



Overview

由于第一周 选择的目标和其他组冲突, 本周我们重新调研了伊利诺伊州 的Cook County

拍卖网站: <https://www.cookcountytreasurer.com/>

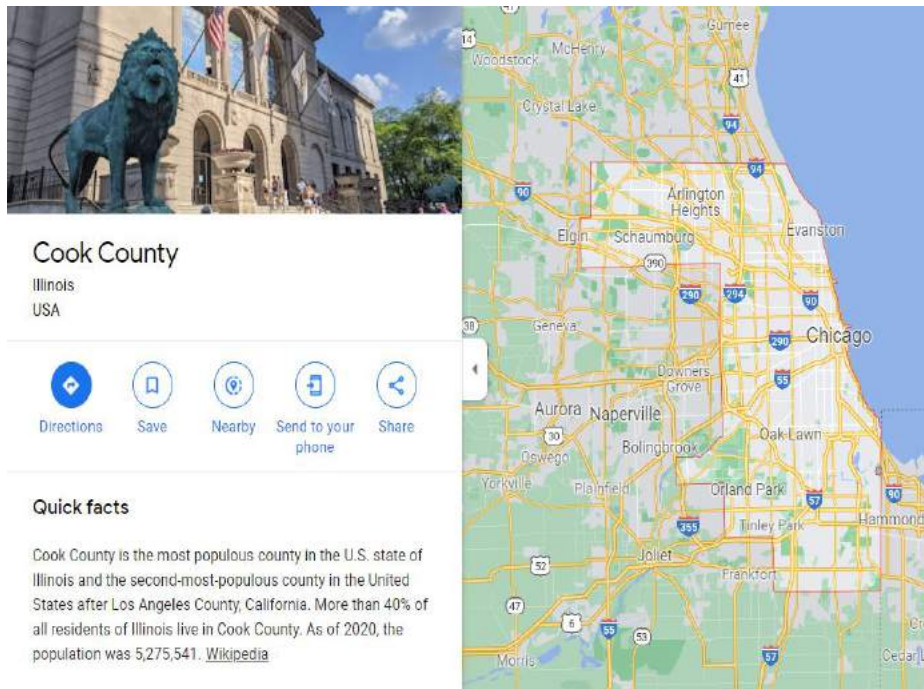
参考网站: <https://www.cookcountypropertyinfo.com/default.aspx>

网拍, 需要现场确认才能够参加竞拍。



County 介绍

库克县是美国伊利诺伊州人口最多的县，也是美国人口第二多的县，仅次于加利福尼亚州的洛杉矶县。伊利诺伊州 40% 以上的居民居住在库克县。截至 2020 年，人口为 5,275,541。



County 人口分析

Cook County, Illinois Population 2021

Cook County, Illinois's estimated population is 5,106,780 with a growth rate of -0.42% in the past year according to the most recent United States census data. Cook County, Illinois is the 2nd largest county in Illinois. The 2010 Population was 5,199,020 and has seen a growth of -1.77% since this time.

Note: 2020 and 2021 data is projected

Year ▼	Population	Growth	Growth Rate
2021	5,106,780	-21,730	-0.42%
2020	5,128,510	-21,720	-0.42%
2019	5,150,230	-21,730	-0.42%
2018	5,171,960	-28,860	-0.55%
2017	5,200,820	-23,450	-0.45%
2016	5,224,270	-19,820	-0.38%
2015	5,244,090	-10,590	-0.20%

根据美国最新的人口普查数据，伊利诺伊州库克县的人口估计为 5,106,780 人，过去一年的增长率为 -0.42%。伊利诺伊州库克县是伊利诺伊州第二大县。2010 年人口为 5,199,020，自那时以来增长了 -1.77%。



County 房地产价格分析

Cook County, IL Housing Market ⓘ

The median list price of homes in Cook County, IL was \$320K in September 2021, trending down -1.5% year-over-year. The median listing price per square foot was \$207. The median sale price was \$290K.

Median List Price vs. Median Sold Price



Sale-to-List Price Ratio: 99.27%

Homes in Cook County, IL sold for **approximately the** asking price on average in September 2021.

Buyer

Balanced

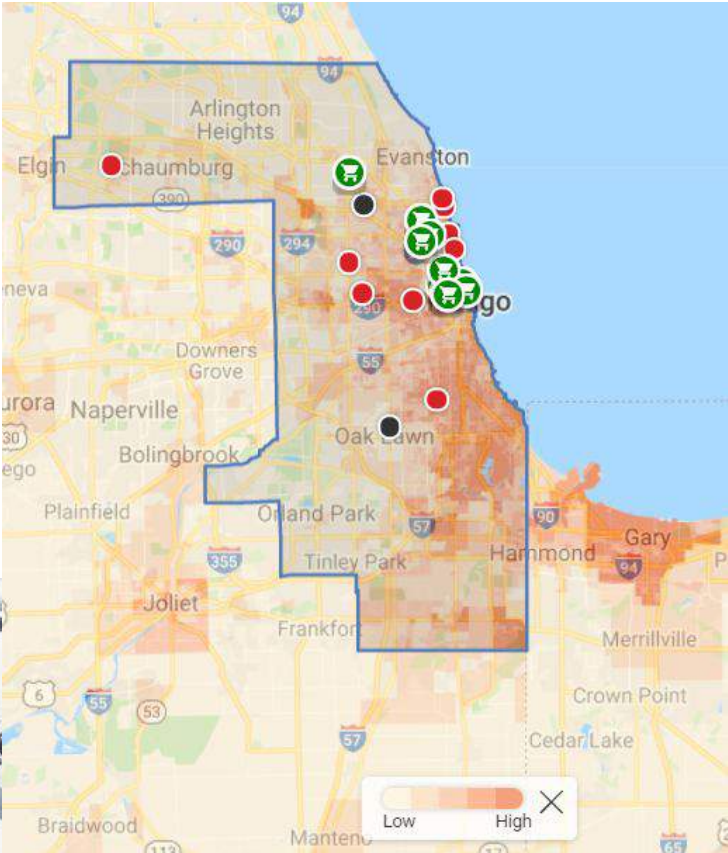
Seller

Cook County, IL is a **balanced market** in September 2021, which means that the supply and demand of homes are about the same. ⓘ

Median Days on Market: 59 Days



County 犯罪率分析





Proposed solution

拍卖流程



拍卖流程

01

2018 年度税务销售计划于 2021 年 11 月 5 日上午 8:30 开始。年度销售将于销售时间表的每天上午 8:30 至下午 5:00 进行。根据税务销售主管的判断, 这些时间可能会延长, 以适应税务买家的投标。

税务销售时间表如下:

Sale Date	Volume	Township
Nov. 5, 2021	001 to 147	Barrington, Berwyn, Bloom, Bremen, Calumet, Cicero, Elk Grove, Evanston, Hanover, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Oak Park, Orland
Nov. 8, 2021	148 to 270	Palatine, Palos, Proviso, Rich, River Forest, Riverside, Schaumburg, Stickney, Thornton, Wheeling, Worth, Hyde Park
Nov. 9, 2021	271 to 464	Hyde Park, Jefferson, Lake
Nov. 10, 2021	465 to 601	Lake, Lake View, North Chicago, Rogers Park, South Chicago, West Chicago



拍卖流程

02

税务销售程序

2018 年度税收销售将在www.cooktaxsale.com 上作为在线、基于互联网的销售进行。

- 登记、抵押品的存入、出售当天的出价存储以及购买凭证的支付都可以使用任何可以访问互联网的计算机来完成。
- 但是, 最终出价只能在拍卖当天通过位于库克县财务主管销售室的计算机进行。
- 销售室将位于伊利诺伊州芝加哥市克拉克街北118 号库克县财务官办公室的 112 室(伦道夫街入口)。

对于无法访问计算机的个人:

- 在正常营业时间(上午 8:30 至下午 5:00), 销售室将提供可上网的电脑
- 这些计算机只能用于年度税收销售。



买家登记

03

年度税收销售的注册将于2021年9月17日开始。注册是在www.cooktaxsale.com在线完成的。您可以在2021年9月17日至2021年10月26日之间的任何时间注册。您的注册必须在线完成，**并且库克县财务长办公室**必须在不迟于下午5:00(芝加哥当地时间)收到必要的抵押押金2021年10月26日。



销售条款

04

在年度销售中提供的物业将按“原样”提供和出售。**仅标的包裹的 PIN 码**，而不是常见的街道地址，就描述了待售的拖欠税款。不保证出现在拖欠名单上的街道地址或财产分类是准确的。对于街道地址或财产分类的准确性，或财产的法律地位或物理状况，财务主管办公室不承担任何默示或其他方面的责任。每个买家都有责任进行尽职调查，以确定任何财产或改进的财产位置、分类、性质和状况。所有销售都是最终的。

2021 年 9 月 17 日，可在www.cooktaxsale.com上获取管理 2018 年年度销售活动的完整规则和法规。



拍卖清单选择原则

选择的原则

选择的原则因人而异，此处我们的选择主要根据组员计划参与竞拍的需求，结合之前的区域城市调查结果列出。

原列表：770页，根据一下原则选出50多个

- 01 | 金额限制（太大金额和太小金额的去掉）
- 02 | 标的类型 房产
- 03 | Location 只选择芝加哥偏北以及 芝加哥周边和市內 对应Day1 和Day4
- 04 | 利息和罚金 不选择自住





Day 1

1	Day Number	Taxpayer Name	Property Address	Volume	PIN	Tax Type	Tax Year	Tax Amount	CountIF
2	Day 1	MR. & MRS. DEAN SOLOVY	4040 LINDENWOOD LN	131	04-06-103-032-0000	0	2018	\$ 12,976.83	1
3		25 PRAIRIE LANE INC	25 PRAIRIE LN	146	27-07-304-036-0000	0	2018	\$ 12,640.17	1
4		PINEWOOD PUD SOUTH ASN	11930 N PINECREEK DR	146	27-07-113-004-0000	0	2018	\$ 11,516.11	2
5		AMN DEVELOPERS INC	2051 BUSSE HWY	91	09-21-207-009-0000	0	2018	\$ 11,414.11	1
6		LOUISE MOUTVIC CO JB	2222 OAK PARK AVE	5	16-30-104-026-0000	0	2018	\$ 11,283.63	1
7		REBEKA ESAD HOXHA	6735 LINCOLN AVE	130	10-35-300-013-0000	0	2018	\$ 11,229.59	2
8		S & FA LLC	14747 KEDZIE AVE	28	28-12-300-026-0000	0	2018	\$ 10,762.00	8
9		CORBAN TOWER HLDGS LLC	9151 W FULLERTON AVE	71	12-34-201-001-0000	0	2018	\$ 10,707.67	10
10		ADAM ZIMNOCH	1018 N LINCOLN AVE	92	09-23-311-036-0000	0	2018	\$ 10,519.56	1
11		WESLEY REALTY	5025 OAKTON ST	126	10-28-201-001-0000	0	2018	\$ 10,473.08	1
12		MIZBAN PARTNERS LLC	813 GLENDALE RD	134	04-33-404-010-0000	0	2018	\$ 8,645.71	1
13		J FULLER	1569 DODGE AVE	54	10-13-406-006-0000	0	2018	\$ 7,327.99	1
14		THE DRAKE GROUP	1505 HAWTHORNE LN	133	04-25-308-026-0000	0	2018	\$ 7,012.61	1
15		NETWORK CONNECTION LLC	53 CHICAGO AVE	142	16-08-104-004-0000	0	2018	\$ 6,762.10	1
16		Frank and Lecia Apanta	1214 S NORTH BRANCH R	105	05-30-301-061-0000	0	2018	\$ 5,926.67	1
17		ANDREW & K SZTUKOWSKI	126 ARDMORE RD	86	09-07-408-026-0000	0	2018	\$ 4,646.22	1


Day 4

19		ARTEMIOS VALAKAS TRUST	1738 W ESTES AVE	506	11-31-202-009-0000	0	2018	\$	13,266.77	2
20		WILLIAM MARTIN III & S	800 N MICHIGAN AVE	496	17-03-231-018-1009	0	2018	\$	9,358.59	1
21		CORNER GAS STATION LLC		586	17-07-129-018-0000	0	2018	\$	8,046.44	1
22		ATWOODMMERCIAL HOLDING	1017 W WASHINGTON BLV	590	17-08-446-020-1025	0	2018	\$	7,628.50	1
23		NEW LIFE IMPACT CHURCH		571	16-23-415-060-0000	1	2016	\$	7,616.57	3
24		NEW LIFE IMPACT CHURCH		571	16-23-415-060-0000	0	2018	\$	7,536.18	3
25		CYNTHIA STUTTS	110 E DELAWARE PL	496	17-03-211-022-1069	0	2018	\$	7,534.16	1
26		LITTLE BIG HORNE LLC	1122 N CLARK ST	499	17-04-412-028-1283	0	2018	\$	7,532.19	1
27		RAMANATHAN SUBRAMANIAM	1600 S INDIANA AVE	512	17-22-302-107-1103	0	2018	\$	6,687.87	2
28		401 N. Wabash LLC	401 N WABASH AVE	501	17-10-135-039-1140	0	2018	\$	6,290.28	1
29		21 E CHESTNUT CONDO	21 E CHESTNUT ST	496	17-03-223-025-0000	0	2018	\$	6,186.93	1
30		AZAR KATIBEH	111 E CHESTNUT ST	496	17-03-225-079-1250	0	2018	\$	5,520.80	1
31		JOHN J WIDYK	111 W MAPLE ST	499	17-04-422-039-1033	0	2018	\$	3,883.43	2
32		ZHONGQI ZHAO	1550 N LAKE SHORE DR	496	17-03-101-029-1013	0	2018	\$	3,439.08	1
33		ABBAS VAHDANI	111 E CHESTNUT ST	496	17-03-225-079-1319	0	2018	\$	3,133.44	1
34		XIANG CHEN UNIT 1713	655 W IRVING PARK RD	485	14-21-101-054-1251	0	2018	\$	2,908.68	1
35		PNS ENTERPRISES INC	4351 W HADDON AVE	542	16-03-402-002-0000	0	2018	\$	2,632.70	3
36		PNS ENTERPRISES INC	4345 W HADDON AVE	542	16-03-402-003-0000	0	2018	\$	2,632.70	3
37		ANGELA PRICE	3941 W MONROE ST	559	16-14-102-005-0000	0	2018	\$	2,563.89	1
38		FIRST NATL BK TRUST	11931 S LAFAYETTE AVE	469	25-28-207-053-0000	0	2018	\$	2,549.02	1
39	Day 4	MR MC LLC	214 S TROY ST	556	16-13-112-022-0000	0	2018	\$	2,537.00	1
40		DANBY PROPERTIES I LLC	1614 S HALSTED ST	599	17-20-406-026-0000	0	2018	\$	2,512.45	1
41		2009 HARRIS PROP	1533 S KARLOV AVE	567	16-22-229-012-0000	0	2018	\$	2,483.69	1
42		EXR LLC A NEW YORK LLC	4040 W WEST END AVE	551	16-10-416-030-0000	0	2018	\$	2,405.27	1
43		GARY MATHEIS	300 N STATE ST	501	17-09-410-014-1645	0	2018	\$	2,279.53	1
44		VIKING DOG LLC LSD	474 N LAKE SHORE DR	501	17-10-222-007-1436	0	2018	\$	2,252.94	1
45		PERSHING LAKE LLC	394 S LAKE PARK AVE	527	17-35-103-010-0000	0	2018	\$	2,133.38	1
46		CTLTC 0001106596	50 E 26TH ST	513	17-27-123-027-1046	0	2018	\$	2,091.11	4
47		FRANK O DONNELL	1030 N STATE ST	499	17-04-424-051-1323	0	2018	\$	1,984.35	1
48		LYNN RUTHERFORD	33 W DELAWARE PL	499	17-04-442-059-1136	0	2018	\$	1,983.19	1
49		MRR 678 KINGSBURY OWNE	676 N KINGSBURY ST	500	17-09-122-012-1053	0	2018	\$	1,626.47	3

Day 4



50	ZACHARY SCHULZE	655 W IRVING PARK RD	485	14-21-101-054-2474	0	2018	\$	1,457.49	1
51	FAULKNER & HOGANS LLC	917 N LONG AVE	544	16-04-320-015-0000	0	2018	\$	1,441.92	1
52	1943 N OAKLEY PROPERTY	444 W FULLERTON PKY	486	14-28-317-063-1060	0	2018	\$	1,411.79	1
53	IT INVESTMENTS LLC	4734 W SUPERIOR ST	551	16-10-100-024-0000	0	2018	\$	1,404.09	14
54	CHICAGO INVESCO LLC	4730 W SUPERIOR ST	551	16-10-100-025-0000	0	2018	\$	1,404.09	11
55	SEE HIGH INC	11854 S LAFAYETTE AVE	468	25-21-428-033-0000	0	2018	\$	1,382.85	2
56	ROGER WILLS	1550 N LAKE SHORE DR	496	17-03-101-029-1073	0	2018	\$	1,154.36	1
57	GLACIER PROPERTY GROUP	11350 S WENTWORTH AVE	467	25-21-219-035-0000	0	2018	\$	1,150.93	1
58	XIANG CHEN	655 W IRVING PARK RD	485	14-21-101-054-1931	0	2018	\$	381.64	1
59	JOHN J WIDYK	111 W MAPLE ST	499	17-04-422-040-1185	0	2018	\$	217.53	2



**下载的全部列表和
我们选中的目标(点击查看具体表单)**

https://docs.google.com/spreadsheets/d/1l6oy7n4lA9IBTAb5kX9bYtUxCU4JrWo8ti_fkmKYknM/edit?usp=sharing