be eligible for a Class 8 Tax Assessment Classification; and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island find that the Property was “abandoned” because the Property had been vacant and unused for greater than twenty-four (24) continuous months and that the Class 8 Tax Assessment Classification is essential to the revitalization of the Property due to the existence of “special circumstances” on the Property, while simultaneously ensuring the continued viability and redevelopment of the commercial base of the City; and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island find that the redevelopment and occupation of the abandoned Property will only occur if the Class 8 Tax Assessment Classification is authorized in order to overcome the “special circumstances” that are inherent to the Property, which will continue to thwart any viable redevelopment, including but not limited to: (i) the aged and overall worn and obsolete physical condition of the structure; (ii) the unkempt and unsightly structure that has created a blighting effect on surrounding properties; (iii) the ongoing deterioration of the abandoned structure that has an intrinsic chilling effect on the

influx of new development within the area; and (iv) the erosion of the tax base of the City and other taxing districts by the loss of the industrial business and employment opportunities (the “*Special Circumstances*”); and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island find that the overwhelming financial barriers created by the Special Circumstances can only be mitigated by the granting of a Class 8 Tax Assessment Classification for the Property and that but for the Class 8 Tax Assessment Classification no economically viable and timely redevelopment of the Property will occur; and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island find that the redevelopment contemplated for the Property will serve the residents of the City and that without the Class 8 Tax Assessment Classification for the Property it will remain vacant and abandoned and exasperate blight in the area surrounding the Property; and

**WHEREAS**, to ensure the ongoing viability of the commercial district of the City, the continuation and expansion of employment opportunities in the City and to safeguard and further diversify the tax base of the City, the Mayor and Aldermen of the City of Blue Island have determined that it is necessary and in the best interests of the City to approve an application by the Applicant for a Class 8 Tax Assessment Classification for the Property; and

**WHEREAS**, as part of the Applicant’s submittals to the City in support of the Class 8 Tax Assessment Classification, Applicant has provided an economic disclosure statement to the City; and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island hereby request that the President and Cook County Board of Commissioners of the County of Cook concur with the findings of the City to approve the abandonment with special circumstances and authorize the

Class 8 Tax Assessment Classification for the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and the Aldermen of the City of Blue Island, Cook County, Illinois as follows:

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** The Mayor and Aldermen of the City of Blue Island expressly support and consent to the filing of an application for a Cook County Class 8 Tax Assessment Classification for the Property, which is legally described on Exhibit A, and find that without a Class 8 Tax Assessment Classification the Property will remain vacant and underutilized, which will not only hinder further development efforts in the area surrounding the Property but will thwart the efforts of Applicant to undertake its proposed development within the City.

**Section 3.** The Mayor and Aldermen of the City of Blue Island find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the redevelopment contemplated herein to occur on the Property.

**Section 4.** The Mayor and Aldermen of the City of Blue Island support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by the Applicant for the Property, which is herein legally described on Exhibit A.

**Section 5.** If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

**Section 6.** All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 7.** This Resolution shall be in full force and effect immediately upon its

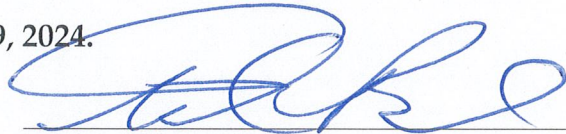
passage, approval, and publication as required by law.

*(Left intentionally blank)*

ADOPTED this 9<sup>th</sup> day of APRIL, 2024, pursuant to roll call as follows:

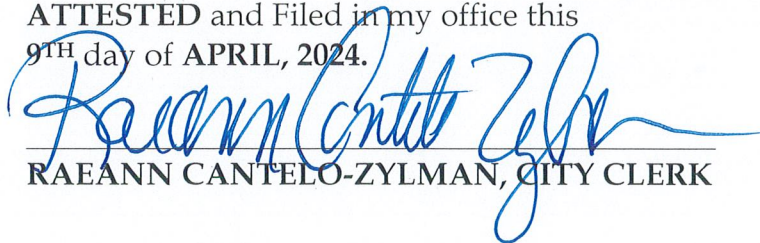
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	7				

APPROVED by the Mayor on APRIL 9, 2024.



FRED BILOTTO  
MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this  
9<sup>th</sup> day of APRIL, 2024.



RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )        ss.

**CERTIFICATION**

**I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT** I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the RESOLUTIONS and BOOKS of the records of said City.

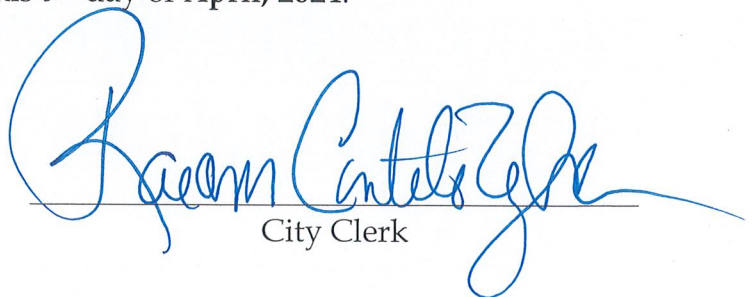
**I DO FURTHER CERTIFY** that the attached and foregoing is a true and correct copy of the certain **RESOLUTION: A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, SUPPORTING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION APPLICATION BY PAT RUBINO FOR THE PROPERTY LOCATED AT 12157 S. WESTERN AVE. CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

**RESOLUTION NO. 2024-015** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **9<sup>TH</sup> of April, 2024**; that at said meeting 7 Alderman were present; that at said meeting, on motion duly made and seconded that the Resolution did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of 7 Alderman voted Aye and 0 Alderman voted Nay and 0 Alderman voted Abstain and 0 Alderman Absent.

**I DO FURTHER CERTIFY** that the original Resolution which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **9<sup>th</sup> day of April, 2024**.

CORPORATE SEAL

  
\_\_\_\_\_  
City Clerk



**Exhibit A**

**Legal Description**

LOTS 21 AND 22 IN BLOCK 7 IN LINDEN HEIGHTS SUBDIVISION OF ORIGINAL BLOCK 6 SOUTH WASHINGTON HEIGHTS SUBDIVISION OF THAT PART LYING WEST OF VINCENNES AVENUE SUBDIVISION OF THE NORTHWEST 1 / 4 OF SECTION 1 / 4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Date: March 26, 2024

To: City of Blue Island

From: Rubino's Imports/12157 Western LLC

Subject: Class 8 Cover Letter

Dear Blue Island City Council Members,

Rubino's Imports has been operating in Tinley Park since 1994. We have decided to make an investment in the community that we have had ties to for over 40 years by purchasing and making substantial investments in the property located at 12157 Western Avenue. This site has been vacant for over 5 years and is in need of substantial improvements in order to reactivate this property on the tax rolls and reoccupy this property as Rubino's Imports. However, this property is in need of substantial improvements before reoccupation. There are repairs and improvements needed, including tuck-pointing, window replacement, fire sprinkler repairs, remediation of the basement due to long standing water, replacement of the roof and other maintenance and repairs.

To ensure the success of this new venture, I am committed to the following:

1. Investment: I am prepared to invest the necessary capital for the establishment, including leasing, renovations, equipment, and staff hiring.
2. Local Partnerships: I will collaborate with local suppliers to ensure that our ingredients are as fresh and locally sourced as possible, while maintaining authentic Italian foods.
3. Community Engagement: We will actively engage with local community, aiming to become a valued member of the community.
4. Customer Experience: My focus is providing exceptional customer service and maintaining the highest level of food quality.
5. Recruit Locally: We will actively recruit and strive to hire local Blue Island residents
  - During construction phase of the project it is projected that 5-7 construction jobs will be created
  - 1-3 Full time and 1-3 Part time permanent jobs will be created for the Rubino's portion of the building; and
  - An unknown number of full- and part-time positions will be created in the other 2 storefronts that will be leased.

I am enthusiastic about the prospect of expanding into Blue Island and believe that my commitment to delivering an unparalleled experience will lead to success of this new location. However, because of the significant investments that will be made to the property I am requesting the support from Blue Island to apply for a Class 8 tax incentive for this property.

Sincerely,

Pat Rubino

# Fiscal Impact Study

12157 Western Ave, Blue Island, IL 60406

Fully Occupied – No Incentive

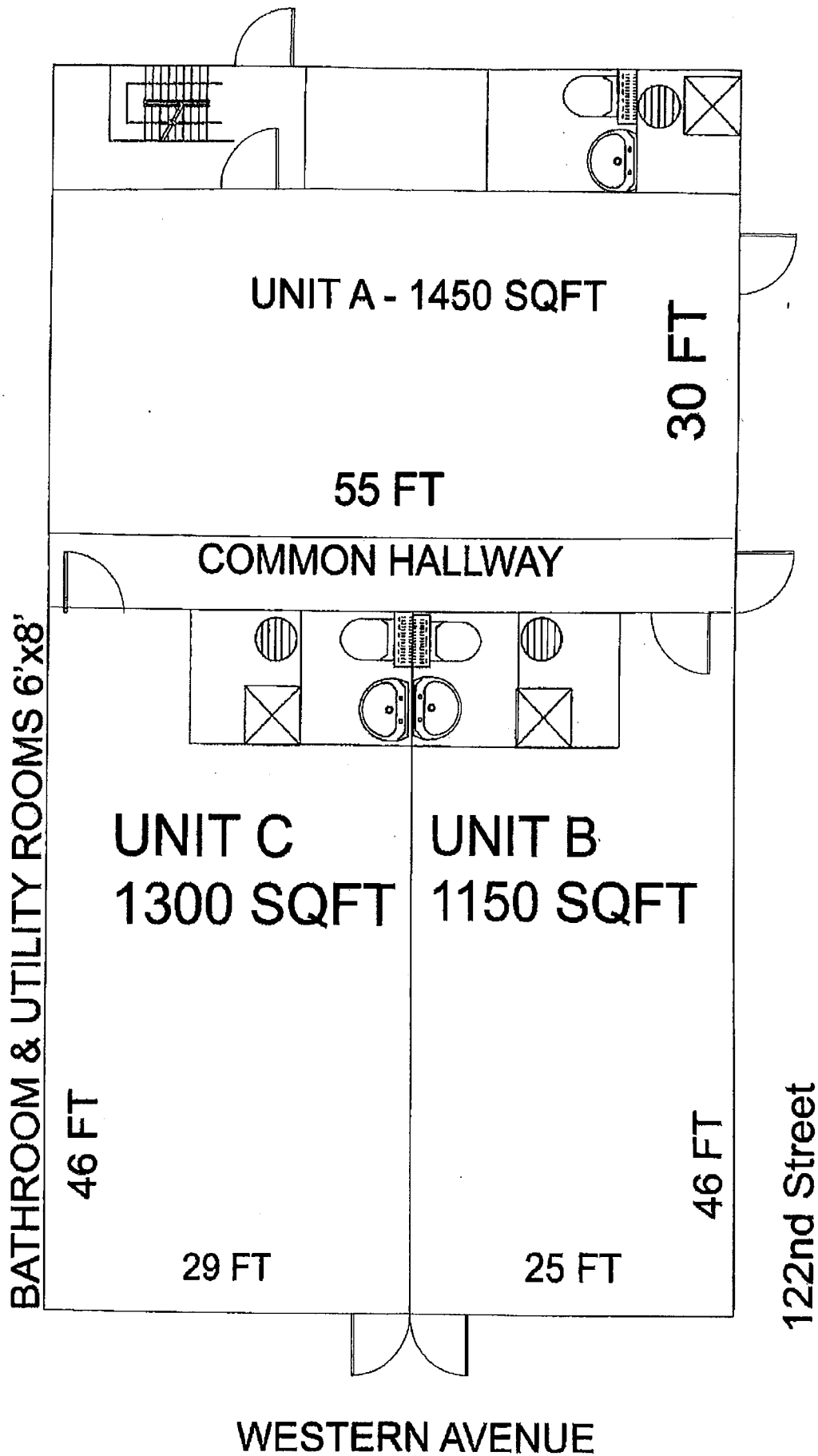
2017 - \$18,457.91  
2018 - \$0  
2019 - \$0  
2020 - \$0  
2021 - \$0  
2022 - \$0  
2023 - \$0  
2024 - \$21,367  
2025 - \$22,435  
2026 - \$23,108  
2027 - \$23,801  
2028 - \$24,991  
2029 - \$25,741  
2030 - \$27,028  
2031 - \$28,380  
2032 - \$29,231  
2033 - \$30,692  
2034 - \$32,227  
2035 - \$33,839

Occupied – With Class 8

2017 - \$18,457.91  
2018 - \$0  
2019 - \$0  
2020 - \$0  
2021 - \$0  
2022 - \$0  
2023 - \$0  
2024 - \$21,367  
2025 - \$13,212  
2026 - \$13,608  
2027 - \$14,016  
2028 - \$14,437  
2029 - \$14,870  
2030 - \$15,316  
2031 - \$15,775  
2032 - \$16,249  
2033 - \$16,736  
2034 - \$22,020  
2035 - \$29,360

Vacant – No Relief

2017 - \$18,457.91  
2018 - \$0  
2019 - \$0  
2020 - \$0  
2021 - \$0  
2022 - \$0  
2023 - \$0  
2024 - \$0  
2025 - \$0  
2026 - \$0  
2027 - \$0  
2028 - \$0  
2029 - \$0  
2030 - \$0  
2031 - \$0  
2032 - \$0  
2033 - \$0  
2034 - \$0  
2035 - \$0



**COOK COUNTY ASSESSOR**  
**FRITZ KAEGI**



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.6584  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 8**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of \$500.00, and supporting documentation (except drawings and surveys) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

**Applicant Information**

Name: Pat Rubino Telephone: (708) 218-6375  
Company: 12157 S. Western LLC.  
Address: 16635 Oak Park Ave  
City: Tinley Park State: IL Zip Code: 60477  
Email: italian7111@yahoo.com

**Contact Person (if different than the Applicant)**

Name: \_\_\_\_\_ Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

**Property Description (per PIN)**

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 12157 S. Western Ave.  
Permanent Real Estate Index Number: 25-30-127-026-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: Blue Island ZIP: 60406  
Township: Calumet Existing Class: 8-17

**Class 8 application is based upon the location of the property in:**

- 1) An area which has been certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

**Identification of Person Having an Interest in the Property**

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

**Property Use**

Type of Development: Industrial or Commercial (Please circle one)

General Description of Proposed Property Usage Retail

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 5-7

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 1-3 Part-time: 1-3

How many new permanent full-time jobs will be created by this proposed development? 1-3

How many new permanent part-time jobs will be created by this proposed development? 1-3

**Nature of Development**

Indicate nature of proposed development by checking the appropriate space:

- New Construction (Read and Complete Section A)
- Substantial Rehabilitation (Read and Complete Section A)  
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance  
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance  
(Read and Complete Section C)
- Occupation of Abandoned Property - (CEERM)  
(Read and Complete Section C AND CEERM Supplemental Application)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): 100,000

Estimated date of construction completion: 8/2024

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES      [ ] NO

When and by whom was the subject property last occupied prior to the purchase for value?

Approx 8-10 years / 2012-2014

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: 8/2024  
Date of Purchase: 2/20/2024  
Name of purchaser: 12157S. Western LLC  
Name of seller: City of Blue Island  
Relationship of purchaser to seller: NA

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration



**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of *abandonment prior to purchase was less than 12 months*, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: \_\_\_\_\_  
Date of purchase: \_\_\_\_\_  
Name of purchaser: \_\_\_\_\_  
Name of seller: \_\_\_\_\_  
Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**FINALIZING THE INCENTIVE PROCESS**

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website ([www.cookcountyassessor.com](http://www.cookcountyassessor.com)) to determine the allowable filing dates for such action.

When filing an appeal requesting an **Incentive Class Change** a **\$100.00 filing fee** (made out to the **Cook County Assessor**) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.

P. Rubino  
Signature

3/7/2024  
Date

Pat Rubino  
Print Name

Owner  
Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

**CEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for CEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.*

*The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.*

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

I Pat Rubino applicant/representative hereby specifically elect to submit this Supplemental Application for the CEERM program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

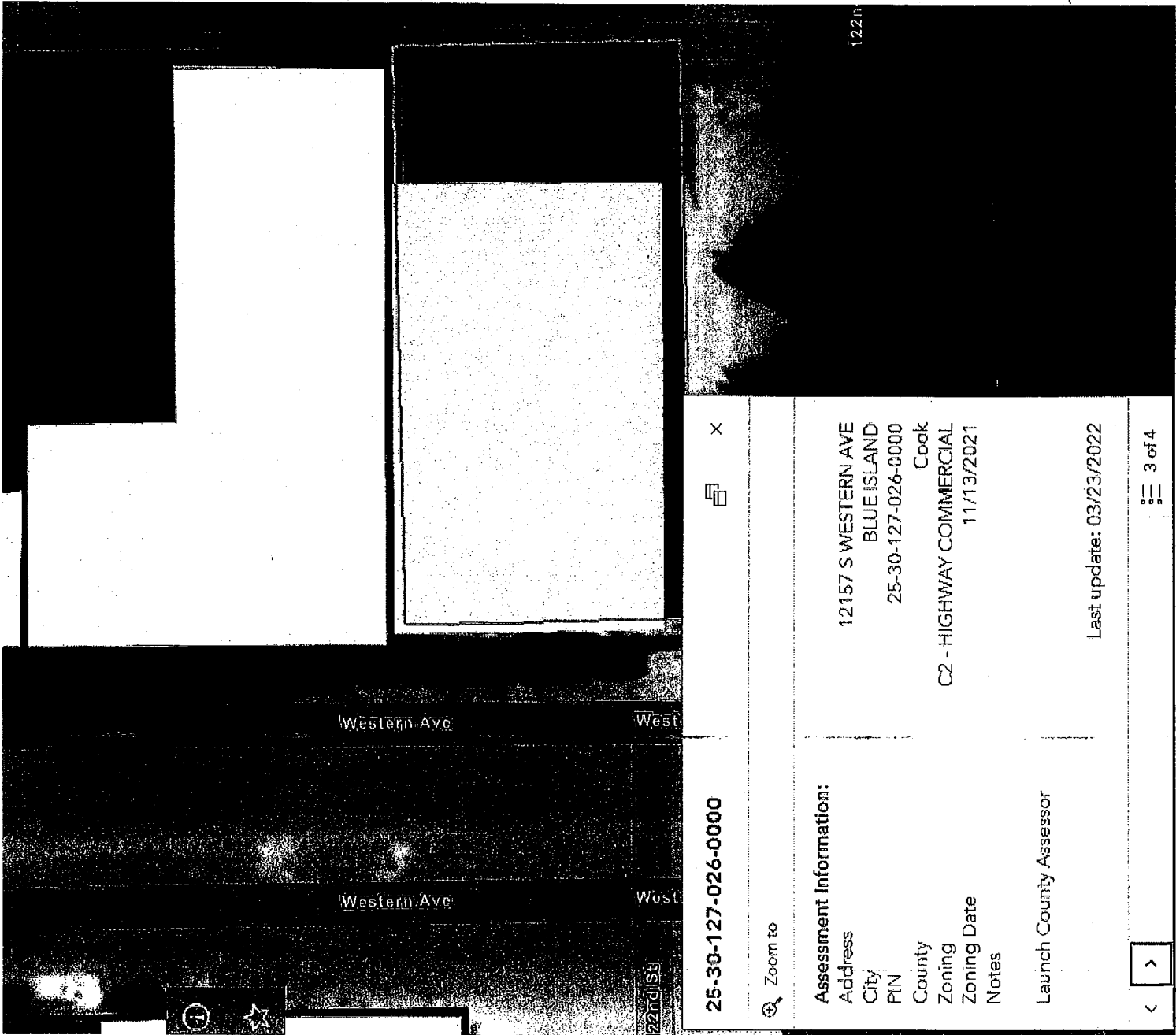
Pat Rubino  
Applicant's Name

16635 Oak Park Ave. Tinkypark  
Applicant's Mailing Address IL 60477

italian711@yahoo.com  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public



25-30-127-026-0000

Zoom to

**Assessment Information:**

Address

City

PIN

County

Zoning

Zoning Date

Notes

12157 S WESTERN AVE

BLUE ISLAND

25-30-127-026-0000

Cook

C2 - HIGHWAY COMMERCIAL

11/13/2021

Launch County Assessor

Last update: 03/23/2022





12-6-23

Re: 12719 Blue Island IL, 60406  
Property  
Number of Units: Commercial

**City of Blue Island**  
**Building & Zoning Department**  
13051 S Greenwood Avenue  
Blue Island, IL 60406  
p (708) 597-8606  
f (708) 396-2686  
building@cityofblueisland.org

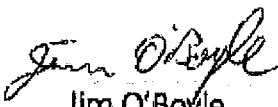
### Inspection Report for Sale of

Building Department will require Prints which will include:

Layout for all Carpentry, Electric including panels, Plumbing, HVAC, Openings for doors and windows, Fire Alarm and Fire Safety, Specifications for types of doors and hardware, windows, insulation and Drywall.  
Certification for roof.

### Note(s):

- Annual Building Registration is required annually. Notices are sent annually
- Need certifications for all fireplaces, furnaces, water heaters, boilers and roof. Boilers require certification from State Fire Marshall.
- Permits required for all work to be done.
- Licensed and registered contractors required for permitted work to be done.

  
Jim O'Boyle  
Building Inspector 2241



City of Blue Island  
Building & Zoning Department  
13651 Greenwood Avenue  
Blue Island, IL 60406  
P (708) 597-8606  
F (708) 396-2686  
[www.cityofblueisland.org](http://www.cityofblueisland.org)  
[www.cityofblueisland.org](http://www.cityofblueisland.org)

December 5, 2023


To: Mr. Robert Vasilenko  
Blue Island Building Department  
From: Joseph M. Schmitt  
Blue Island Fire Prevention Bureau

Re: On-Site inspection of the building located at 12157 S. Western Avenue. This inspection was for an "Intent To Sell."

1. The existing fire alarm system will need to be put back in service and to cover all areas including the basement. Three (3) sets of prints, cut sheets and battery cables will need to be submitted to the Blue Island Bldg. Dept. before any fire alarm system work is started.
2. The existing fire sprinkler system in the basement is to be tested with the BIFD witnessing the test. The FDC (fire department connection) needs to be cleaned out (flushed for any obstructions) and covers are needed on the connection outside.
3. Emergency lights are to cover all areas including the bathrooms and basement.
4. 10# ABC fire extinguishers are needed through the building. All extinguishers are to be hung up on walls and marked.
5. Illuminated exit signs with battery backups are needed over all exits.
6. The electrical panels need blanks installed.
7. Directional exit signs will be needed in the common hallways.
8. All electrical junction boxes, open wiring, wall switches, outlets, etc. need to be enclosed (covers).
9. Close up all holes in walls and ceilings.
10. The existing Knox Box needs the new keys for the new locks.

If anyone has any questions, concerns or suggestions, please call (708) 373-2001.

Sincerely,

  
Joseph M. Schmitt  
Fire Prevention Officer/BIFD

# Building Dept. Inspection Request



Call Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

Inspector: \_\_\_\_\_

<input type="checkbox"/>	Building Inspection	<input type="checkbox"/>	Service Inspection
<input type="checkbox"/>	Electrical Inspection	<input type="checkbox"/>	Pre-Inspection
<input checked="" type="checkbox"/>	Plumbing Inspection	<input type="checkbox"/>	Rough Inspection
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Final Inspection
<input checked="" type="checkbox"/>	Walk Thru Inspection	<input type="checkbox"/>	Re-Inspection

Property Owner: \_\_\_\_\_

Contractor: \_\_\_\_\_

Property Address: 12157 Western

Inspection Date & Time: 12/4/23 1:00

Office Note(s): 708-243-9298 Jerry cell #

Inspector: L. Hunter

Date: 12/4/23

Note(s): Need potable water to connect to fire sprinkler system  
Blue print needed.  
Possibly install 2 meters, will have to verify with  
water dept.

Approved

Not Approved



# Building Dept. Inspection Request

Call Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

Inspector: \_\_\_\_\_



<input type="checkbox"/>	Building Inspection	<input type="checkbox"/>	Service Inspection
<input checked="" type="checkbox"/>	Electrical Inspection	<input type="checkbox"/>	Pre-Inspection
<input type="checkbox"/>	Plumbing Inspection	<input type="checkbox"/>	Rough Inspection
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Final Inspection
<input checked="" type="checkbox"/>	Walk Thru Inspection	<input type="checkbox"/>	Re-Inspection

Property Owner: \_\_\_\_\_

Contractor: \_\_\_\_\_

Property Address: 12157 WESTERN

Inspection Date & Time: 12-4-23 1:00

Office Note(s): Intent to Sell Inspection

Inspector: [Signature]

Date: 12-4-23

Note(s): EXISTING SERVICES: 1-200amp 3PHASE  
1-200amp 1PHASE

RUN GROUND TO STREET SIDE OF WATER METER  
+ INSTALL GROUND ROD OUTSIDE

Jeremy 1-708-822-2274

Approved

Not Approved

# INVOICE

Airport Glass and Mirror  
 6652 W 99th St  
 Chicago Ridge, Illinois 60415

airportglassandmirror@gmail.com  
 +1 (708) 599-4200  
 www.airportglassmirror.com



12157 Western Ave LLC

**Bill to**  
 12157 Western Ave LLC  
 12157 Western Ave  
 United States  
 Blue Island, IL USA

**Ship to**  
 12157 Western Ave LLC  
 12157 Western Ave  
 United States  
 Blue Island, IL USA

**Invoice Details**

Invoice no.: 1768  
 Terms: Net 30  
 Invoice date: 01/26/2024  
 Due date: 02/25/2024

#	Product or service	SKU	Qty	Rate	Amount
1.	<p><b>Sale</b></p> <p>FURNISH AND INSTALL</p> <p>UNIT A</p> <p>STOREFRONT:            QTY: (1) CLASS I DARK BRONZE BUTT HINGE, 1/4" GLASS STOPS, (1) HLISO            QTY: (1) CLASS I DARK BRONZE 2" X 4 1/2" BUTT HINGE, STD            LOCKING, TRANSOM FRAME</p> <p>STOREFRONT WINDOWS:            CLASS I DARK BRONZE THERMAL 2" X 4 1/2" SYSTEM            WITH HEAD RECEPTORS ACCESSORIES</p>		1	\$6,444.00	\$6,444.00
2.	<p><b>Sale</b></p> <p>UNIT A</p> <p>GLASS INCLUDES:            QTY: (4) 42" X 90" CLEAR ANNEALED 1" UNITS            QTY: (1) 32" X 38" CLEAR ANNEALED 1" UNITS            QTY: (1) 42" X 90" CLEAR TEMPERED 1" UNITS            QTY: (1) 34" X 80" CLEAR TEMPERED 1" UNITS</p>		1	\$2,859.00	\$2,859.00
3.	<p><b>Sale</b></p> <p>UNIT B</p> <p>STOREFRONT:            QTY: (1) CLASS I DARK BRONZE BUTT HINGE, 1/4" GLASS STOPS, (1) HRISO            QTY: (1) CLASS I DARK BRONZE 2" X 4 1/2" BUTT HINGE, STD</p>		1	\$10,740.00	\$10,740.00

LOCKING, TRANSOM FRAME

STOREFRONT WINDOWS:  
CLASS I DARK BRONZE THERMAL 2" X 4 1/2" SYSTEM  
WITH HEAD RECEPTORS ACCESSORIES

4.	<b>Sale</b> UNIT B	1	\$4,765.00	\$4,765.00
	GLASS INCLUDES: QTY: (9) 42" X 90" CLEAR ANNEALED 1" UNITS QTY: (1) 32" X 38" CLEAR ANNEALED 1" UNITS QTY: (1) 42" X 90" CLEAR TEMPERED 1" UNITS QTY: (1) 34" X 80" CLEAR TEMPERED 1" UNITS			
5.	<b>Sale</b> UNIT C	1	\$5,416.00	\$5,416.00
	STOREFRONT: QTY: (1) CLASS I DARK BRONZE BUTT HINGE, 1/4" GLASS STOPS, (1) HR50 QTY: (1) CLASS I DARK BRONZE 2" X 4 1/2" BUTT HINGE, STD LOCKING, TRANSOM FRAME  STOREFRONT WINDOWS: CLASS I DARK BRONZE THERMAL 2" X 4 1/2" SYSTEM WITH HEAD RECEPTORS ACCESSORIES			
6.	<b>Sale</b> UNIT C	1	\$2,766.00	\$2,766.00
	GLASS INCLUDES: QTY: (1) 32" X 38" CLEAR ANNEALED 1" UNITS QTY: (2) 48" X 92" CLEAR ANNEALED 1" UNITS QTY: (1) 48" X 92" CLEAR TEMPERED 1" UNITS QTY: (1) 34" X 80" CLEAR TEMPERED 1" UNITS			
7.	<b>Sale</b> BRAKE METAL: QTY: (10) DARK BRONZE .40 GAUGE	1	\$970.00	\$970.00
8.	<b>Service</b> LABOR	1	\$2,438.00	\$2,438.00
9.	<b>Service</b> FREE DEMOLITION	1	\$0.00	\$0.00
10.	<b>Discount</b>	1	-\$100.00	-\$100.00

**Total** **\$36,298.00**

Note to customer  
THANK YOU FOR YOUR BUSINESS.

Deposit **\$17,500.00**

Payment **-\$18,798.00**

**Balance due** **\$0.00**

**Paid in Full**

**CITY SERVICE CORPORATION**

930 Pine Bluff Rd.  
Morris, IL 60450  
(815) 207-0833

To:  
12157 S. Western LLC  
RE: 12157 S. Western Ave.  
7290 171<sup>st</sup>. #766  
Tinley Park, IL 60477

**INVOICE**

INVOICE # 021324  
DATE: FEBRUARY 26, 2024

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
	12157 S. Western Ave., Blue Island				
QUANTITY	DESCRIPTION		UNIT PRICE	TOTAL	
1	Tuckpoint building. Clean brick, grind joints, clean joints and tuckpoint solid.			\$19,500	
1	Remove and replace damage face brick.				
1	Remove and replace all concrete window sills.				
1	Dumpster & Debris Removal.				
				<b>PAID IN FULL</b>	
			<b>SUBTOTAL</b>	19,500.00	
			<b>SALES TAX</b>		
			<b>DEPOSIT</b>		
			<b>TOTAL DUE</b>	50.00	

**PAID IN FULL**  
**THANK YOU FOR YOUR BUSINESS**

# PLAT OF SURVEY

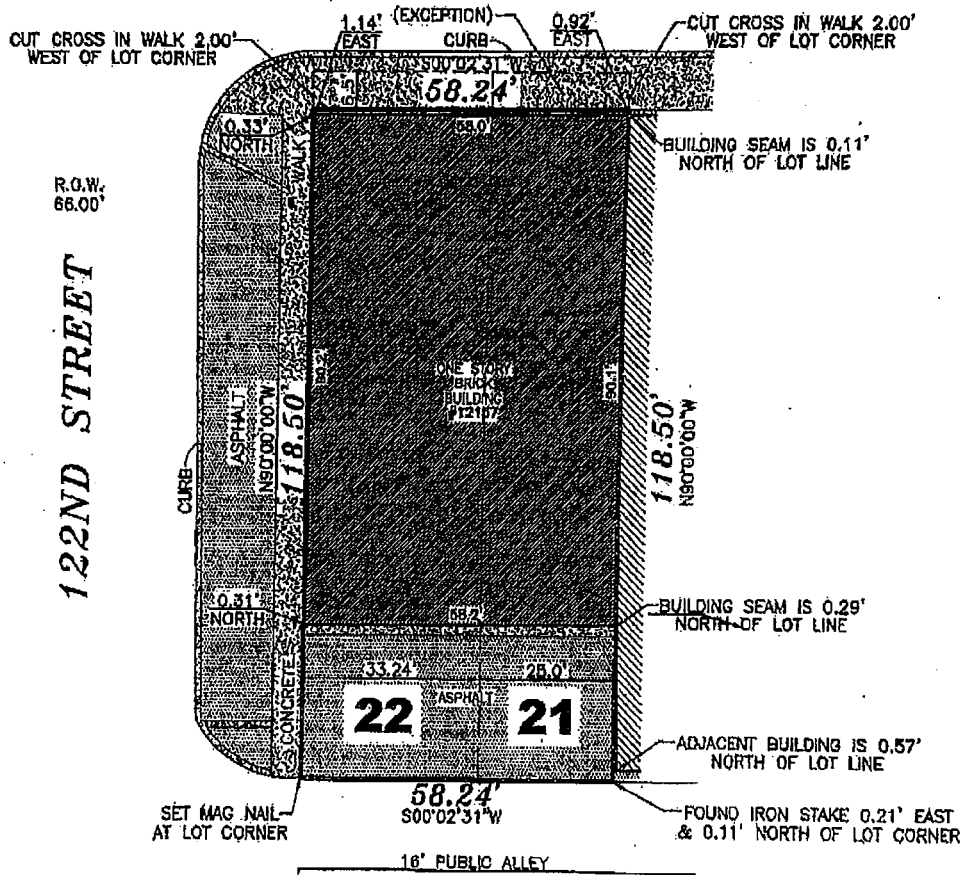
OF

LOTS 21 AND 22 IN BLOCK 7 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WESTERN AVE.) IN LINDEN HEIGHTS SUBDIVISION OF ORIGINAL BLOCK 8 SOUTH WASHINGTON HEIGHTS SUBDIVISION OF THAT PART LYING WEST OF VINCENNES AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 12157 SOUTH WESTERN AVENUE

NO DOCUMENT OR DIMENSIONS WERE PROVIDED FOR THE WIDENING OF WESTERN AVENUE. DIMENSION ON SURVEY WAS TAKEN FROM TAX MAP.

## WESTERN AVENUE



CLIENT: CITY OF BLUE ISLAND



15935 S. BELL ROAD (708) 645-1136  
HOMER GLEN, IL 60491 FAX (708) 645-1138  
WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONG FIELD IMPLEMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED FROM TO CORNERMENT OF ANY AND ALL CONSTRUCTION FOR GRADING LINE AND OTHER NECESSITIES NOT SHOWN HEREBY REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

AREA OF SURVEY = 6901 SQ.FT.  
BASIS OF BEARINGS: ASSUMED



PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION  
LICENSE NO.  
18430485  
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE  
CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS  
FOR A BOUNDARY SURVEY.  
LICENSE EXPIRES 11/30/24



1" = 20'  
SCALE

STATE OF ILLINOIS } S. S.  
COUNTY OF WILL }

FIELD WORK COMPLETED ON 11th DAY OF JANUARY, 2024.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 24th Day of JANUARY, 2024.

*Steven Nagel*  
IPLS No. 3354

THIS PERMIT MUST BE PLACED ON STREET SIDE OF  
BUILDING AND REMAIN THERE UNTIL COMPLETED

# BUILDING PERMIT

NO. 2023-

TYPE OF WORK:

Roof

CONTRACTOR:

ADLER Roofing Co.

OWNER:

Pat Robbins

ADDRESS:

12157 Wystem

EXPIRES:

6/1/2024

CITY OF BLUE ISLAND

20200009436

# BUILDING PERMIT

THIS PERMIT MUST BE PLACED ON STREET SIDE OF BUILDING AND REMAIN THERE UNTIL COMPLETED

NO. 2024-

TYPE OF WORK:

Driveway

2020009773

CONTRACTOR:

QRO T Company

OWNER:

Pat Robbins

ADDRESS:

12157 Western

CITY OF BLUE ISLAND

EXPIRES:

7/30/2024

# BUILDING PERMIT

THIS PERMIT MUST BE PLACED ON STREET SIDE OF BUILDING AND REMAIN THERE UNTIL COMPLETED

NO. 2023

1520009169

CITY OF BLUE ISLAND

TYPE OF WORK:

Demo

CONTRACTOR:

Self

OWNER:

Pat Rubins

ADDRESS:

12157 Weston

EXPIRES:

04/30/2024



**BILL OF SALE**

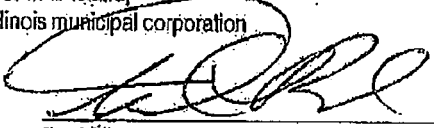
FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, the CITY OF BLUE ISLAND, an Illinois municipal corporation ("Seller"), does hereby give, grant, bargain, sell, transfer, assign, convey and deliver to 12157 Western, LLC (an Illinois Limited Liability Company) ("Purchaser"), the personal property (the "Personal Property") owned by Seller and located on or in that certain real property located in the County of Cook, State of Illinois, commonly known as 12157 Western, Blue Island, Illinois 60406 and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

Seller hereby represents and warrants to Purchaser that Seller is the absolute owner of the Personal Property, that said Personal Property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said Personal Property and to make this Bill of Sale. Except for the foregoing representations, said Personal Property is transferred in "AS IS" and "WHERE IS" condition and basis "WITH ALL KNOWN AND UNKNOWN FAULTS". ALL WARRANTIES OF QUALITY, FITNESS AND MERCHANTABILITY ARE HEREBY EXCLUDED.

All references to "Seller" and "Purchaser" herein shall be deemed to include their respective nominees, successors and/or assigns, where the context permits.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be executed and delivered as of January 24, 2024.

City of Blue Island,  
an Illinois municipal corporation

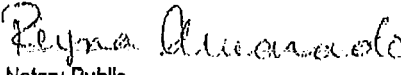
By:   
Name: Fred Bilotto  
Its: City Mayor

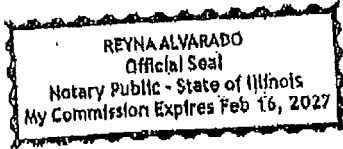
STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fred Bilotto, personally known to me to be the Mayor of the City of Blue Island, an Illinois municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Mayor of the City of Blue Island he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of February, 2024.

Commission expires 2/16 2027

  
Notary Public



This instrument prepared by:  
Erin B. Blake  
Montana & Welch, LLC  
11950 S. Harlem, Suite 102  
Palos Heights, IL 60463

Upon Recordation Mail To:  
12157 Western, LLC.  
c/o Patrick Rubino  
16635 Oak Park Avenue  
Tinley Park, IL 60406

**QUIT CLAIM DEED**

THIS INDENTURE made as of this 24th day of January 2024 between the CITY OF BLUE ISLAND, an Illinois non-home rule municipality, whose address is 13051 S. Greenwood Avenue, Blue Island, Illinois (the "Grantor"), and 12157 Western, LLC., whose address is 12157 S. Western Blue Island Illinois (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by those present does CONVEY and QUIT CLAIM unto the Grantee, and to its successors and assigns, all of Grantor's right title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

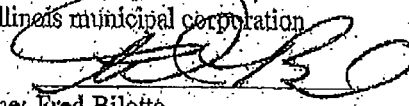
THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 25-30-127-026-0000-0000

Address of real estate: 12157 Western Avenue, Blue Island, Illinois 60406

IN WITNESS WHEREOF, the Grantor has duly executed this Quit Claim Deed as of the date first herein written.

CITY OF BLUE ISLAND,  
an Illinois municipal corporation

By:   
Name: Fred Bilotto  
Title: Mayor

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fred Bilotto, personally known to me to be the Mayor of the City of Blue Island and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Mayor of the City of Blue Island he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of February, 2024.

Commission expires 2/16, 2027

Reyna Alvarado  
Notary Public



**SEND FUTURE TAX BILLS TO:**

12157 Western, LLC  
16635 OAK PARK Ave.  
Tinley Park, IL 60477

**COUNTY - ILLINOIS TRANSFER STAMPS:**

EXEMPT UNDER PROVISIONS OF  
35 ILCS 200/31-45 PARAGRAPH b  
REAL ESTATE TRANSFER TAX LAW

DATE:

[Signature]

Buyer, Seller or Representative

EXHIBIT A

Legal Description

12157 Western Ave., Blue Island, Illinois 60406 which property has parcel index number 25-30-127-026-0000-0000 and legally described as:

LOTS 21 AND 22 IN BLOCK 7 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WESTERN AVE.) IN LINDEN HEIGHTS SUBDIVISION OF ORIGINAL BLOCK 6 SOUTH WASHINGTON HEIGHTS SUBDIVISION OF THAT PART LYING WEST OF VINCENNES AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

**AFFIDAVIT OF TITLE**

The undersigned (referred to as "Affiant") City of Blue Island, an Illinois municipal corporation, the Grantor in the Quit Claim Deed referred to herein, being first duly sworn on oath states as follows:

That said Affiant has an interest in the real property described below or in the proceeds thereof and is the Grantor in the Quit Claim Deed dated January 24, 2024 to Grantee, conveying the real property (the "Property") legally described on Exhibit "A", attached hereto and made a part hereof.

Address of Property: 12157 Western Avenue, Blue Island, Illinois 60408

Permanent Index Number: 25-30-127-026-0000-0000

The Property is conveyed subject to the following:

That no labor or material has been furnished for the Property within the last four months, that is not fully paid for.

That since the title date of December 6, 2023, in the report on title issued by Chicago Title, the said Affiant has not done or suffered to be done anything that could in any way affect the title to the Property, and no proceedings have been filed by or against said Affiant, nor have any judgments or decrees been rendered against said Affiant, nor are there any judgment notes or other instruments that can result in a judgment or decree against said Affiant within five days from the date hereof.


That this Affidavit is made to induce, and in consideration of, the said Grantee's consummation of the purchase of the Property

Affiant further sayeth naught.

Dated as of this 20 day of February, 2024


**AFFIANT / SELLER:**

City of Blue Island,  
an Illinois municipal corporation

By:   
Name: Fred Bilotto  
Title: City Mayor

Date: February 20, 2024

SUBSCRIBED AND SWORN to before me  
this 20 day of February, 2024.

  
Notary Public

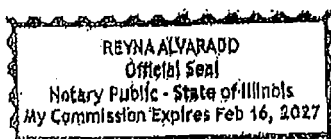


Exhibit "A"

**Legal Description of the Property**

12157 Western Ave., Blue Island, Illinois 60406 which property has parcel index number 25-30-127-026-0000-0000 and legally described as:

LOTS 21 AND 22 IN BLOCK 7 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WESTERN AVE.) IN LINDEN HEIGHTS SUBDIVISION OF ORIGINAL BLOCK 6 SOUTH WASHINGTON HEIGHTS SUBDIVISION OF THAT PART LYING WEST OF VINCENNES AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Exhibit A**

**to Bill of Sale**

**Legal Description**

12157 Western Ave., Blue Island, Illinois 60406 which property has parcel index number 25-30-127-026-0000-0000 and legally described as:

LOTS 21 AND 22 IN BLOCK 7 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WESTERN AVE.) IN LINDEN HEIGHTS SUBDIVISION OF ORIGINAL BLOCK 6 SOUTH WASHINGTON HEIGHTS SUBDIVISION OF THAT PART LYING WEST OF VINCENNES AVENUE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



CHICAGO TITLE COMPANY

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No.: 23010053HH

Loan No.:

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

- 1. That, except as noted at the end of this paragraph, within the last six (6) months (a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; (d) nor have any notices of lien been received, except the following, if any:
2. There are no revolving credit mortgages, line of credit mortgages, home equity loan mortgages or other voluntary liens or mortgages affecting title, other than those shown on Schedule B of the Commitment, except the following, if any:
3. That all management fees, if any, are fully paid, except the following:
4. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:
5. That there are no unrecorded contracts or options to purchase the land, except the following, if any:
6. That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:
7. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BUYER(S):

12157 S. Westville

BY: [Signature] as attorney in fact

Subscribed and sworn to before me this \_\_\_ of \_\_\_

Notary Public

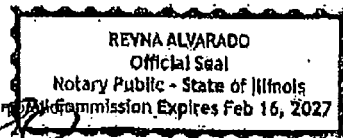
SELLER(S):

City of Blue Island an Illinois municipal corporation

BY: [Signature]

Subscribed and sworn to before me this 20 of February 2024

Reyna Alvarado Notary Public



LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on \_\_\_ You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Print Company Name

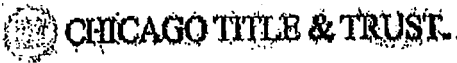
Signature

Date

By: Print Name

Its: Print Title





## CASH ESCROW TRUST AGREEMENT

Chicago Title and Trust Company, as Escrow Trustee  
5437 W 95th Street  
Oak Lawn, IL 60453  
Phone: (708)237-3030 Fax: (708)237-3051

Date: January 3, 2024  
Escrow No.: 23010053HHJ

Commitment No.: 23010053HH

Seller: City of Blue Island, an Illinois municipal corporation

Purchaser: Rubino Property Management

Property Address: 12157 S. Western Ave., Lots 21 and 22 in block 7 in Linden heights sub, Blue Island, IL 60406

1. The undersigned seller and purchaser (or representatives) hereby authorize Chicago Title and Trust Company to make disbursements for the sale of the subject property in accordance with the signed

Escrow Trust Disbursement Statement

OR

Escrow Receipt and Disbursement Authorization and RESPA attached hereto.

2. It is expressly understood, that Chicago Title and Trust Company does not represent either seller or purchaser; further Chicago Title and Trust Company is acting solely as an escrow trustee for disbursement of funds deposited herein and closing of the sale transaction, all in accordance with this escrow trust agreement.

3. The undersigned hereby direct you to make the above-referenced disbursements only when the following conditions are satisfied:

- A. You have received funds by either wire transfer, cashier's or certified checks. NOTE: Some restrictions and additional fees may be applicable in the event Chicago Title and Trust Company is asked to wire transfer any disbursements;
- B. You have received transfer documents in a form satisfactory to seller and purchaser;
- C. You have received clearance documentation (including but not limited to ALTA, survey, payoff letters, tax bills, etc.) sufficient to permit Chicago Title Insurance Company to issue its regular form of owner's title insurance policy insuring Rubino Property Management in the amount of Five Thousand And No/100 Dollars (\$5,000.00) subject only to the following title exceptions shown in the above-referenced order number:

subject only to those exceptions shown on the commitment attached hereto.

OR

- D. You have received documentation sufficient to permit Chicago Title and Trust Company to issue the following endorsements to the owner's title insurance policy referenced above:  
SE 287 - Policy Modification 4
- E. You have received from the seller a 1099 solicitation/certification of exemption and/or a copy of the FIRPTA affidavit given to the purchaser.

NOTE: This form of escrow trust agreement is to be used for cash transactions with immediate disbursement only. If disbursement does not take place the same day, deed and money escrow trust instructions should be used.

**CASH ESCROW TRUST AGREEMENT**  
(continued)

4. When you have made the above-referenced disbursements, the undersigned hereby direct you to:
- A. Record the transfer documents;
  - B. Obtain releases for any liens paid from funds deposited herein and deliver recorded releases and canceled mortgage documents to City of Blue Island, an Illinois municipal corporation.
  - C. Issue the above-referenced owner's title insurance policy and deliver same to Rubinó Property Management.

In the event the conditions set forth herein are not satisfied for any reason on the date this agreement is executed, you are to immediately return all funds and documents given to you in accordance with Section 3 above ("deposits") to the party who delivered them to you at once. In such case this escrow trust agreement shall be considered null and void.

NOTE: If the parties hereto wish to leave their deposits with Chicago Title and Trust Company until such a time as the transaction can be closed, separate deed and money escrow trust instructions should be prepared and executed to govern the transaction.

5. The following Chicago Title and Trust Company and Chicago Title Insurance Company charges shall be paid from seller's funds: State and County transfer stamps, releases recorded to clear seller's title, owner's title insurance policy, escrow fee and .
6. The following Chicago Title and Trust Company and Chicago Title Insurance Company charges shall be paid from purchaser's funds: transfer stamps, recording the deed, escrow fee and .

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**SELLER(S):**

City of Blue Island, an Illinois municipal corporation

BY: 

2-20-24  
Date

**PURCHASER(S):**

12157 S. Western LLC

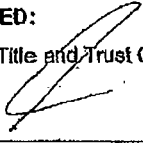
BY:   
*is attorney in fact*

2/20/24  
Date

**CASH ESCROW TRUST AGREEMENT**  
(continued)

ACCEPTED:

Chicago Title and Trust Company, as Escrow Trustee

  
\_\_\_\_\_

Signature

**Alyssa Horst**

By:

Print Name

Its:

*Closer*

Print Title

2/21/24  
Date

**VACANCY AFFIDAVIT**

STATE OF \_\_\_\_\_


Date: January 24, 2024  
Order No.: 23010053HH  
Property: 12157 S. Western Ave., Lots 21 and 22 in  
block 7 in Linden heights sub  
Blue Island, IL 60406

COUNTY OF \_\_\_\_\_

The undersigned, being the purchaser(s) of the property identified above, hereby attest that I/we have inspected the property and that the property is currently vacant. Therefore, the seller is the party currently in possession of this property.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

12157 S Western LLC

BY:  *ca attorney in fact*  
Pasquallino Rubino

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public



**NOTICE OF SETTLEMENT AGENT  
RESPONSIBILITY REGARDING FIRPTA**

Robin Morris, Escrow Closer  
Chicago Title and Trust Company  
15255 South 94th Avenue, #604  
Orland Park, IL 60462  
Phone: (708)226-0700 Fax: (708)226-5261


Date: January 24, 2024  
Escrow No.: 23010053HH  
Seller(s): City of Blue Island, an Illinois municipal corporation  
Buyer(s): 12157 S Western LLC  
Property: 12157 S. Western Ave., Lots 21 and 22 in block 7 in Linden heights sub Blue Island, IL 60406

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Chicago Title and Trust Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Chicago Title and Trust Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Chicago Title and Trust Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Chicago Title and Trust Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Chicago Title and Trust Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Chicago Title and Trust Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**PURCHASER(S):**

12157 S Western LLC

 as attorney in fact

BY: \_\_\_\_\_  
Pasqualino Rubino

2/20/24  
Date

# ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

23010053HH  
Update 5

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (07/01/2021)



File Number

1408283-2



**To all to whom these Presents Shall Come, Greeting:**

*I, Alexi Giannoulas, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

12157 S. WESTERN LLC, HAVING ORGANIZED IN THE STATE OF ILLINOIS ON DECEMBER 08, 2023, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A DOMESTIC LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS.



**In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 7TH day of MARCH A.D. 2024 .**

Authentication #: 2406705150 verifiable until 03/07/2025  
Authenticate at: <https://www.ilsos.gov>

*Alexi Giannoulas*  
SECRETARY OF STATE

**TOTAL PAYMENT DUE****\$10,489.45****2023 First Installment Property Tax Bill - Cook County Electronic Bill**

By 05/01/24

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
25-30-127-026-0000	037	14002	2023	(2024)	CALUMET	8-17

<b>F PAYING LATE, PLEASE PAY</b>	05/02/2024 - 06/01/2024 \$10,566.96	06/02/2024 - 07/01/2024 \$10,644.47	07/02/2024 - 08/01/2024 \$10,721.98	<b>LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW</b>
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**TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
South Cook Mosquito Abatement Harvey	\$2,446,985	\$5,149,180	\$86,584	98.32%
Metro Water Reclamation Dist of Chicago	\$4,169,629,820	\$3,082,006,000	\$1,046,664,000	66.04%
Blue Island Park District	\$1,683,777	\$1,817,016	-\$188,357	110.37%
Moraine Valley Comm Coll 524 (Palos Hls)	\$85,270,538	\$17,830,139	\$17,830,139	0.00%
Community HS District 218 (Oak Lawn)	\$134,051,181	\$63,221,840	\$1,181,687	98.13%
Cook County SD 130 (Blue Island)	\$19,137,007	\$33,307,538	\$1,128,550	96.61%
City of Blue Island	\$43,398,758	\$121,873,174	\$60,000,698	50.77%
Town of Calumet	\$518,084	\$3,146,091	\$0	100.00%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,693,862,550	\$27,096,852,844	\$12,815,325,282	52.71%
<b>Total</b>	<b>\$13,364,439,942</b>	<b>\$31,043,038,372</b>	<b>\$14,324,672,343</b>	

For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](http://cookcountytreasurer.com)**PAY YOUR TAXES ONLINE**Pay at [cookcountytreasurer.com](http://cookcountytreasurer.com) from your bank account or credit card.**IMPORTANT MESSAGES****TAX CALCULATOR**

<b>2022 TOTAL TAX</b>		<b>18,789.87</b>
<b>2023 ESTIMATE</b>	<b>X</b>	<b>55%</b>
<b>2023 1st INSTALLMENT</b>	<b>=</b>	<b>10,334.43</b>

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

**PROPERTY LOCATION**12157 WESTERN AVE  
BLUE ISLAND IL 60406**MAILING ADDRESS**12157 WESTERN LLC  
12157 WESTERN AVE  
BLUE ISLAND IL 604061359

\*\*\* Please see 2023 First Installment Payment Coupon next page \*\*\*



**TOTAL PAYMENT DUE**

**2022 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 05/01/2024

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 25-30-127-026-0000 037 14002 2022 (2023) CALUMET 8-17

**IF PAYING LATE, PLEASE PAY** 05/02/2024 - 06/01/2024 \$0.00 06/02/2024 - 07/01/2024 \$0.00 07/02/2024 - 08/01/2024 \$0.00 **LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2022 Tax	2022 Rate	2022 %	Pension	2021 Tax
<b>MISCELLANEOUS TAXES</b>					
South Cook Mosquito Abatement Harvey	23.13	0.021	0.12%		21.49
Metro Water Reclamation Dist of Chicago	411.87	0.374	2.19%	42.94	432.05
Blue Island Park District	792.91	0.720	4.22%	51.75	747.61
<b>Miscellaneous Taxes Total</b>	<b>1,227.91</b>	<b>1.115</b>	<b>6.53%</b>		<b>1,201.15</b>
<b>SCHOOL TAXES</b>					
Moraine Valley College 524 Palos Hills	468.04	0.425	2.49%		445.63
Community HS District 218 (Oak Lawn)	4,407.28	4.002	23.46%	116.73	4,093.20
Cook County School Dist 130 Blue Island	6,588.90	5.983	35.07%	261.00	6,192.39
<b>School Taxes Total</b>	<b>11,464.22</b>	<b>10.410</b>	<b>61.02%</b>		<b>10,731.22</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Blue Island Library Fund	678.38	0.616	3.61%		619.80
City of Blue Island	3,908.41	3.549	20.80%	2,426.09	3,686.03
Road & Bridge Calumet	190.52	0.173	1.01%	18.72	177.57
General Assistance Calumet	234.57	0.213	1.25%	25.32	178.70
Town of Calumet	522.00	0.474	2.78%	159.68	523.67
<b>Municipality/Township Taxes Total</b>	<b>5,533.88</b>	<b>5.025</b>	<b>29.45%</b>		<b>5,185.77</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	89.20	0.081	0.47%	2.20	65.60
Consolidated Elections	0.00	0.000	0.00%		21.49
County of Cook	273.13	0.248	1.46%	82.59	274.85
Cook County Public Safety	116.73	0.106	0.62%		148.16
Cook County Health Facilities	84.80	0.077	0.45%		81.43
<b>Cook County Taxes Total</b>	<b>563.86</b>	<b>0.512</b>	<b>3.00%</b>		<b>591.53</b>
<b>Do not pay these totals)</b>	<b>18,789.87</b>	<b>17.062</b>	<b>100.00%</b>		<b>17,709.67</b>

**TAX CALCULATOR**

2021 Assessed Value	37,667	2022 Total Tax Before Exemptions	18,789.87
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2022 Assessed Value	37,667	Senior Freeze Exemption	.00
2022 State Equalizer	X 2.9237		
2022 Equalized Assessed Value (EAV)		2022 Total Tax After Exemptions	
	110,127		18,789.87
2022 Local Tax Rate	X 17.062%	First Installment	9,740.32
2022 Total Tax Before Exemptions		Second Installment +	9,049.55
	18,789.87	Total 2022 Tax (Payable in 2023)	18,789.87

**IMPORTANT MESSAGES**

**PROPERTY LOCATION**

12157 WESTERN AVE  
 BLUE ISLAND IL 60406 1359

**MAILING ADDRESS**

CITY OF BLUE ISLAND  
 13051 GREENWOOD AVE  
 BLUE ISLAND IL 604062331

\*\*\* Please see 2022 Second Installment Payment Coupon next page \*\*\*

**TOTAL PAYMENT DUE**

**2022 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 05/01/2024

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification  
 25-30-127-026-0000 037 14002 2022 (2023) CALUMET 8-17

**IF PAYING LATE,  
PLEASE PAY**

05/02/2024 - 06/01/2024  
**\$0.00**

06/02/2024 - 07/01/2024  
**\$0.00**

07/02/2024 - 08/01/2024  
**\$0.00**

**LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

**TAXING DISTRICT BREAKDOWN**

Taxing Districts	2022 Tax	2022 Rate	2022 %	Pension	2021 Tax
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Blue Island Park District	792.91	0.720	4.22%	51.75	747.61
<b>Miscellaneous Taxes Total</b>	<b>1,227.91</b>	<b>1.115</b>	<b>6.53%</b>		<b>1,201.15</b>
<b>SCHOOL TAXES</b>					
Moraine Valley College 524 Palos Hills	468.04	0.425	2.49%		445.63
Community HS District 218 (Oak Lawn)	4,407.28	4.002	23.46%	116.73	4,093.20
Cook County School Dist 130 Blue Island	6,588.90	5.983	35.07%	261.00	6,192.39
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<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Blue Island Library Fund	678.38	0.616	3.61%		619.80
City of Blue Island	3,908.41	3.549	20.80%	2,426.09	3,686.03
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Town of Calumet	522.00	0.474	2.78%	159.68	523.67
<b>Municipality/Township Taxes Total</b>	<b>5,533.88</b>	<b>5.025</b>	<b>29.45%</b>		<b>5,185.77</b>
<b>COOK COUNTY TAXES</b>					
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Consolidated Elections	0.00	0.000	0.00%		21.49
County of Cook	273.13	0.248	1.46%	82.59	274.85
Cook County Public Safety	116.73	0.106	0.62%		148.16
Cook County Health Facilities	84.80	0.077	0.45%		81.43
<b>Cook County Taxes Total</b>	<b>563.86</b>	<b>0.512</b>	<b>3.00%</b>		<b>591.53</b>
<b>Do not pay these totals)</b>	<b>18,789.87</b>	<b>17.062</b>	<b>100.00%</b>		<b>17,709.67</b>

**TAX CALCULATOR**

2021 Assessed Value	37,667	2022 Total Tax Before Exemptions	18,789.87
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2022 Assessed Value	37,667	Senior Freeze Exemption	.00
2022 State Equalizer	X 2.9237		
2022 Equalized Assessed Value (EAV)		2022 Total Tax After Exemptions	18,789.87
	110,127	First Installment	9,740.32
2022 Local Tax Rate	X 17.062%	Second Installment +	9,049.55
2022 Total Tax Before Exemptions		Total 2022 Tax (Payable in 2023)	18,789.87
	18,789.87		

**IMPORTANT MESSAGES**

**PROPERTY LOCATION**

12157 WESTERN AVE  
BLUE ISLAND IL 60406 1359

**MAILING ADDRESS**

CITY OF BLUE ISLAND  
13051 GREENWOOD AVE  
BLUE ISLAND IL 604062331

\*\*\* Please see 2022 Second Installment Payment Coupon next page \*\*\*

## Cook County Property Tax Information: Tax Year 2021

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
25-30-127-026-0000	037	14002	2021	(2022)	CALUMET	8-17

### PAYMENT INFORMATION:

Total Amount Billed: \$17,709.67

Note: Amounts below do not include any interest/costs.

#### 1st INSTALLMENT - Tax Year 2021 Due Date: 03/01/2022

Original Billed Amount: \$9,458.55

Tax Amount Received and Applied: \$0.00

#### 2nd INSTALLMENT - Tax Year 2021 Due Date: 12/30/2022

Original Billed Amount: \$8,251.12

Tax Amount Received and Applied: \$0.00

#### PROPERTY LOCATION

12157 WESTERN AVE  
BLUE ISLAND IL 60406-1359

#### MAILING ADDRESS

FAYYAZ KARIM  
4832 W 83RD ST  
BURBANK IL 60459-2755

## Cook County Property Tax Information: Tax Year 2020

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
25-30-127-026-0000	037	14002	2020	(2021)	CALUMET	8-17

### PAYMENT INFORMATION:

Total Amount Billed: \$17,197.36

Note: Amounts below do not include any interest/costs.

#### 1st INSTALLMENT - Tax Year 2020 Due Date: 03/02/2021

Original Billed Amount: \$10,304.21

Tax Amount Received and Applied: \$0.00

#### 2nd INSTALLMENT - Tax Year 2020 Due Date: 10/01/2021

Original Billed Amount: \$6,893.15

Tax Amount Received and Applied: \$0.00

#### PROPERTY LOCATION

12157 WESTERN AVE  
BLUE ISLAND IL 60406-1359

#### MAILING ADDRESS

FAYYAZ KARIM  
4832 W 83RD ST  
BURBANK IL 60459-2755

The due dates and billed amounts for Tax Year 2002 (payable in 2003) through Tax Year 2021 (payable in 2022) are shown below.

The amounts displayed before Tax Year 2021 are for informational purposes only. The Treasurer's Office makes no warranties as to the accuracy of this information. For official records for these years, please contact the Cook County Clerk's Office.

For details about payments starting with Tax Year 2021, visit [Your Property Tax Overview](#).

**General Taxes**

Tax Year	Total Billed Amount	Total Paid Amount	Installment Billed Amount
<b>Due Date</b>			
▼ 2022	\$18,789.87	\$0.00	1st 2nd
\$9,740.32	04/03/2023		
\$9,049.55	12/01/2023		
▼ 2021	\$17,709.67	\$0.00	1st 2nd
\$9,458.55	03/01/2022		
\$8,251.12	12/30/2022		
▼ 2020	\$17,197.36	\$0.00	1st 2nd
\$10,304.21	03/02/2021		
\$6,893.15	10/01/2021		
▼ 2019	\$18,734.93	\$0.00	1st 2nd
\$9,850.84	03/03/2020		
\$8,884.09	08/03/2020		
▼ 2018	\$17,910.62	\$0.00	1st 2nd
\$9,939.45	03/01/2019		
\$7,971.17	08/01/2019		
▼ 2017	\$18,071.72	\$18,457.91	1st 2nd
\$10,396.94	03/01/2018		
\$7,674.78	08/01/2018		
▼ 2016	\$14,465.60	\$19,782.90	1st 2nd
\$4,163.06	03/01/2017		
\$10,302.54	08/01/2017		
▼ 2015	\$7,569.20	\$9,358.76	1st 2nd
\$7,569.20	03/01/2016		

	\$0.00	08/01/2016			
▼	2014		\$44,998.83	\$53,714.51	1st 2nd
	\$17,211.91	03/03/2015			
	\$27,786.92	08/01/2015			
▼	2013		\$31,294.39	\$34,671.71	1st 2nd
	\$16,515.97	03/04/2014			
	\$14,778.42	08/01/2014			
▼	2012		\$30,029.04	\$32,557.66	1st 2nd
	\$15,697.02	03/01/2013			
	\$14,332.02	08/01/2013			
▼	2011		\$28,540.04	\$34,597.71	1st 2nd
	\$14,529.81	03/01/2012			
	\$14,010.23	08/01/2012			
▼	2010		\$26,417.83	\$27,563.70	1st 2nd
	\$14,349.10	04/01/2011			
	\$12,068.73	11/01/2011			
▼	2009		\$26,089.27	\$27,765.55	1st 2nd
	\$18,625.21	03/02/2010			
	\$7,464.06	12/13/2010			
▼	2008		\$33,864.02	\$37,613.35	1st 2nd
	\$18,067.53	03/01/2009			
	\$15,796.49	12/01/2009			
▼	2007		\$36,135.06	\$39,245.75	1st 2nd
	\$16,929.30	03/01/2008			
	\$19,205.76	11/03/2008			
▼	2006		\$33,858.60	\$33,858.60	1st 2nd
	\$16,402.30	03/01/2007			
	\$17,456.30	12/03/2007			
▼	2005		\$32,804.59	\$32,804.59	1st 2nd
	\$13,470.83	03/01/2006			
	\$19,333.76	09/01/2006			
▼	2004		\$26,941.66	\$26,944.81	1st 2nd