

**SSA# 180
TIME LINE
PRIME BUSINESS PARK UNIT 1**

ROUND ONE PUBLIC HEARING

CITY OF AURORA
ORDINANCE NO. _____
DATE OF PASSAGE: _____

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF
SPECIAL SERVICE AREA #180
PRIME BUSINESS PARK UNIT 1
KANE COUNTY
IN THE CITY OF AURORA AND
PROVIDING FOR A PUBLIC HEARING
AND OTHER PROCEDURES IN CONNECTION THEREWITH

Finance Committee Referral Deadline Ordinance	11/20/15
Finance Committee Proposing Ordinance	11/24/15
COW Proposing Ordinance	12/01/15
CC Proposing Ordinance PUBLIC HEARING	12/08/15
Publish Notice By (15 days minimum/30 maximum)	11/20/15
Mail Notice By (10 days minimum)	11/20/15
Petition deadline (60 days after public hearing)	02/06/16

CITY OF AURORA
ORDINANCE NO. _____
DATE OF PASSAGE: _____
AN ORDINANCE PROPOSING THE ESTABLISHMENT OF
A SPECIAL SERVICE AREA #180
PRIME BUSINESS PARK UNIT 1
KANE COUNTY
IN THE CITY OF AURORA AND
PROVIDING FOR A PUBLIC HEARING
AND OTHER PROCEDURES IN CONNECTION THEREWITH

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, special service areas are established pursuant to subsection (1) of Section 6 of Article VII of the Illinois Constitution of 1970, and the Special Service Area Tax Law (35 ILCS 200/27-5 et seq) and the Property Tax Code (35 ILCS 200/1-1 et seq); and

WHEREAS, it is in the public interest that the Area described in the Notice set forth in paragraph 2 Section One hereof be established as a Special Service Area for the purposes set forth herein, an accurate map of said territory being attached hereto as Exhibit "A-1"; and

WHEREAS, said Area is compact and contiguous and constitutes a principal commercial area of the City; and

WHEREAS, said Area is zoned ORI Office, Research, and Light Industry District and will benefit specifically from the municipal services to be provided which include the maintenance and repair of the onsite stormwater retention, detention and drainage controls and common areas, all in accordance with the final plat of subdivision or final approved engineering plans for the Area; and the proposed municipal services are unique and in addition to municipal services provided to the City of Aurora as a whole, and it is, therefore, in the best interests of said Area and the City of Aurora as a whole, that the levy of special taxes against said Area for the services to be provided be considered.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Aurora, Illinois, as follows:

SECTION ONE:

- (a) That a public hearing shall be held on the 8th day of December, 2015, at 6:00 p.m. in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois to consider the creation of SPECIAL SERVICE AREA #180 of the City of Aurora, in the territory described in the Notice set forth in Paragraph 2 hereof. At the hearing, there will be considered the levy of an annual tax on property by the City of Aurora at a rate or amount of tax sufficient to produce revenue required to provide the special services in the proposed SPECIAL SERVICE AREA #180. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said tax to be levied at a maximum rate of \$1.10 (one hundred and ten cents per one-hundred dollar valuation). Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said levies are intended to produce an amount annually to pay for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the owner fails to maintain or repair the aforesaid required items and the City is forced to assume said responsibilities.
- (b) The Notice of hearing was published at least once not less than fifteen (15) days prior to the public hearing in a newspaper in general circulation in the City of Aurora. In addition, notice by mailing was given by depositing said Notice in the U.S. Mails addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed SPECIAL SERVICE AREA #180. Said Notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. The Notice shall be substantially the following form:

**NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA #180
PRIME BUSINESS PARK UNIT 1
KANE COUNTY**

NOTICE IS HEREBY GIVEN that on the 8th day of December, 2015 at 6:00 p.m., in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

SEE ATTACHED EXHIBIT "A"

SECTION TWO:

The purpose of the formation of SPECIAL SERVICE AREA #180 in general is to provide for the maintenance and repair of the onsite stormwater retention, detention and drainage controls and common areas, in said Area, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally. It is hereby determined by the City Council that the establishment of said special service area is desirable and necessary to provide the special services to the said area.

SECTION THREE:

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA #180 by the City of Aurora of not to exceed an annual rate of 1.10 one-hundredths percent (\$1.10 being 110 cents per \$100.00 of the equalized assessed value of the property) sufficient to produce revenues to provide the special services. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said levies are intended to produce an amount annually to pay for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the applicable required Owners Association (or owner as the case may be) fails to maintain or repair the aforesaid required items or provide said special services and the City is forced to assume said responsibilities. The hearing may be adjourned by the City Council to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA #180 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

SECTION FOUR:

The approximate location is Prime Business Park Unit 1 (1600 Sequoia Drive, 1785 North Edgelawn Drive and vacant lot (pond) corner of Edgelawn Drive and Sullivan Road), Aurora, Illinois.

An accurate map of said territory is on file in the Office of the City Clerk and

available for public inspection, and is attached hereto as Exhibit "A-1".

All interested persons affected by the formation of SPECIAL SERVICE AREA #180 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes affecting said Area.

SECTION FIVE:

That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

SECTION SIX:

That all ordinances or parts of ordinances thereof in conflict therewith are hereby repealed to the extent of any such conflict.

SECTION SEVEN:

That any Section or provisions of this Ordinance that is construed to be invalid or void shall not affect the remaining Sections or provisions which shall remain in full force and effect thereafter.

PASSED by the City Council of the City of Aurora, Illinois on this 8th day of December, 2015.

AYES _____ NAYS _____ NOT VOTING _____

APPROVED AND SIGNED by the Mayor of the City of Aurora, Illinois on this 8th day of December, 2015.

MAYOR

ATTEST:

City Clerk

Prepared by:
Blanca R. Dominguez
Assistant Corporation Counsel
City of Aurora Law Department
44 East Downer Place
Aurora, IL 60507

EXHIBIT A-1
SSA #180
PRIME BUSINESS PARK UNIT 1
LOCATION MAP TO CONFORM WITH KANE REQUIREMENTS

Legal Description

PARCEL I
LOTS 3 AND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRILS 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

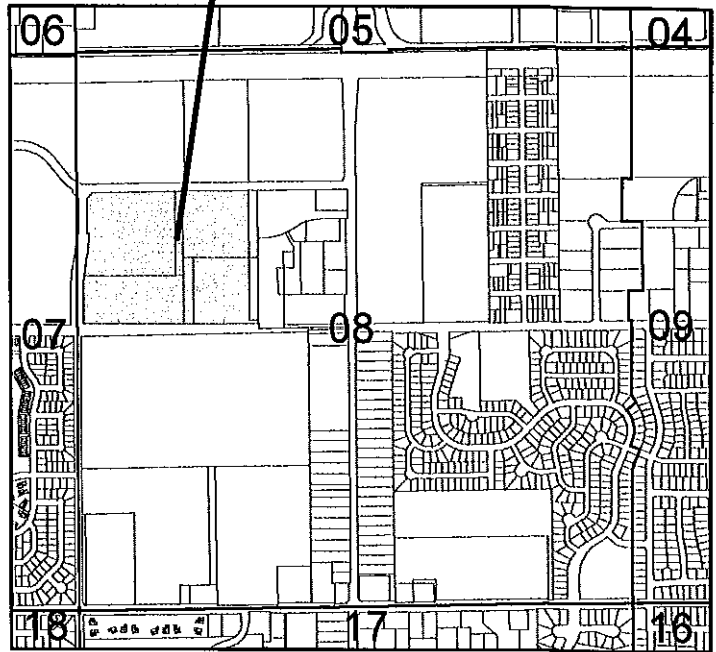
PARCEL II
LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL III
LOT 1 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

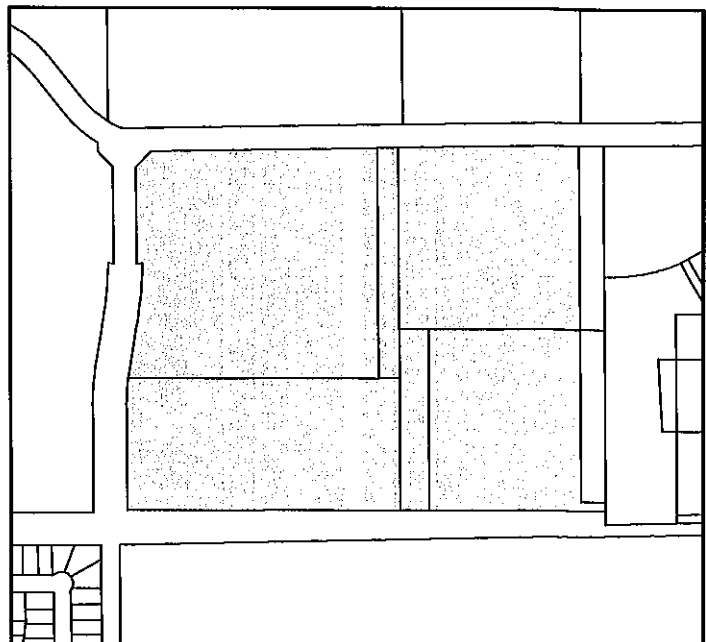
Locator Map

Subject Area

T. 38 N.



Actual Area



PIN(s)

15-08-176-001
15-08-176-003
15-08-176-004
15-08-152-006
15-08-152-007
15-08-152-003

Common Address

1600 Sequoia Drive
1785 N. Edgelawn Drive
Vacant Lot



EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION:

**2015K034241 – LIT INDUSTRIAL LIMITED PARTNERSHIP
PARCEL I**

PIN(S): 15-08-176-001
 15-08-176-003
 15-08-176-004

LOTS 3 AND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRILS 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1600 SEQUOIA DRIVE, AURORA, ILLINOIS

**2014K025684 – 1785 N. EDGELAWN, LLC
PARCEL II**

PIN(S): 15-08-152-006
 15-08-152-007

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1785 N. EDGELAWN DRIVE, AURORA, ILLINOIS

**2007K029953 – PRIME AURORA BUSINESS PARK
PARCEL III**

PIN(S): 15-08-152-003

LOT 1 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: V/L (POND) CORNER OF EDGELAWN DRIVE & SULLIVAN ROAD,
AURORA, ILLINOIS

**EXHIBIT B
NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA #180
PRIME BUSINESS PARK UNIT 1
KANE COUNTY**

NOTICE IS HEREBY GIVEN that on the 8th day of December, 2015 at 6:00 p.m., in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

SEE ATTACHED EXHIBIT "A"

The approximate location is Prime Business Park Unit 1 (1600 Sequoia Drive, 1785 North Edgelawn Drive and vacant lot (pond) corner of Edgelawn Drive and Sullivan Road), Aurora, Illinois.

An accurate map of said Area is on file in the Office of the City Clerk and available for public inspection, and is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA #180 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA #180 in general is to provide for the maintenance and repair of certain onsite stormwater detention, retention and drainage controls and common areas, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA #180 by the City of Aurora of not to exceed an annual rate of 1.10 one-hundredths percent (\$1.10 being 110 cents per \$100.00 of the equalized assessed value of the property) sufficient to produce revenues to provide the special services. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said levies are intended to produce an amount annually to pay for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the applicable required Owners Association (or owner as the case may be) fails to maintain or repair the aforesaid required items or provide said special services and the City is forced to assume said responsibilities. The

hearing may be adjourned by the City Council to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA NUMBER #180 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

City Clerk
City of Aurora
44 East Downer Place
Aurora, IL 60507
(630) 256-3070 Phone

EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

2015K034241 – LIT INDUSTRIAL LIMITED PARTNERSHIP
PARCEL I

PIN(S): 15-08-176-001
 15-08-176-003
 15-08-176-004

LOTS 3 AND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRILS 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1600 SEQUOIA DRIVE, AURORA, ILLINOIS

2014K025684 – 1785 N. EDGELAWN, LLC
PARCEL II

PIN(S): 15-08-152-006
 15-08-152-007

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1785 N. EDGELAWN DRIVE, AURORA, ILLINOIS

2007K029953 – PRIME AURORA BUSINESS PARK
PARCEL III

PIN(S): 15-08-152-003

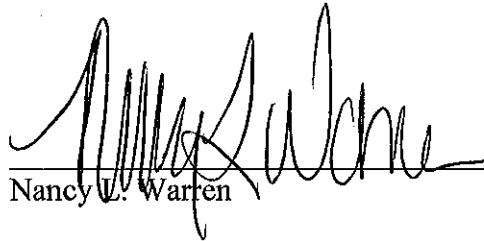
LOT 1 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: V/L (POND) CORNER OF EDGELAWN DRIVE & SULLIVAN ROAD, AURORA, ILLINOIS

AFFIDAVIT OF SERVICE OF NOTICE

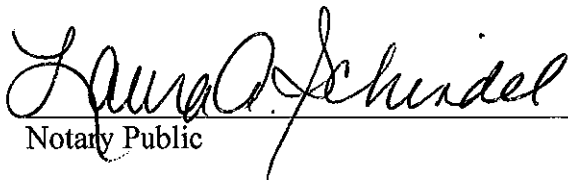
Nancy L. Warren, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for SPECIAL SERVICE AREA. #180 to be duly sent by mail, proper postage prepaid on or before November 20, 2015, to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area #180. In the event that taxes for the last preceding year were not paid, notice was sent to the person or persons last listed on the tax rolls prior to that year as the owner of said property, for the property described in said Notice to wit:

Dated this 20th day of November, 2015.



Nancy L. Warren

Subscribed and sworn to before me
this 20th day of November, 2015.



Notary Public





City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

15-08-176-001
15-08-176-003
15-08-176-004

Parcels

Centerpoint Properties Trust
Bridget Karnick
1808 Sw. 1st Drive
Oak Brook IL 60523



City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

15-08-176-001
15-08-176-003
15-08-176-004

LIT Industrial Partnership
1717 McKinney Avenue
Suite 1900
Dallas, Texas 75202



City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

1785 N Edgelawn LLC
Lon Messenger
1785 N. Edgelawn Drive
Aurora, IL 60506-1078

Parcel(s): 15-08-152-006
15-08-152-007



City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

Prime Aurora Business Park
Association, Inc.
CT Corporation System
208 S. LaSalle Street, Suite 814
Chicago IL 60604

Parcel # 15-08-152-008

David J. Rickert, CPA
Kane County Treasurer



719 South Batavia Ave
Geneva, Illinois 60134
(630) 232-3565

Kane County 2013 Payable 2014 Property Taxes

Parcel		15-08-176-001						
Property Location SEQUOIA DR AURORA, IL 60506-		Mailing Address CENTERPOINT PROPERTIES TRUST, BRIDGET KARNICK 1808 SWIFT DR OAK BROOK, IL 60523-		Tax Rate 11.430812 Tax Code AU-005		Menu Page		
						Treasurer Home Page		
	1st Installment Due 6/2/2014	2nd Installment Due 9/2/2014	Total	Equalized Assessed Value (EAV)	891	Tax Extension Home Page		
Tax Amount	50.93	50.93	101.86	Senior Assessment Freeze	(-) 0	County Assessments Home Page		
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0	Print Payment Statement		
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0			
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0			
Amount Due	50.93	50.93	101.86	Net Taxable Value	891	Print Current Tax Bill		
Paid Amount	50.93	50.93	101.86					
Paid Date	05/29/2014	09/02/2014						
Tax Sale/Redemption Information								
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				Tax History				
				Year	Base Tax Due			
				<u>Current Year</u>	115.54			
				2013	101.86			Pay 1st Installment
				2012	2268.76			Pay 2nd Installment
				2011	1781.48			Pay Both Installments
				2010	2947.64			Parcel Assessment Information
				2009	2672.84			Aurora Township Assessor
				2008	2346.92			View Property Map
				2007	2051.90			
				2006	1777.36			

Click below to
Pay Tax with E-Check
Credit or Debit card

David J. Rickert, CPA
Kane County Treasurer

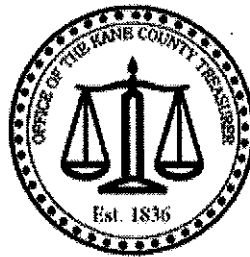


719 South Batavia Ave
Geneva, Illinois 60134
(630) 232-3565

Kane County 2014 Payable 2015 Property Taxes

Parcel		15-08-176-001			
Property Location SEQUOIA DR AURORA, IL 60506-		Mailing Address LIT INDUSTRIAL LP, . CLARION PARTNERS LLC, DAVID PAUL 1717 MCKINNEY AVE STE 1900 DALLAS, TX 75202-1253		Tax Rate 11.789082 Tax Code AU-005	
				Menu Page Treasurer Home Page Tax Extension Home Page County Assessments Home Page Print Payment Statement Print Current Tax Bill	
	1st Installment Due 6/1/2015	2nd Installment Due 9/1/2015	Total	Equalized Assessed Value (EAV)	980
Tax Amount	57.77	57.77	115.54	Senior Assessment Freeze	(-) 0
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0
Amount Due	57.77	57.77	115.54	Net Taxable Value	980
Paid Amount	57.77	57.77	115.54		
Paid Date	05/20/2015	06/22/2015			
Tax Sale/Redemption Information				Tax History	
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				<div style="background-color: black; color: white; padding: 5px; text-align: center;"> Click below to Pay Tax with E-Check Credit or Debit card </div> Pay 1st Installment Pay 2nd Installment Pay Both Installments Parcel Assessment Information Aurora Township Assessor View Property Map	
				Year	Base Tax Due
				<u>Current Year</u>	115.54
				2013	101.86
				2012	2268.76
				2011	1781.48
				2010	2947.64
				2009	2672.84
				2008	2346.92
				2007	2051.90
				2006	1777.36

David J. Rickert, CPA
Kane County Treasurer



719 South Batavia Ave
Geneva, Illinois 60134
(630) 232-3565

Kane County 2013 Payable 2014 Property Taxes

Parcel		15-08-176-003					Menu Page
Property Location W SULLIVAN RD AURORA, IL 60506-		Mailing Address CENTERPOINT PROPERTIES TRUST, BRIDGET KARNICK 1808 SWIFT DR OAK BROOK, IL 60523-		Tax Rate 11.430812	Tax Code AU-005		Treasurer Home Page
	1st Installment Due 6/2/2014	2nd Installment Due 9/2/2014	Total	Equalized Assessed Value (EAV)	164		Tax Extension Home Page
Tax Amount	9.38	9.38	18.76	Senior Assessment Freeze	(-) 0		County Assessments Home Page
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0		Print Payment Statement
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0		
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0		Print Current Tax Bill
Amount Due	9.38	9.38	18.76	Net Taxable Value	164		
Paid Amount	9.38	9.38	18.76				
Paid Date	05/29/2014	09/02/2014					
Tax Sale/Redemption Information				Tax History			
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				Year	Base Tax Due		
				Current Year	21.34		
				2013	18.76		
				2012	344.10		
				2011	270.16		
				2010	444.16		
				2009	402.70		
				2008	353.58		
				2007	309.16		
				2006	267.80		
							Pay 1st Installment
							Pay 2nd Installment
							Pay Both Installments
							Parcel Assessment Information
							Aurora Township Assessor
							View Property Map

Click below to Pay Tax with E-Check Credit or Debit card

David J. Rickert, CPA
Kane County Treasurer



719 South Batavia Ave
Geneva, Illinois 60134
(630) 232-3565

Kane County 2014 Payable 2015 Property Taxes

Parcel 15-08-176-003																									
Property Location W SULLIVAN RD AURORA, IL 60506-		Mailing Address LIT INDUSTRIAL LP, CLARION PARTNERS LLC, DAVID PAUL 1717 MCKINNEY AVE STE 1900 DALLAS, TX 75202-1253		Tax Rate 11.789082 Tax Code AU-005																					
				Menu Page Treasurer Home Page Tax Extension Home Page County Assessments Home Page Print Payment Statement Print Current Tax Bill																					
	1st Installment Due 6/1/2015	2nd Installment Due 9/1/2015	Total	Equalized Assessed Value (EAV)	181																				
Tax Amount	10.67	10.67	21.34	Senior Assessment Freeze	(-) 0																				
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0																				
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0																				
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0																				
Amount Due	10.67	10.67	21.34	Net Taxable Value	181																				
Paid Amount	10.67	10.67	21.34																						
Paid Date	05/20/2015	06/22/2015																							
Tax Sale/Redemption Information				Tax History																					
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				<table border="1"> <thead> <tr> <th>Year</th> <th>Base Tax Due</th> </tr> </thead> <tbody> <tr> <td><u>Current Year</u></td> <td>21.34</td> </tr> <tr> <td><u>2013</u></td> <td>18.76</td> </tr> <tr> <td><u>2012</u></td> <td>344.10</td> </tr> <tr> <td><u>2011</u></td> <td>270.16</td> </tr> <tr> <td><u>2010</u></td> <td>444.16</td> </tr> <tr> <td><u>2009</u></td> <td>402.70</td> </tr> <tr> <td><u>2008</u></td> <td>353.58</td> </tr> <tr> <td><u>2007</u></td> <td>309.16</td> </tr> <tr> <td><u>2006</u></td> <td>267.80</td> </tr> </tbody> </table>		Year	Base Tax Due	<u>Current Year</u>	21.34	<u>2013</u>	18.76	<u>2012</u>	344.10	<u>2011</u>	270.16	<u>2010</u>	444.16	<u>2009</u>	402.70	<u>2008</u>	353.58	<u>2007</u>	309.16	<u>2006</u>	267.80
Year	Base Tax Due																								
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				<div style="background-color: black; color: white; padding: 5px; text-align: center;"> Click below to Pay Tax with E-Check Credit or Debit card </div>																					
				Pay 1st Installment Pay 2nd Installment Pay Both Installments Parcel Assessment Information Aurora Township Assessor View Property Map																					

David J. Rickert, CPA
Kane County Treasurer



719 South Batavia Ave
Geneva, Illinois 60134
(630) 232-3565

Kane County 2013 Payable 2014 Property Taxes

Parcel		15-08-176-004					Menu Page
Property Location W SULLIVAN RD AURORA, IL 60506-		Mailing Address CENTERPOINT PROPERTIES TRUST, BRIDGET KARNICK 1808 SWIFT DR OAK BROOK, IL 60523-		Tax Rate 11.430812	Tax Code AU-005		Treasurer Home Page
	1st Installment Due 6/2/2014	2nd Installment Due 9/2/2014	Total	Equalized Assessed Value (EAV)	1,011		Tax Extension Home Page
Tax Amount	57.79	57.79	115.58	Senior Assessment Freeze	(-) 0		County Assessments Home Page
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0		Print Payment Statement
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0		
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0		Print Current Tax Bill
Amount Due	57.79	57.79	115.58	Net Taxable Value	1,011		
Paid Amount	57.79	57.79	115.58				
Paid Date	05/29/2014	09/02/2014					
Tax Sale/Redemption Information				Tax History		<div style="border: 1px solid black; padding: 5px; text-align: center;"> Click below to Pay Tax with E-Check Credit or Debit card </div>	
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				Year	Base Tax Due	Pay 1st Installment Pay 2nd Installment Pay Both Installments	
				Current Year	131.10	Parcel Assessment Information	
				2013	115.58	Aurora Township Assessor	
				2012	1852.54	View Property Map	
				2011	1454.66		
				2010	2463.52		
				2009	2233.86		
				2008	1961.42		
				2007	1714.84		
				2006	1485.40		

David J. Rickert, CPA
Kane County Treasurer



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Kane County 2014 Payable 2015 Property Taxes

Parcel **15-08-176-004**

Property Location W SULLIVAN RD AURORA, IL 60506-	Mailing Address LIT INDUSTRIAL LP, . CLARION PARTNERS LLC, DAVID PAUL 1717 MCKINNEY AVE STE 1900 DALLAS, TX 75202-1253	Tax Rate 11.789082 Tax Code AU-005
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	1st Installment Due 6/1/2015	2nd Installment Due 9/1/2015	Total
Tax Amount	65.55	65.55	131.10
Abated Amount (-)	0.00	0.00	0.00
Penalty Amount (+)	0.00	0.00	0.00
Additional Costs (+)	0.00	0.00	0.00
Amount Due	65.55	65.55	131.10
Paid Amount	65.55	65.55	131.10
Paid Date	05/20/2015	06/22/2015	

Equalized Assessed Value (EAV)	1,112
Senior Assessment Freeze	(-) 0
Senior Exemption	(-) 0
Homestead Exemption	(-) 0
Other Exemptions	(-) 0
Net Taxable Value	1,112

Tax Sale/Redemption Information

Kane County Clerk, John A. Cunningham
Tax Redemption Department 630/232-5964

Tax History

Year	Base Tax Due
Current Year	131.10
2013	115.58
2012	1852.54
2011	1454.66
2010	2463.52
2009	2233.86
2008	1961.42
2007	1714.84
2006	1485.40

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Kane County 2014 Payable 2015 Property Taxes

Parcel 15-08-152-006						Menu Page
Property Location IL		Mailing Address 1785 N EDGELAWN LLC, LON MESSENGER 1785 N EDGELAWN DR AURORA, IL 60506-1078		Tax Rate 11.789082 Tax Code AU-005		Treasurer Home Page
	1st Installment Due 6/1/2015	2nd Installment Due 9/1/2015	Total	Equalized Assessed Value (EAV)	134	Tax Extension Home Page
Tax Amount	0.00	0.00	0.00	Senior Assessment Freeze	(-) 0	County Assessments Home Page
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0	Print Payment Statement
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0	Print Current Tax Bill
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0	
Amount Due	0.00	0.00	0.00	Net Taxable Value	0	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Click below to Pay Tax with E-Check Credit or Debit ca </div>
Paid Amount	0.00	0.00	0.00			
Paid Date				Tax History		
Tax Sale/Redemption Information						Pay 1st Installment
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				Year	Base Tax Due	Pay 2nd Installment
				<u>Current Year</u>	0.00	Pay Both Installments
				<u>2013</u>	0.00	Parcel Assessment Information
				<u>2012</u>	334.42	Aurora Township Assessor
				<u>2011</u>	262.60	View Property Map
				<u>2010</u>	424.56	
				<u>2009</u>	385.00	
				<u>2008</u>	338.08	
				<u>2007</u>	295.58	
				<u>2006</u>	256.04	

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Kane County 2014 Payable 2015 Property Taxes

Parcel 15-08-152-007					
Property Location 1785 N EDGELAWN DR AURORA, IL		Mailing Address 1785 N EDGELAWN LLC, ANTHONY COSTELLO 1785 N EDGELAWN DR AURORA, IL 60506-1078		Tax Rate 11.789082 Tax Code AU-005	
				Menu Page Treasurer Home Page Tax Extension Home Page County Assessments Home Page Print Payment Statement Print Current Tax Bill	
	1st Installment Due 6/1/2015	2nd Installment Due 9/1/2015	Total	Equalized Assessed Value (EAV)	1,739,524
Tax Amount	102,536.96	102,536.96	205,073.92	Senior Assessment (-) Freeze	0
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption (-)	0
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption (-)	0
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions (-)	0
Amount Due	102,536.96	102,536.96	205,073.92	Net Taxable Value	1,739,524
Paid Amount	102,536.96	102,536.96	205,073.92		
Paid Date	05/29/2015	09/01/2015			
Tax History					
	Year			Base Tax Due	
	<u>Current Year</u>			205073.92	
	2013			183991.04	
	2012			165121.94	
	2011			186487.72	
	2010			171031.70	
	2009			190856.70	
	2008			181770.42	
	2007			260500.38	
	2006			225645.70	
Tax Sale/Redemption Information					
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964					
**Contact the Tax Extension Office for more information					
Year	Type	Date Sold	Status	Date	
2004	Tax Sale	10/31/2005	Redeemed	12/1/2005	

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Kane County 2013 Payable 2014 Property Taxes

Parcel 15-08-152-007							
Property Location 1785 N EDGELAWN DR AURORA, IL		Mailing Address 1785 N EDGELAWN LLC, ANTHONY COSTELLO 1785 N EDGELAWN DR AURORA, IL 60506-1078		Tax Rate 11.430812		Menu Page	
				Tax Code AU-005		Treasurer Home Page	
	1st Installment Due 6/2/2014	2nd Installment Due 9/2/2014	Total	Equalized Assessed Value (EAV)	1,609,606	Tax Extension Home Page	
Tax Amount	91,995.52	91,995.52	183,991.04	Senior Assessment (-) Freeze	0	County Assessments Home Page	
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption (-)	0	Print Payment Statement	
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption (-)	0	Print Current Tax Bill	
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions (-)	0		
Amount Due	91,995.52	91,995.52	183,991.04	Net Taxable Value	1,609,606		
Paid Amount	91,995.52	91,995.52	183,991.04				
Paid Date	05/27/2014	08/29/2014					
Tax Sale/Redemption Information				Tax History			
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				Year	Base Tax Due	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Click below to Pay Tax with E-Check Credit or Debit card</div> Pay 1st Installment Pay 2nd Installment Pay Both Installments Parcel Assessment Information Aurora Township Assessor View Property Map	
**Contact the Tax Extension Office for more information				Current Year	205073.92		
				2013	183991.04		
				2012	165121.94		
				2011	186487.72		
				2010	171031.70		
				2009	190856.70		
				2008	181770.42		
				2007	260500.38		
				2006	225645.70		

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Kane County 2013 Payable 2014 Property Taxes

Parcel **15-08-152-003**

Property Location
W SULLIVAN RD
AURORA, IL 60506-

Mailing Address
PRIME AURORA BUSINESS PARK
ASSOCIATION INC,
CT CORPORATION SYSTEM
208 S LASALLE ST STE 814
CHICAGO, IL 60604-

Tax Rate
11.430812
Tax Code
AU-005

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	1st Installment Due 6/2/2014	2nd Installment Due 9/2/2014	Total
Tax Amount	0.00	0.00	0.00
Abated Amount (-)	0.00	0.00	0.00
Penalty Amount (+)	0.00	0.00	0.00
Additional Costs (+)	0.00	0.00	0.00
Amount Due	0.00	0.00	0.00
Paid Amount	0.00	0.00	0.00
Paid Date			

Equalized Assessed Value (EAV)	103
Senior Assessment Freeze	(-) 0
Senior Exemption	(-) 0
Homestead Exemption	(-) 0
Other Exemptions	(-) 0
Net Taxable Value	0

Tax Sale/Redemption Information

Kane County Clerk, John A. Cunningham
Tax Redemption Department 630/232-5964

Tax History

Year	Base Tax Due
<u>Current Year</u>	0.00
<u>2013</u>	0.00
<u>2012</u>	0.00
<u>2011</u>	0.00
<u>2010</u>	0.00
<u>2009</u>	0.00
<u>2008</u>	0.00
<u>2007</u>	0.00
<u>2006</u>	0.00

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Kane County 2014 Payable 2015 Property Taxes

Parcel		15-08-152-003					
Property Location W SULLIVAN RD AURORA, IL 60506-		Mailing Address PRIME AURORA BUSINESS PARK ASSOCIATION INC, CT CORPORATION SYSTEM 208 S LASALLE ST STE 814 CHICAGO, IL 60604-		Tax Rate 11.789082 Tax Code AU-005		Menu Page Treasurer Home Page Tax Extension Home Page County Assessments Home Page Print Payment Statement Print Current Tax Bill	
	1st Installment Due 6/1/2015	2nd Installment Due 9/1/2015	Total	Equalized Assessed Value (EAV)	105		
Tax Amount	0.00	0.00	0.00	Senior Assessment Freeze	(-) 0		
Abated Amount (-)	0.00	0.00	0.00	Senior Exemption	(-) 0		
Penalty Amount (+)	0.00	0.00	0.00	Homestead Exemption	(-) 0		
Additional Costs (+)	0.00	0.00	0.00	Other Exemptions	(-) 0		
Amount Due	0.00	0.00	0.00	Net Taxable Value	0		
Paid Amount	0.00	0.00	0.00				
Paid Date							
Tax Sale/Redemption Information				Tax History			
Kane County Clerk, John A. Cunningham Tax Redemption Department 630/232-5964				Year	Base Tax Due		
				<u>Current Year</u>	0.00		
				2013	0.00		
				2012	0.00		
				2011	0.00		
				2010	0.00		
				2009	0.00		
				2008	0.00		
				2007	0.00		
				2006	0.00		
				Pay 1st Installment Pay 2nd Installment Pay Both Installments Parcel Assessment Information Aurora Township Assessor View Property Map			