

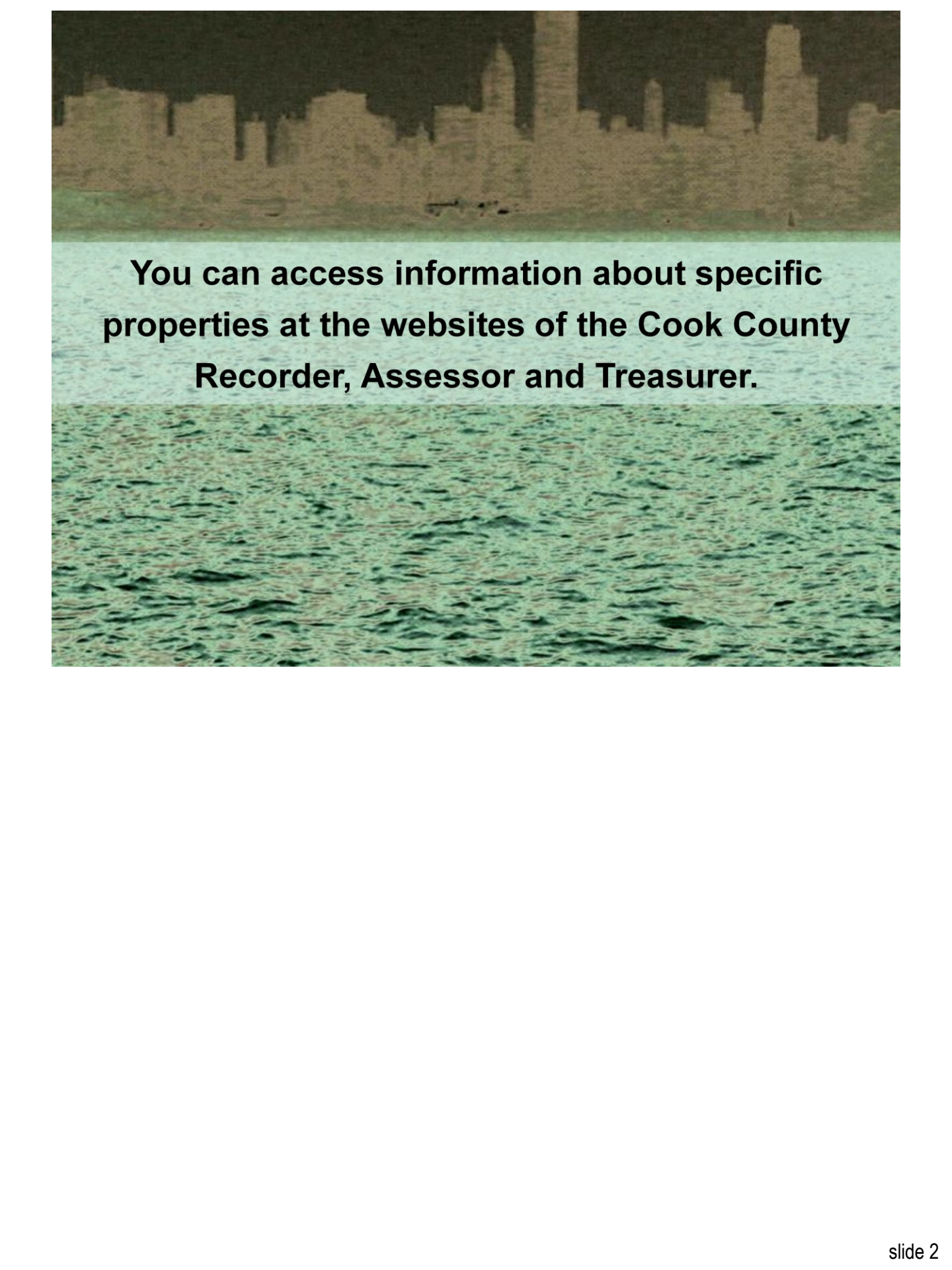
The background of the slide is a photograph of the Chicago skyline as seen from the Planetarium promontory. The skyline is silhouetted against a dark sky, with the city lights reflecting on the water in the foreground. The water is a deep blue-green color with some ripples.

# **INFLATION UP INDUSTRIALS DOWN**

## **PART I**

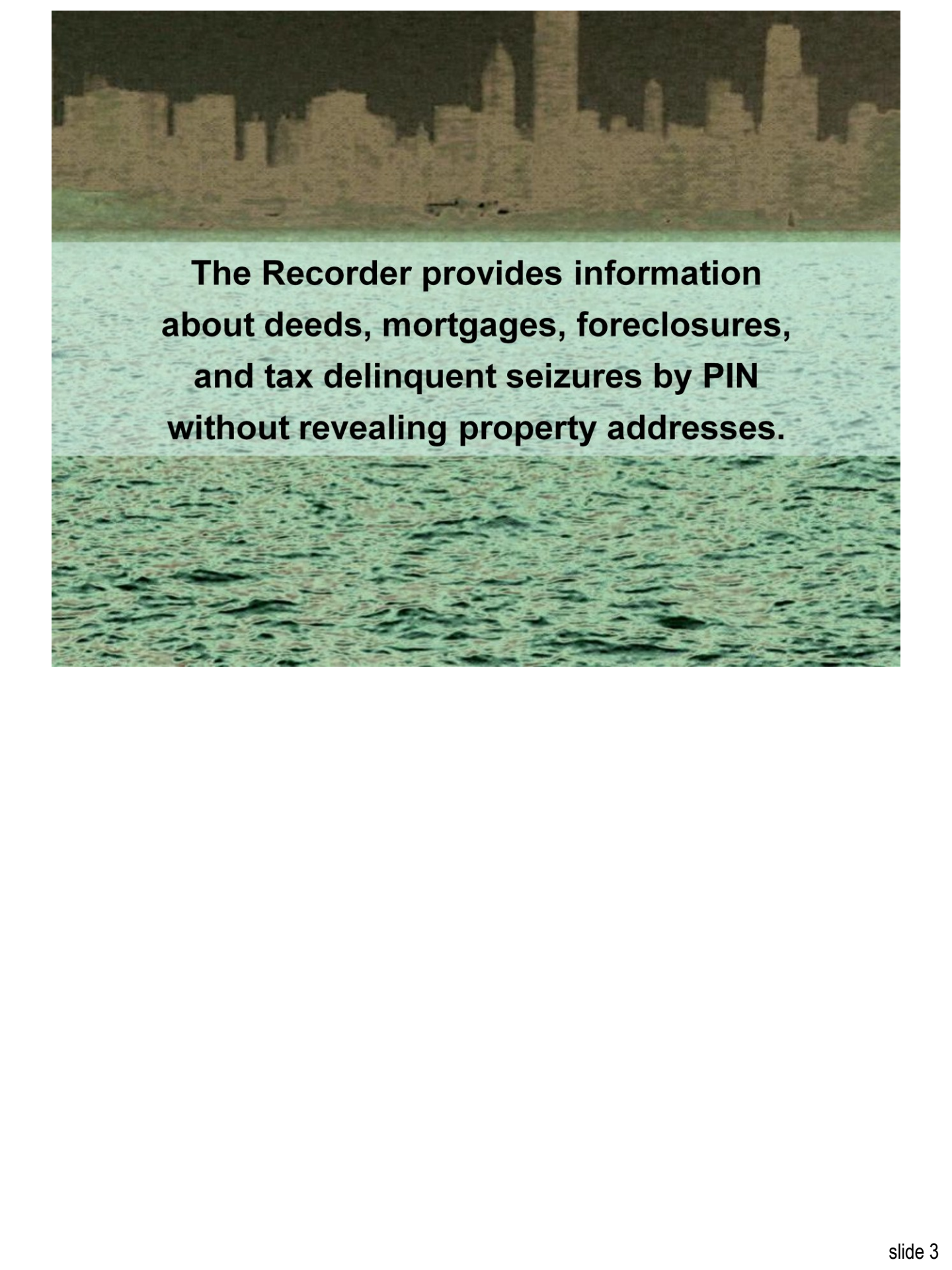
**HOW TO FIGURE OUT YOUR NEIGHBORS'  
COOK COUNTY PROPERTY TAX PIN #  
SO YOU CAN POLICE THE ASSESSOR**

Background: Chicago skyline from Planetarium promontory.

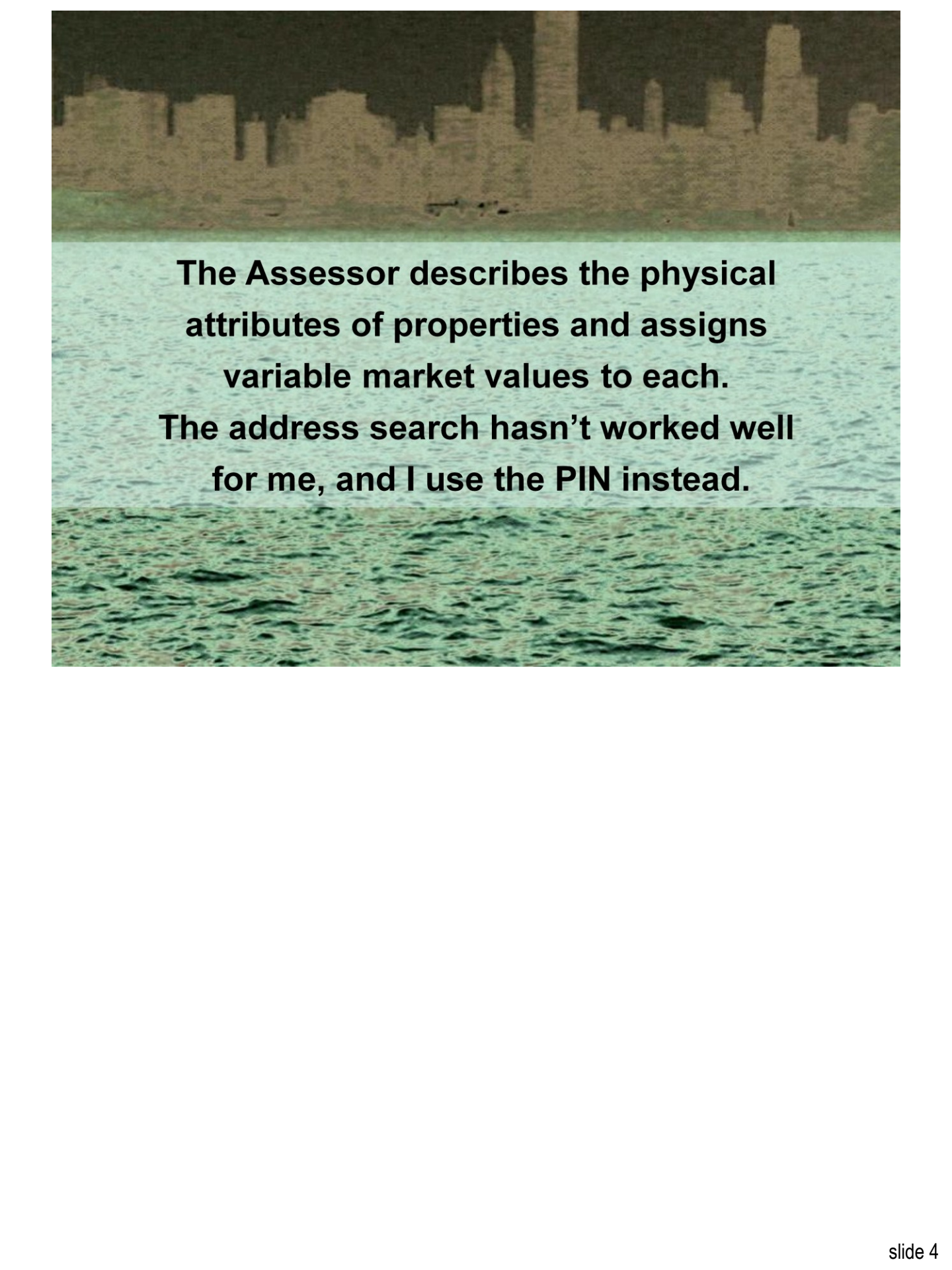
The background of the slide features a city skyline at night, with various skyscrapers and buildings illuminated against a dark sky. The skyline is reflected in the water below, creating a shimmering effect. The water is a deep blue-green color with visible ripples and reflections of the city lights.

**You can access information about specific properties at the websites of the Cook County Recorder, Assessor and Treasurer.**



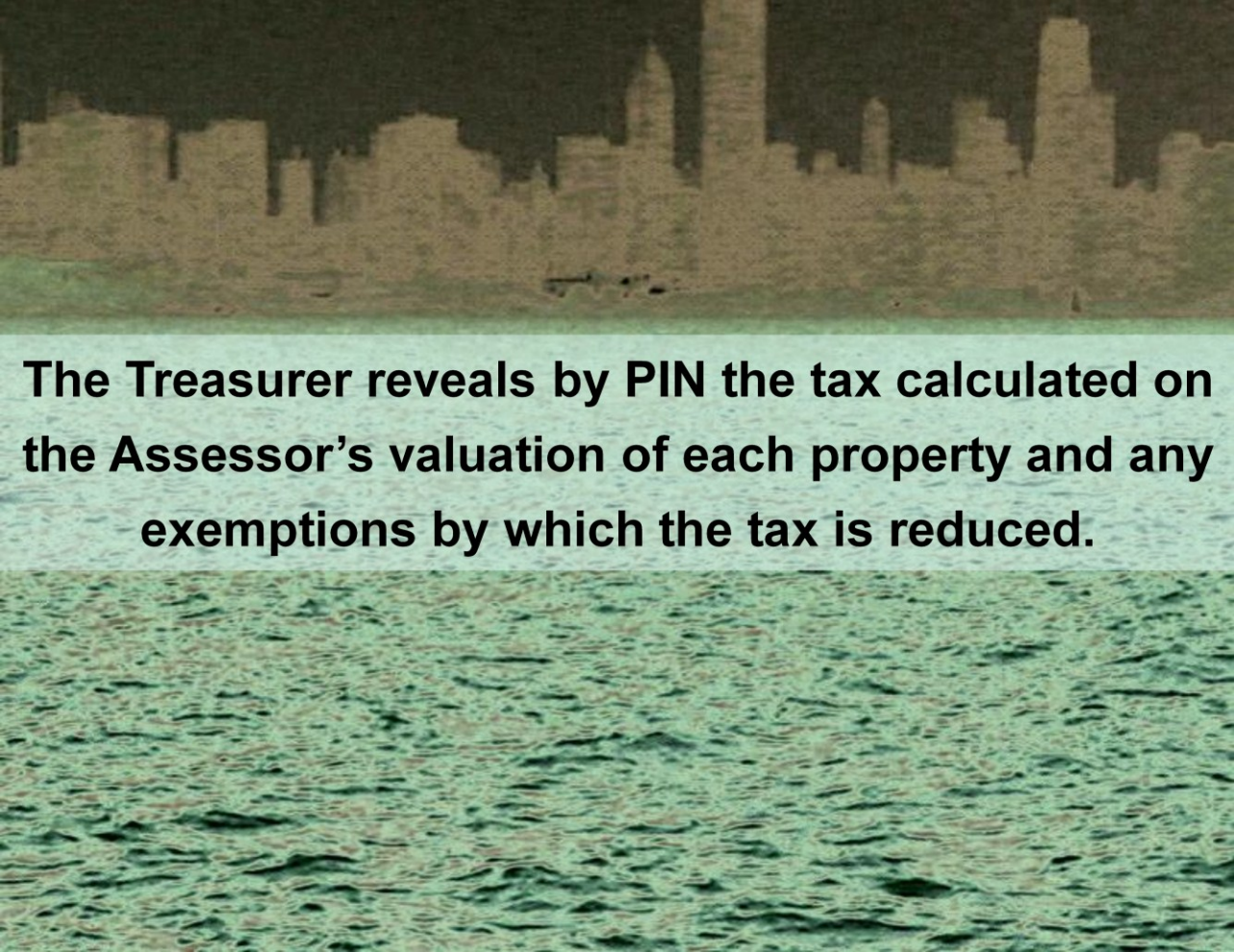
The background of the slide features a city skyline at night, with various skyscrapers and buildings illuminated. The lights from the buildings are reflected in the water in the foreground, creating a shimmering effect. The overall color palette is dark with highlights from the city lights.

**The Recorder provides information  
about deeds, mortgages, foreclosures,  
and tax delinquent seizures by PIN  
without revealing property addresses.**

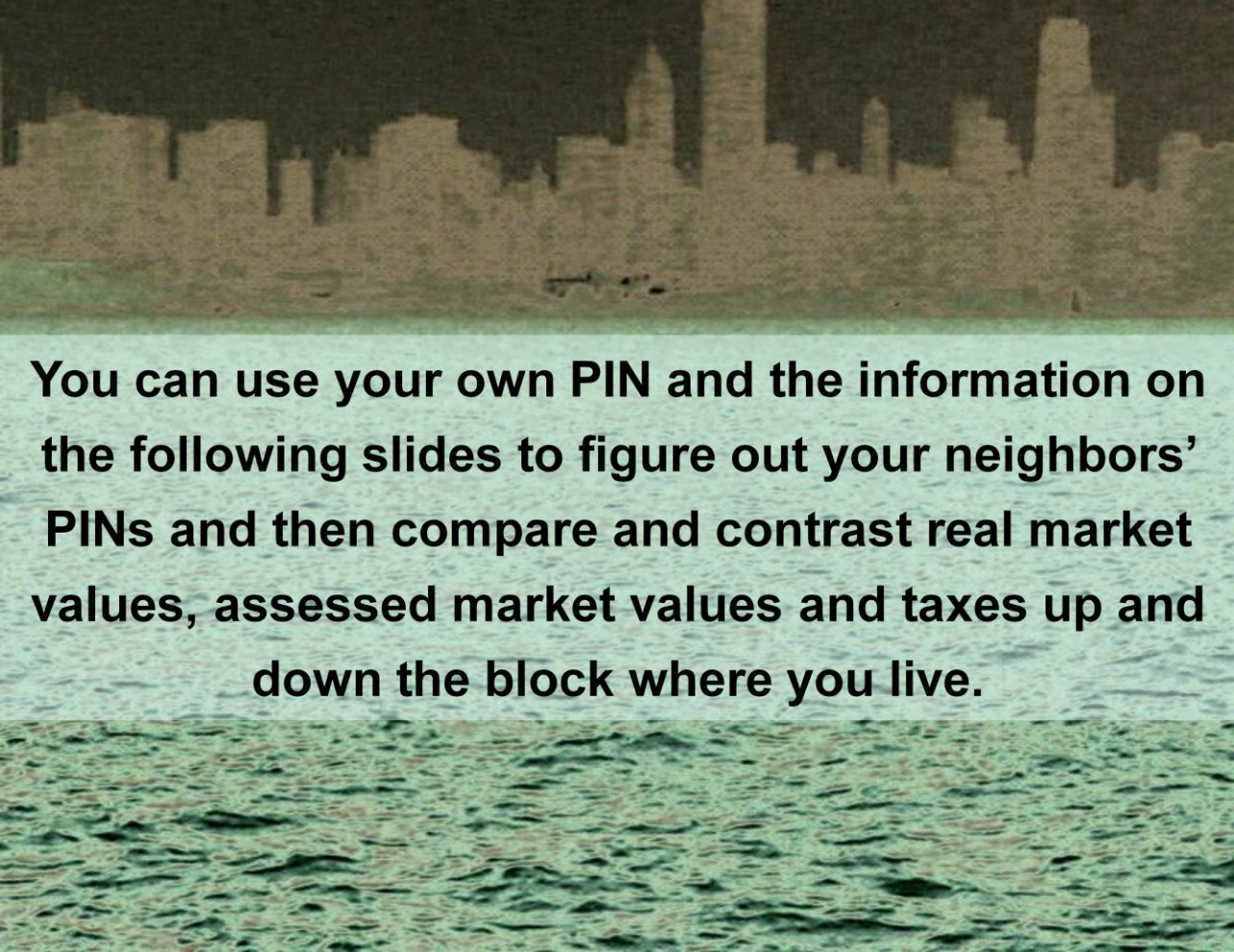
The background of the slide features a city skyline at night, with various skyscrapers and buildings illuminated. The lights from the buildings are reflected in the water in the foreground, creating a shimmering effect. The overall color palette is dark with highlights of yellow and white from the city lights.

**The Assessor describes the physical attributes of properties and assigns variable market values to each.**  
**The address search hasn't worked well for me, and I use the PIN instead.**



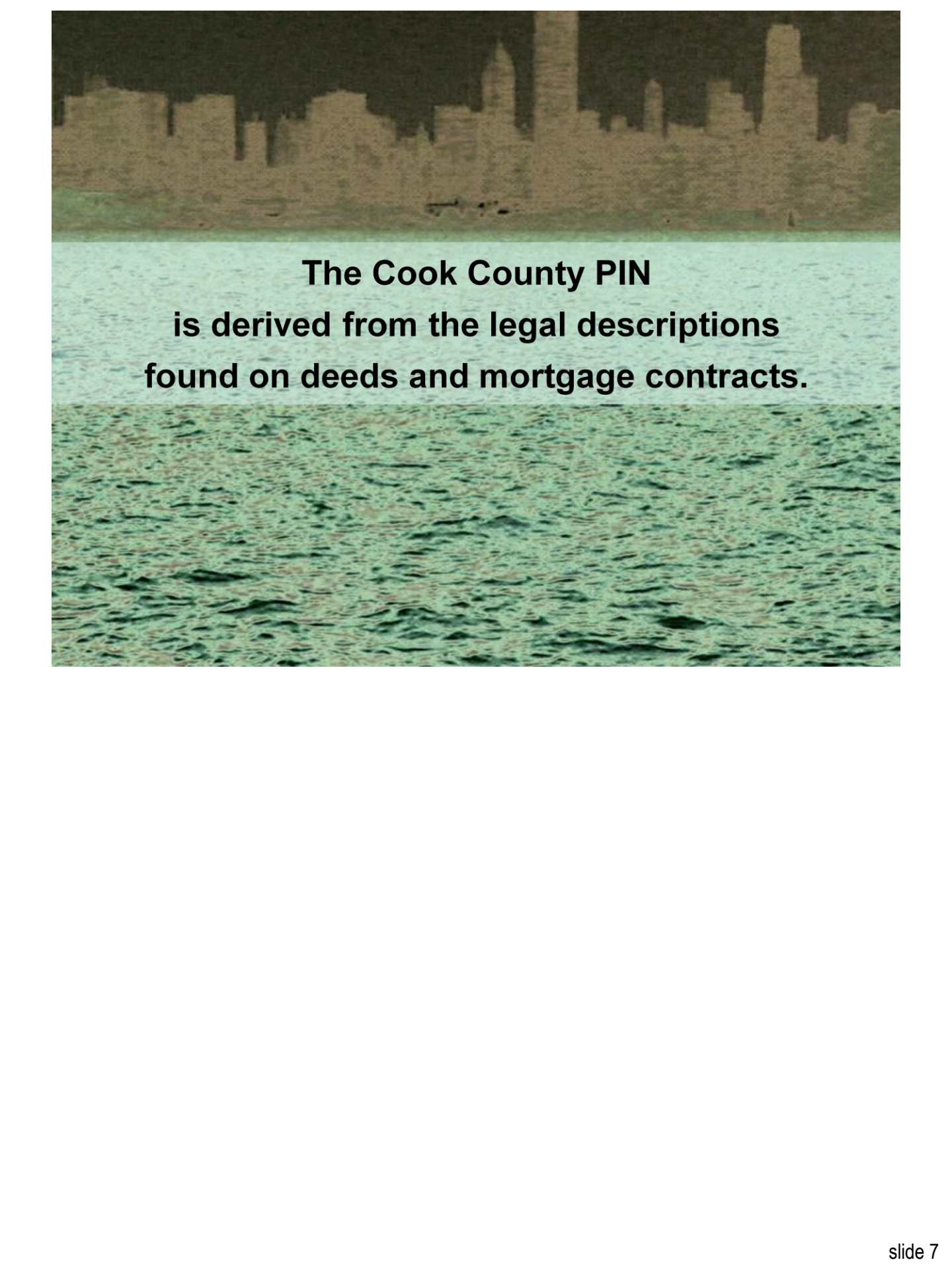
The background of the slide is a photograph of a city skyline at night, with buildings illuminated and their lights reflecting on the water. The text is overlaid on a semi-transparent white rectangular area in the upper middle of the image.

**The Treasurer reveals by PIN the tax calculated on the Assessor's valuation of each property and any exemptions by which the tax is reduced.**

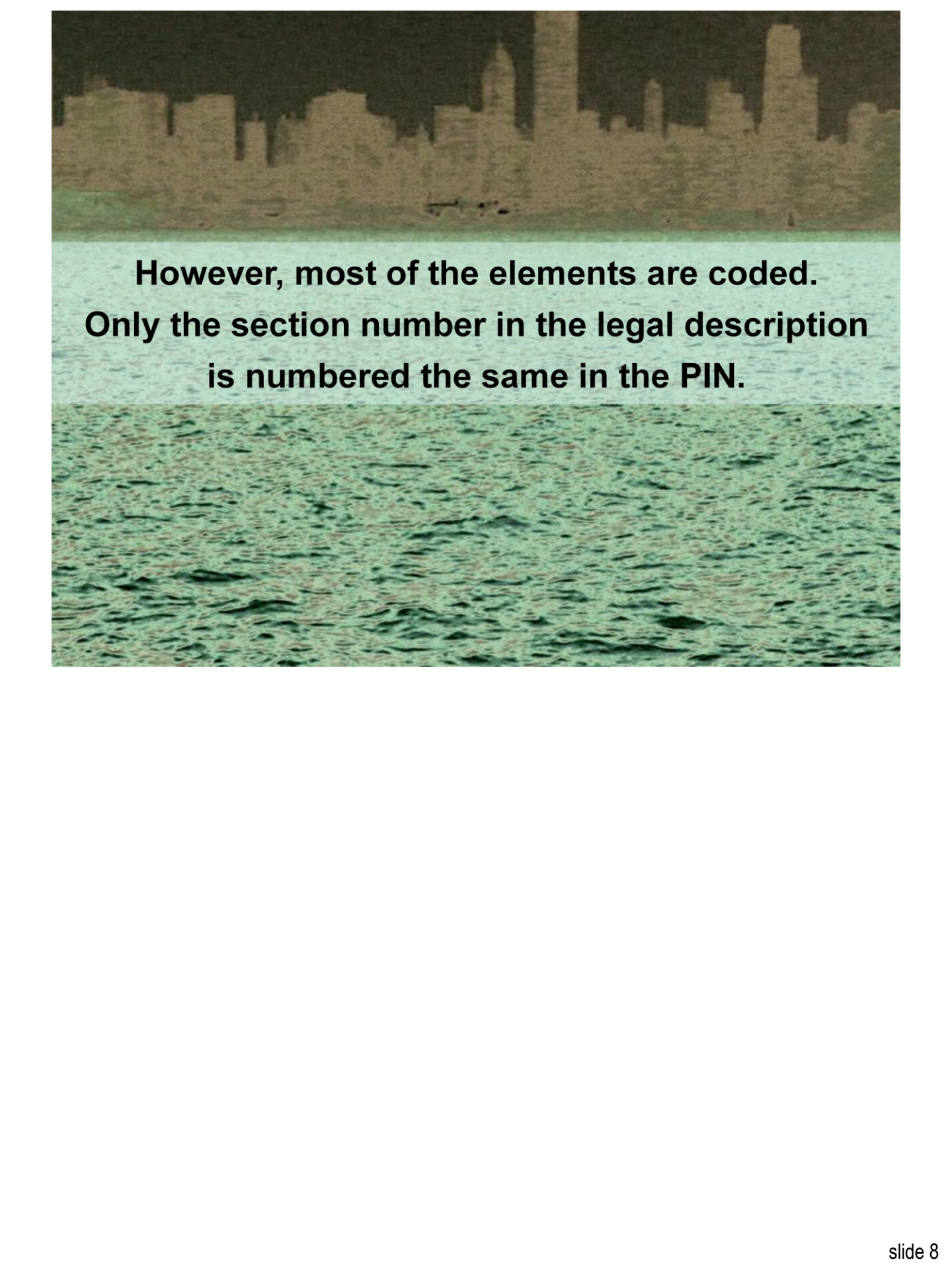
A photograph of a city skyline reflected in water. The skyline is in the background, and the water in the foreground is rippled. The text is overlaid on the water.

**You can use your own PIN and the information on the following slides to figure out your neighbors' PINs and then compare and contrast real market values, assessed market values and taxes up and down the block where you live.**



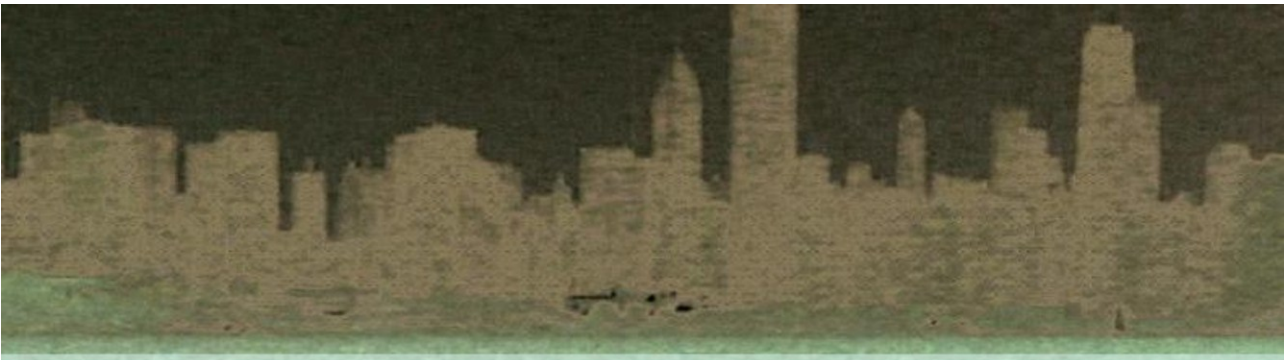
The background of the slide features a photograph of a city skyline, likely Chicago, viewed from across a body of water. The buildings are silhouetted against a dark sky, and the water in the foreground is dark with some ripples. The text is centered over the middle of the image.

**The Cook County PIN  
is derived from the legal descriptions  
found on deeds and mortgage contracts.**



**However, most of the elements are coded.  
Only the section number in the legal description  
is numbered the same in the PIN.**





**Cook County PIN format**

<b>township</b>	<b>section</b>	<b>block</b>	<b>lot</b>	<b>extra digits</b>
<b>00</b>	<b>00</b>	<b>000</b>	<b>000</b>	<b>0000</b>

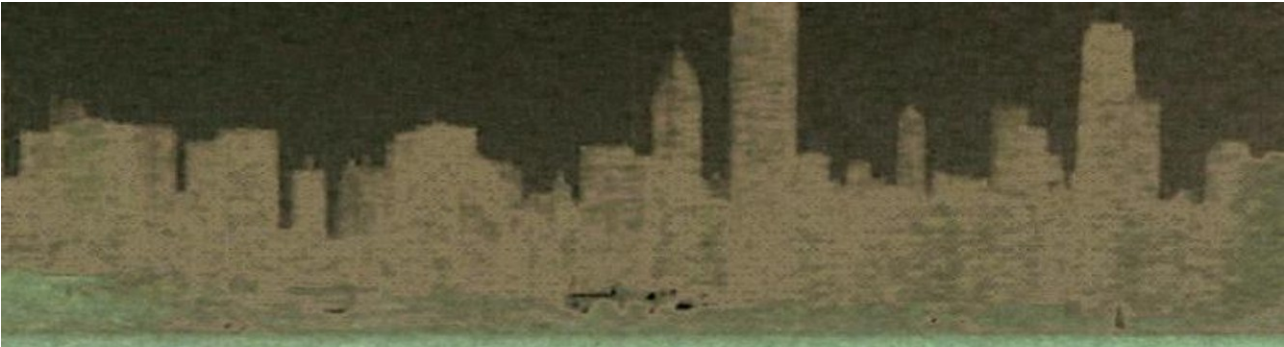


A photograph of a city skyline at night, reflected in the water. The skyline is dark against a lighter sky, and the water in the foreground is dark with some ripples. The text is overlaid on the water.

## **Townships**

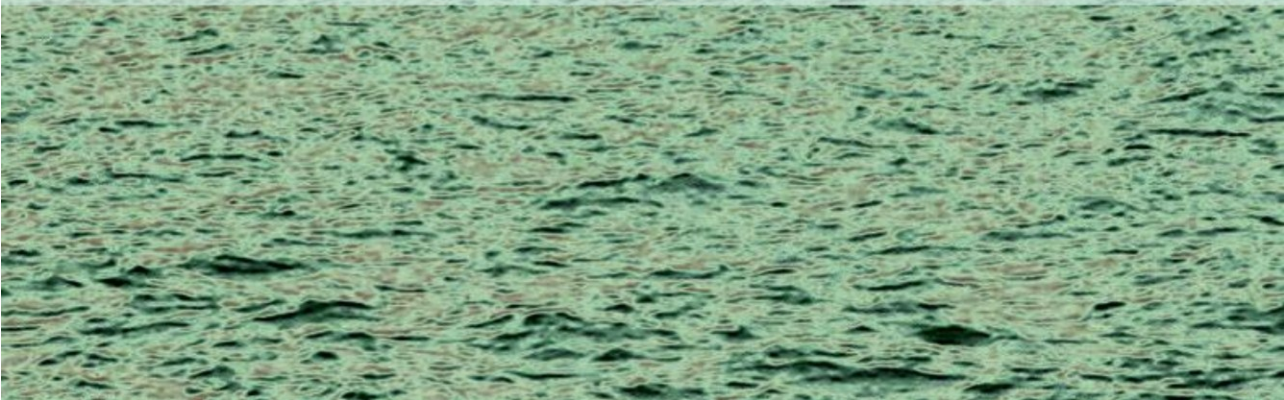
**In 1785, the Continental Congress  
(Washington, Jefferson, Adams, Madison et al.)  
enacted a plan for the survey and sale of land  
in the Northwest Territory.**

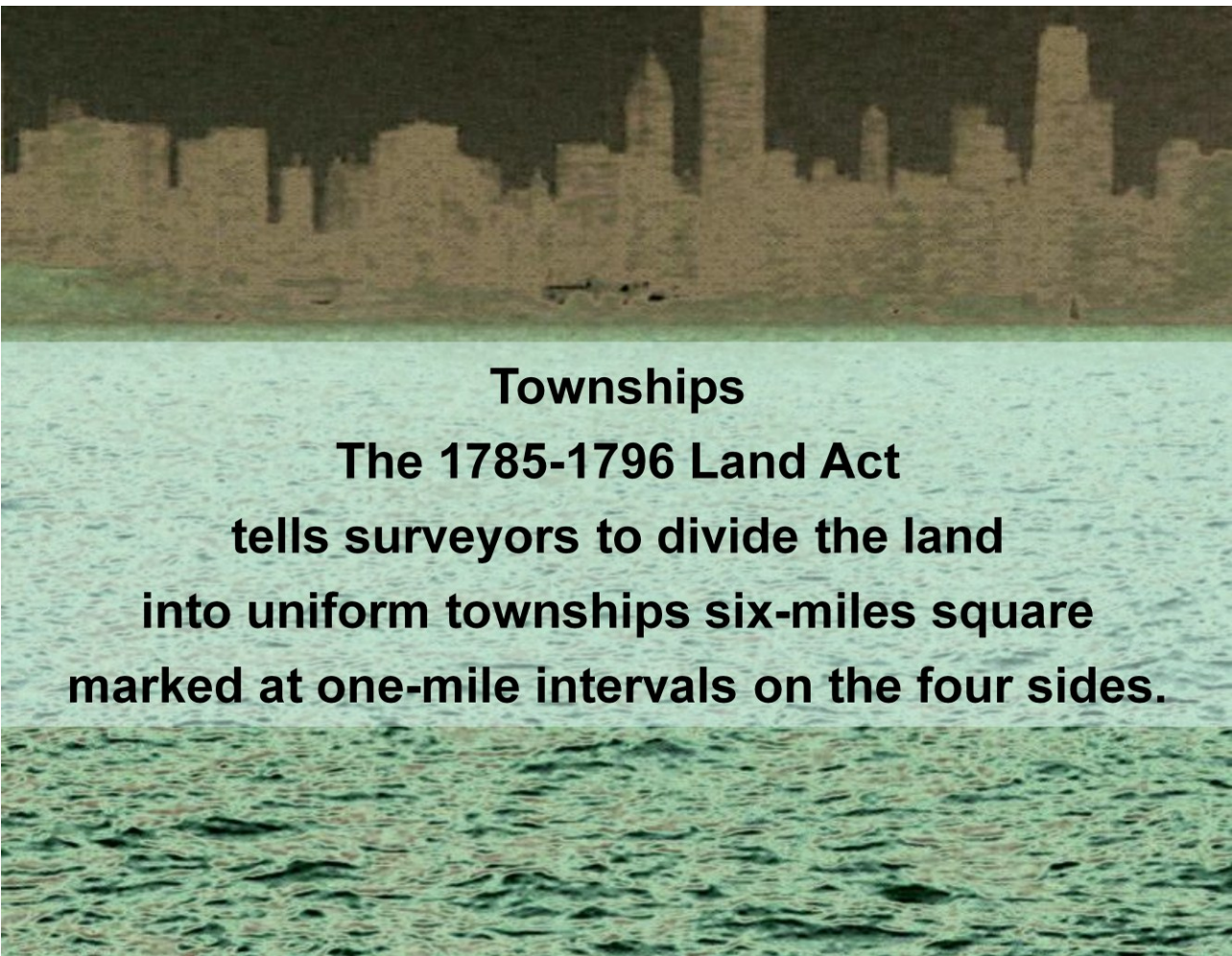




## **Townships**

**In 1796, the reconstituted Congress  
confirmed and revised the 1785 Land Act.**

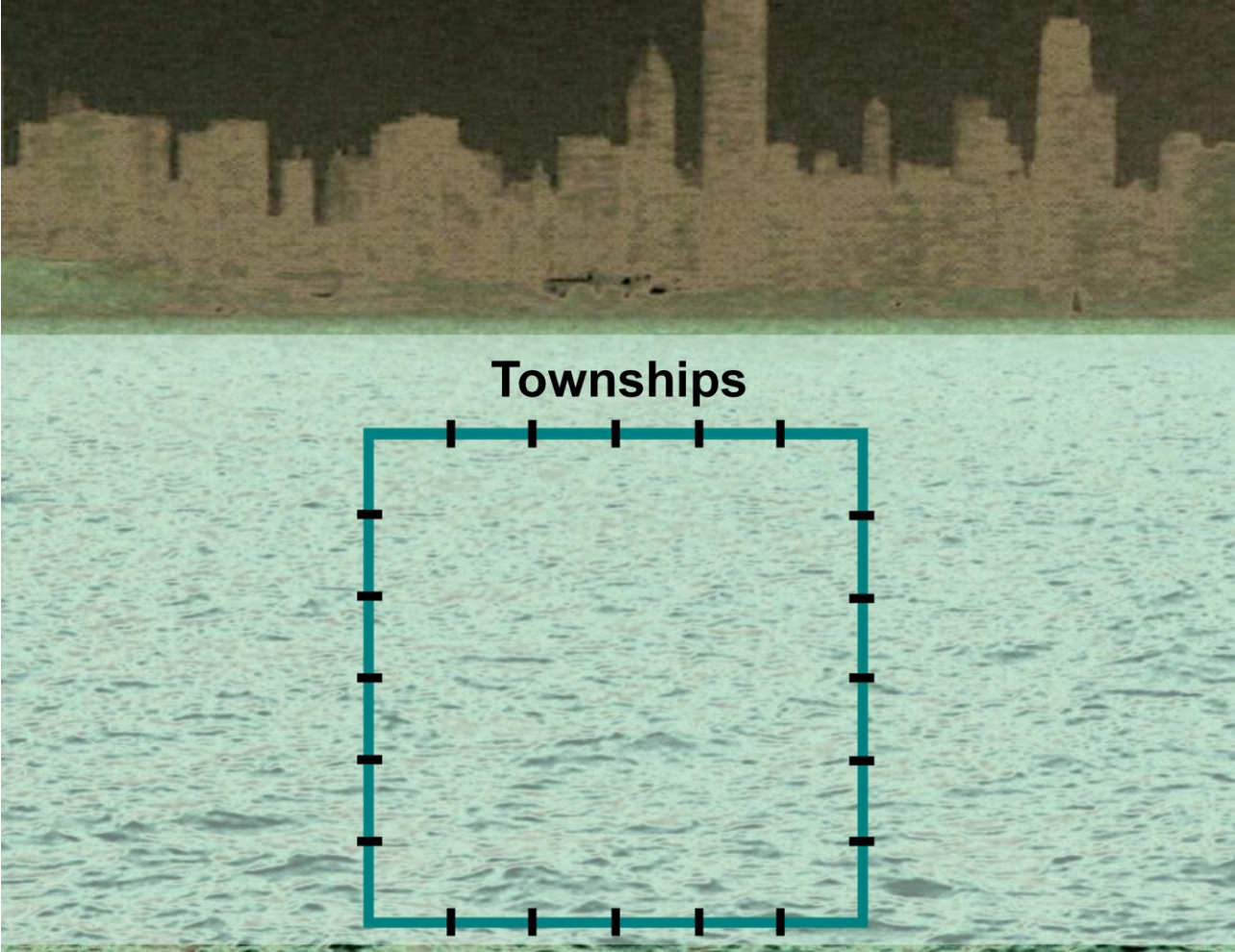




## **Townships**

**The 1785-1796 Land Act  
tells surveyors to divide the land  
into uniform townships six-miles square  
marked at one-mile intervals on the four sides.**






Townships

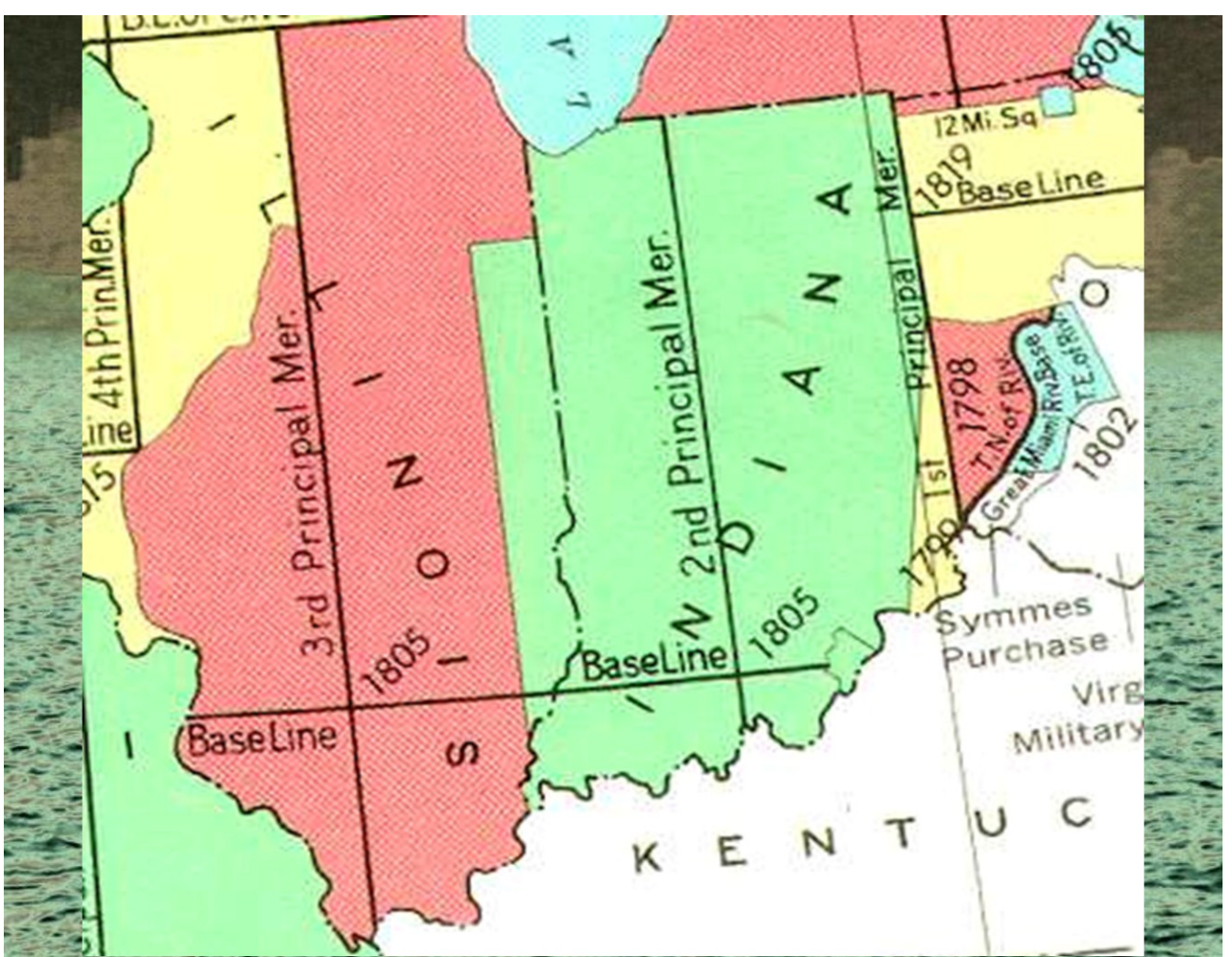


## **Townships**

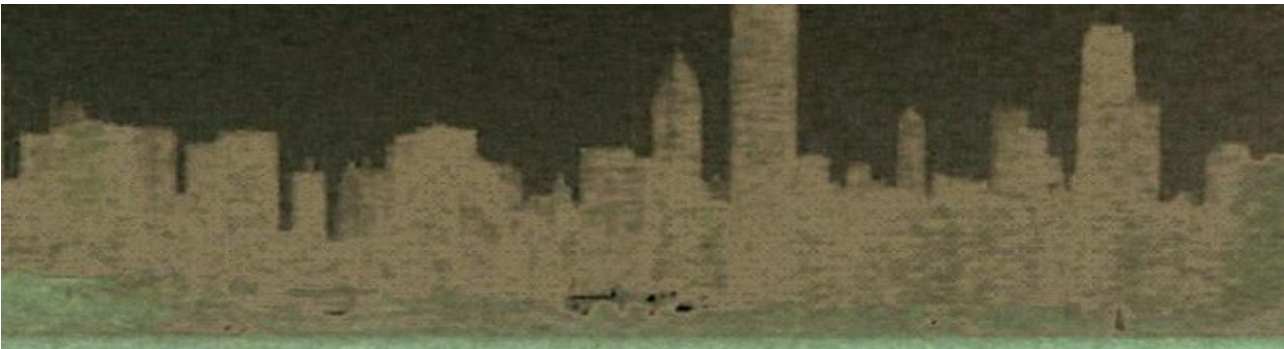
**The townships are measured and numbered from principle lines of latitude and longitude (baselines and meridians).**







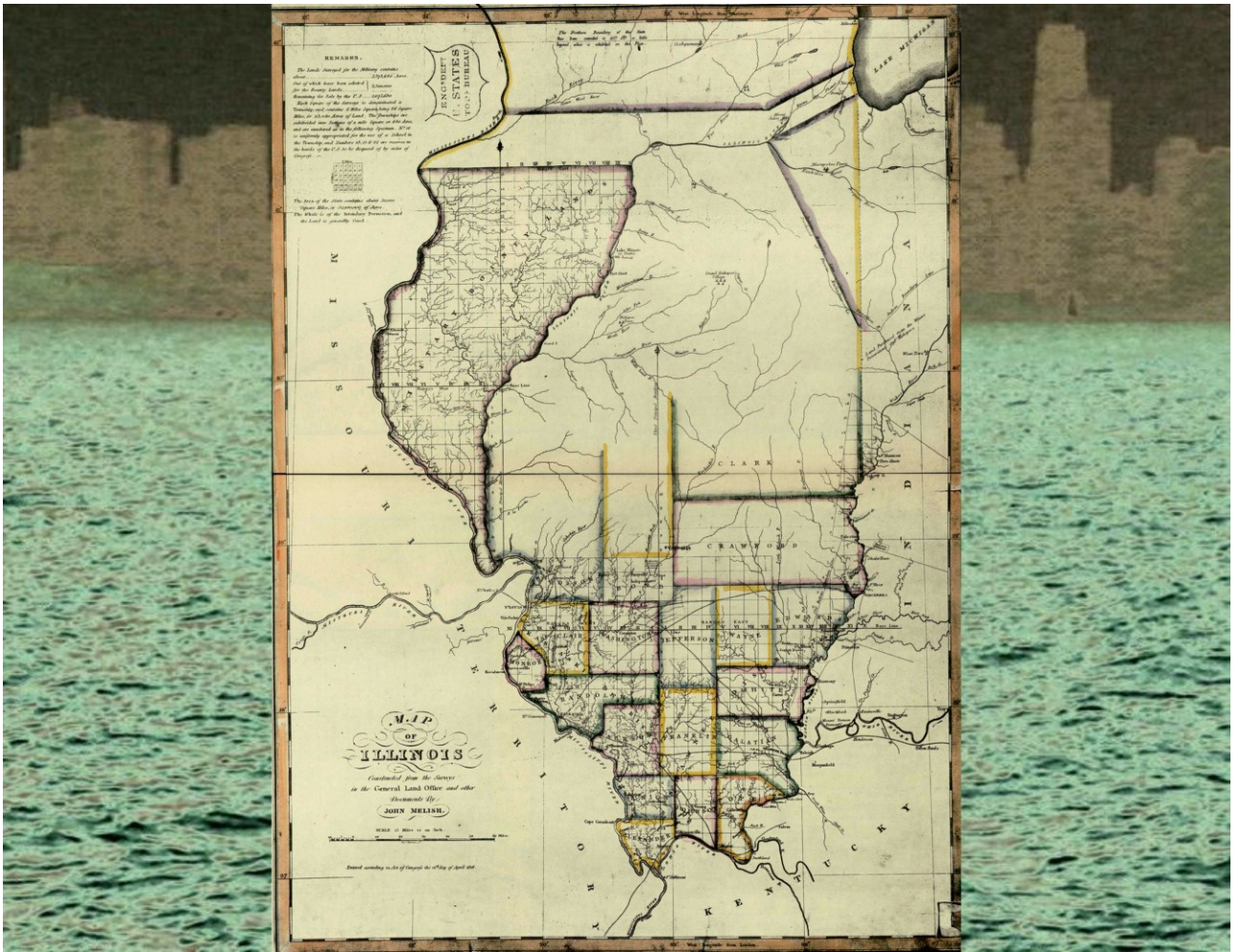
US GLO survey baselines and meridians in Northwest Territory.



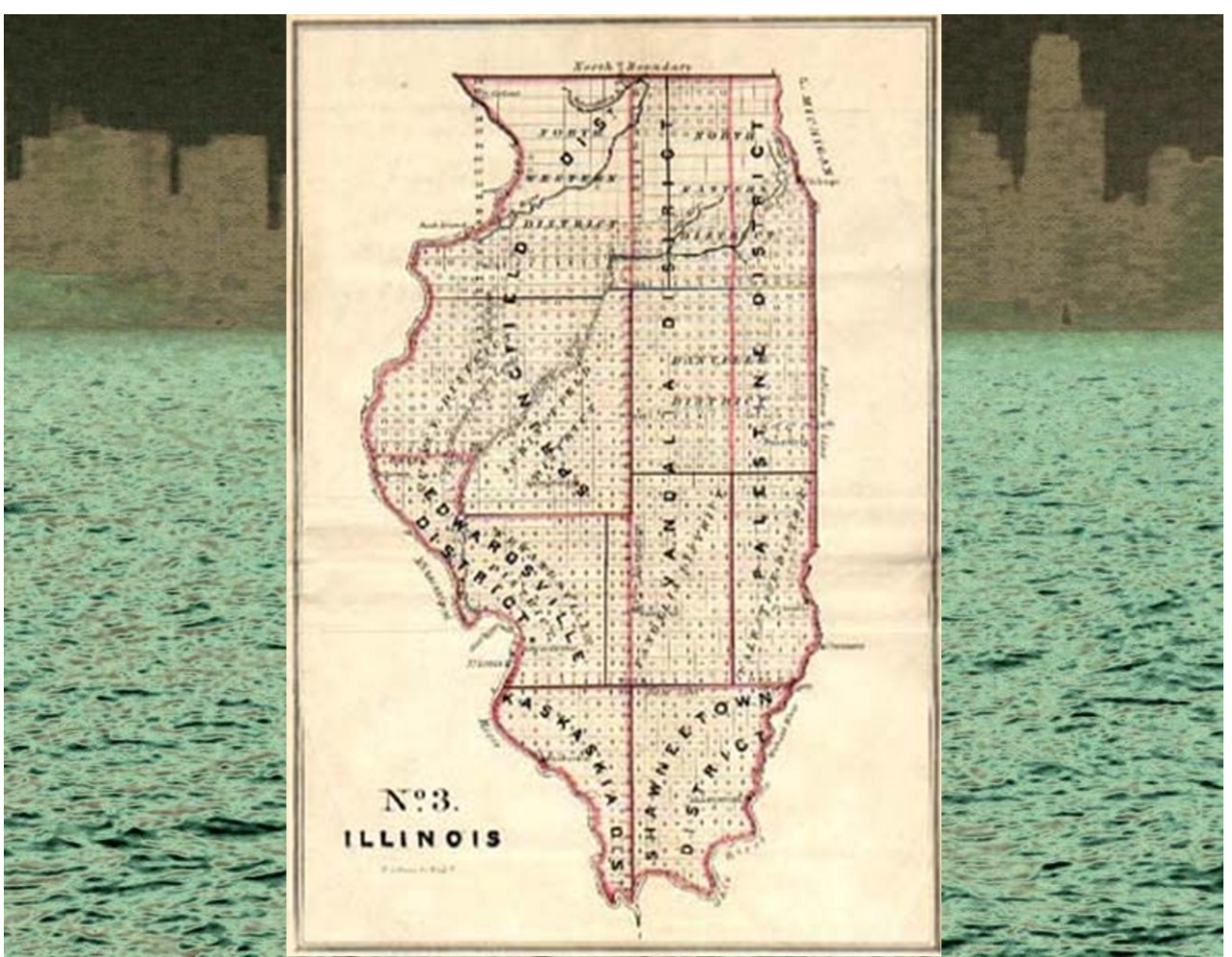
**Townships**  
**Township numbers repeat across**  
**and up and down the United States.**







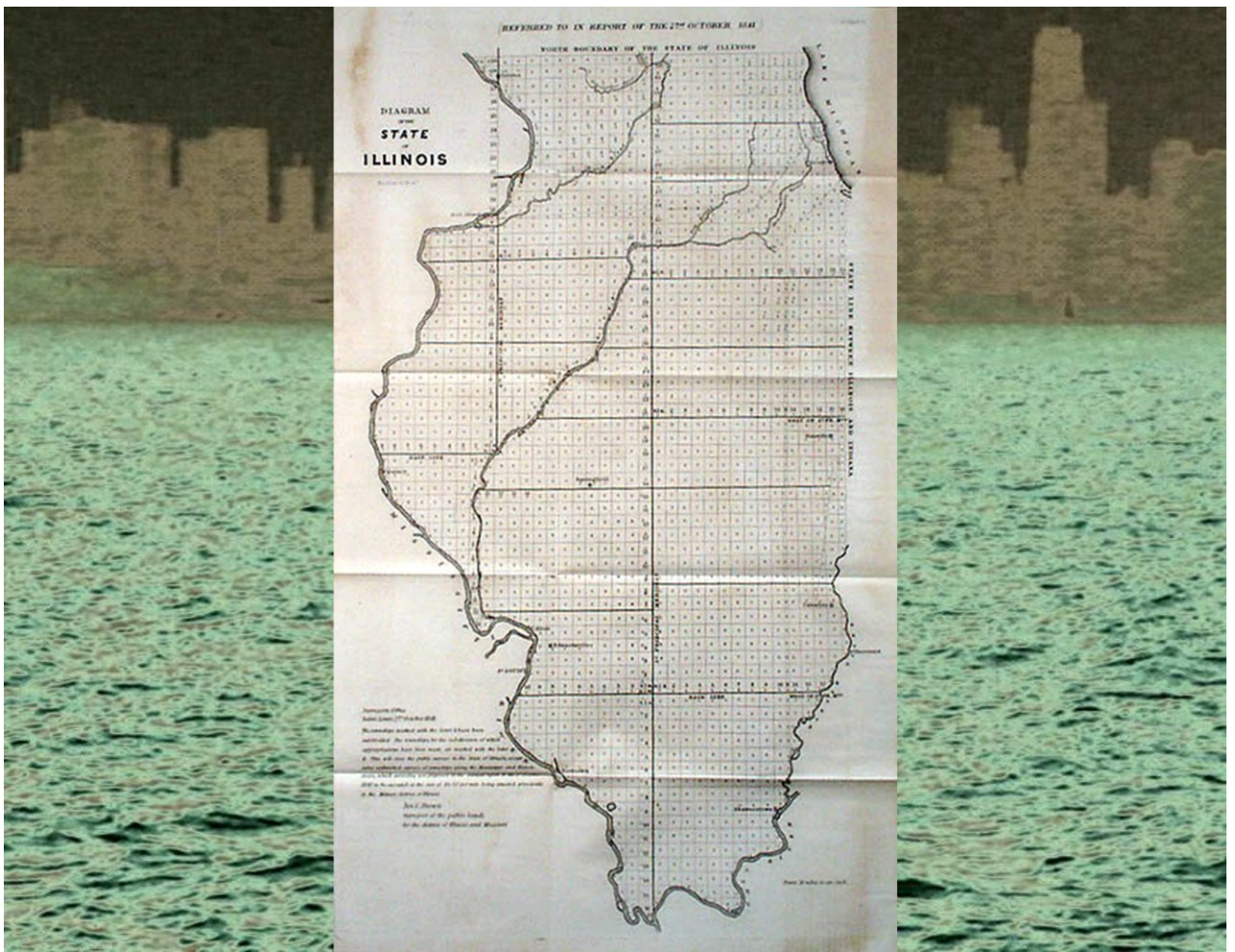
(1818). Illinois counties and extent of US survey.



(1833). US GLO Survey Map. Illinois Townships and extent of US survey at end of Blackhawk War.

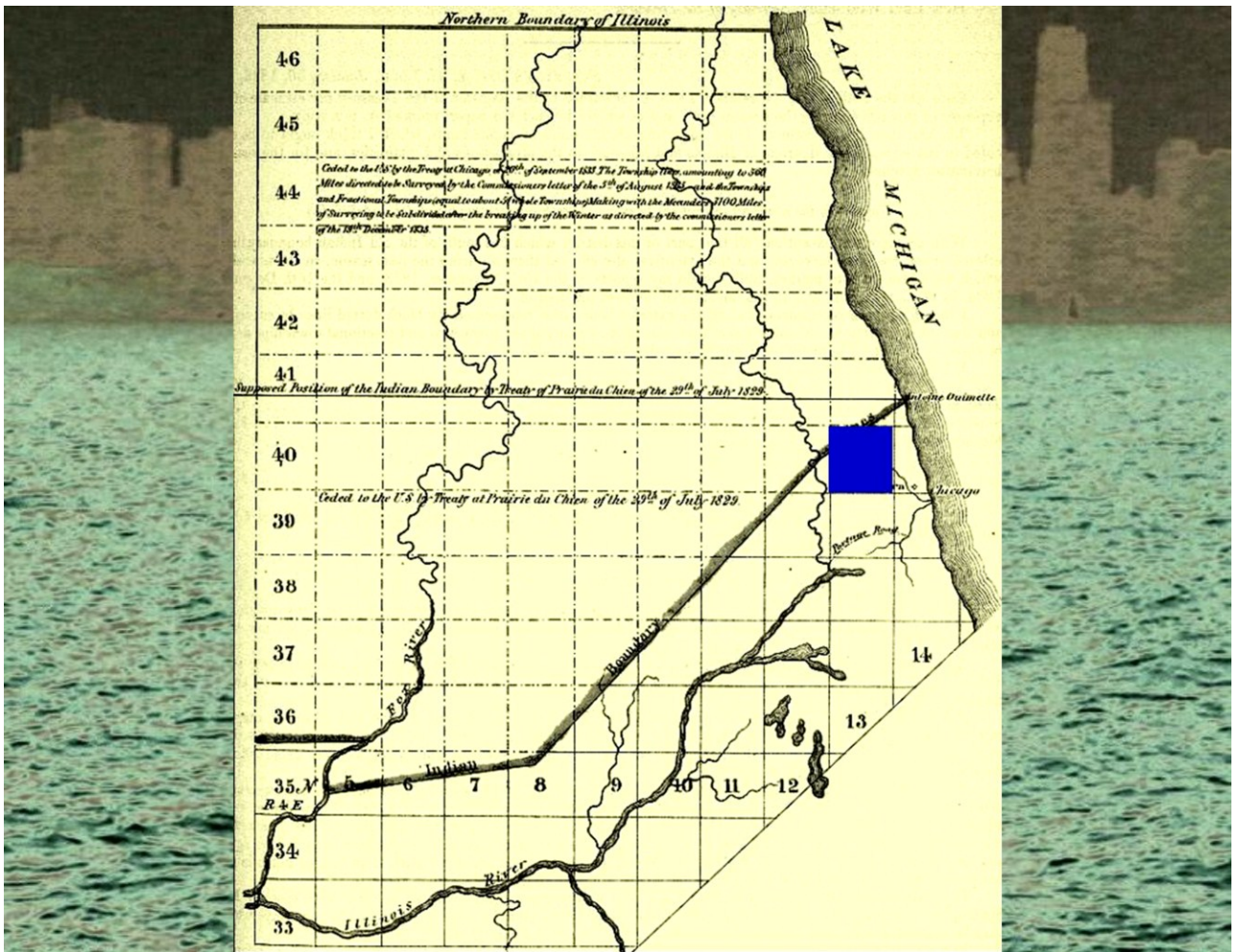






(1841). US GLO Survey Map. Illinois Townships and extent of US survey.





Township 40N (blue square).

North Part of N.E. Land District, of Illinois. Attachment B. Doc. 215. in Woodbury, Levi (US Treasurer) (1836 April 16). Relating to surveys of the public lands in Illinois and Missouri (Document 1509) (page 645). in Dickins, Asbury and Forney, John W. (editors). American State Papers: Public Lands, Volume 8, Washington (DC): Gales and Seaton (1861). [Note: The upper-right hand corner of the page says the map is in Public Lands Volume 7.]

(text on map): "Ceded to the US by the Treaty of Chicago 1833 September. The Townships amounting to 560 miles directed to be surveyed by the Commissioner's letter of 1835 August; and the townships and fractional townships (equal to about 51 whole townships) making with the meanders 3,100 miles of surveying to be subdivided after the breaking up of the winter as directed by the commissioner's letter of 1835 December."

A photograph of a city skyline across a body of water. The skyline is silhouetted against a dark sky, with several tall buildings visible. The water in the foreground is dark and has a textured, rippled surface. The text is overlaid on the water.

## **Townships**

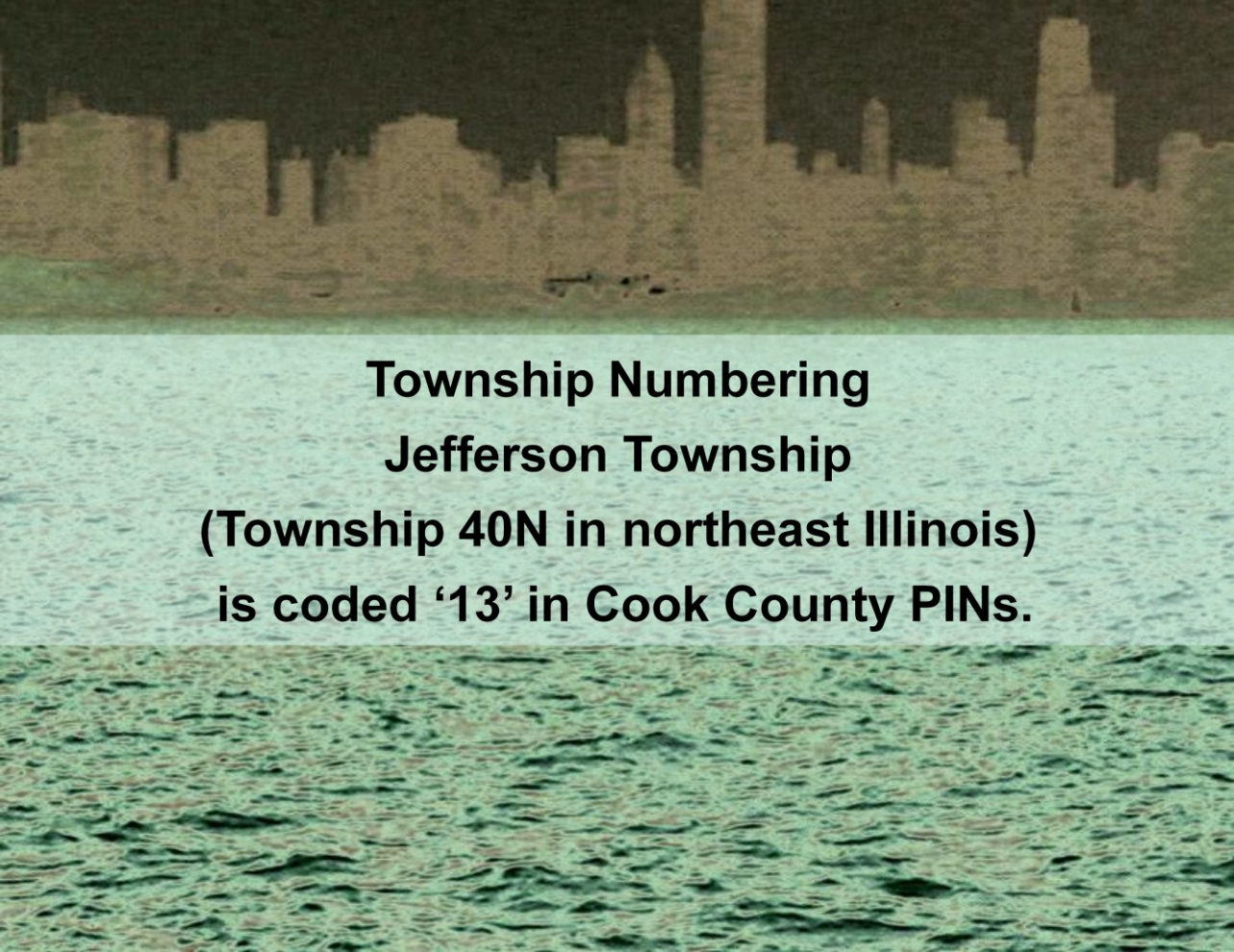
**After the survey and sale of township 40N  
in the 1850s, early inhabitants  
named it Jefferson Township.**



A photograph of a city skyline, likely Chicago, viewed across a body of water. The skyline is silhouetted against a dark sky, with several prominent skyscrapers. The water in the foreground is dark and has a textured, rippled surface.

## **Townships**

**The town and city of Chicago annexed more than 6 adjacent townships, including Jefferson Township, in the 1800s.**

A photograph of a city skyline across a body of water. The skyline is silhouetted against a dark sky, with several tall buildings visible. The water in the foreground is choppy and reflects the light. The text is overlaid on the middle section of the image.

**Township Numbering  
Jefferson Township  
(Township 40N in northeast Illinois)  
is coded '13' in Cook County PINs.**

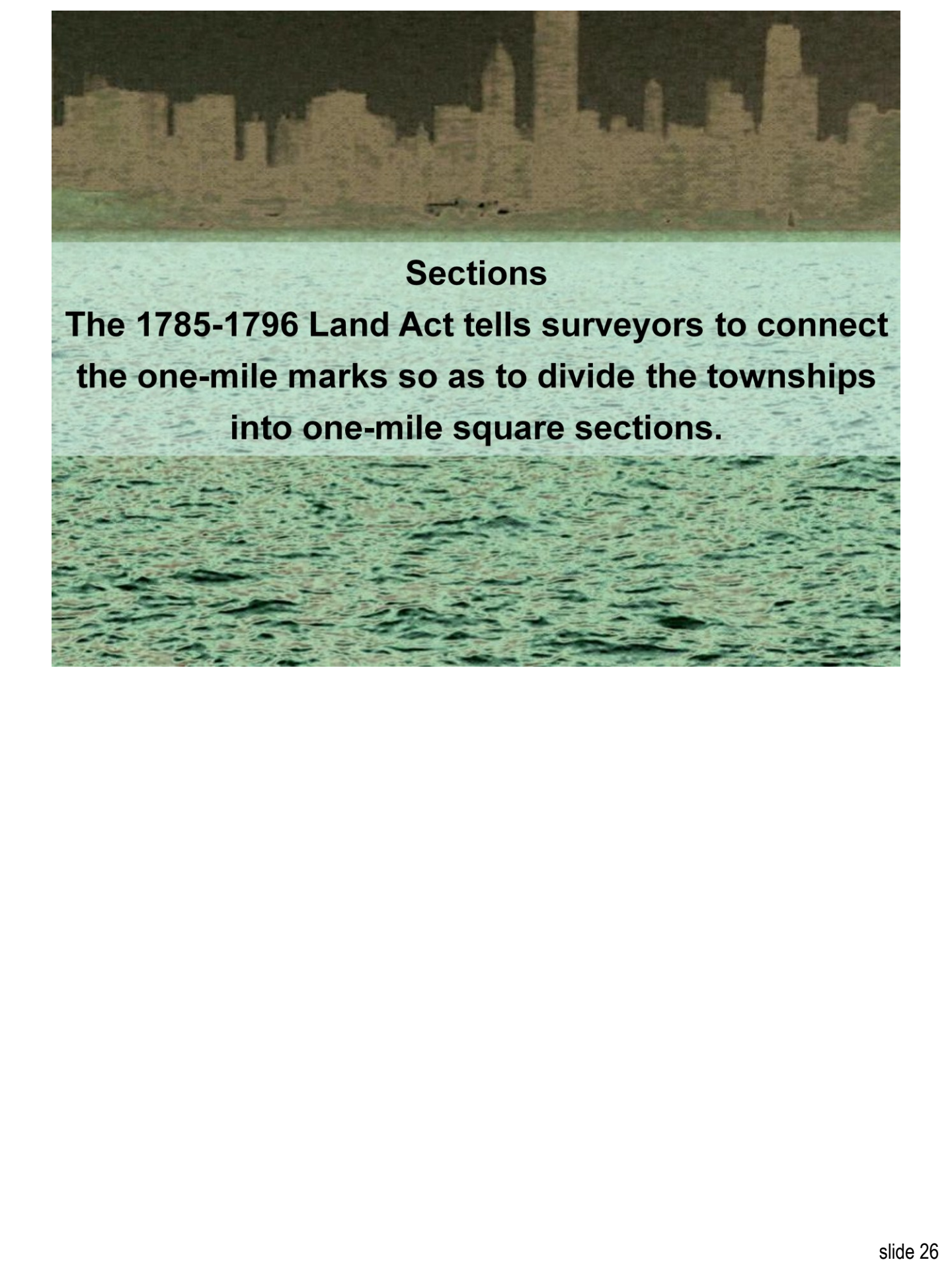




## Cook County PIN format

<b>township</b>	<b>section</b>	<b>block</b>	<b>lot</b>	<b>extra digits</b>
<b>13</b>	<b>00</b>	<b>000</b>	<b>000</b>	<b>0000</b>

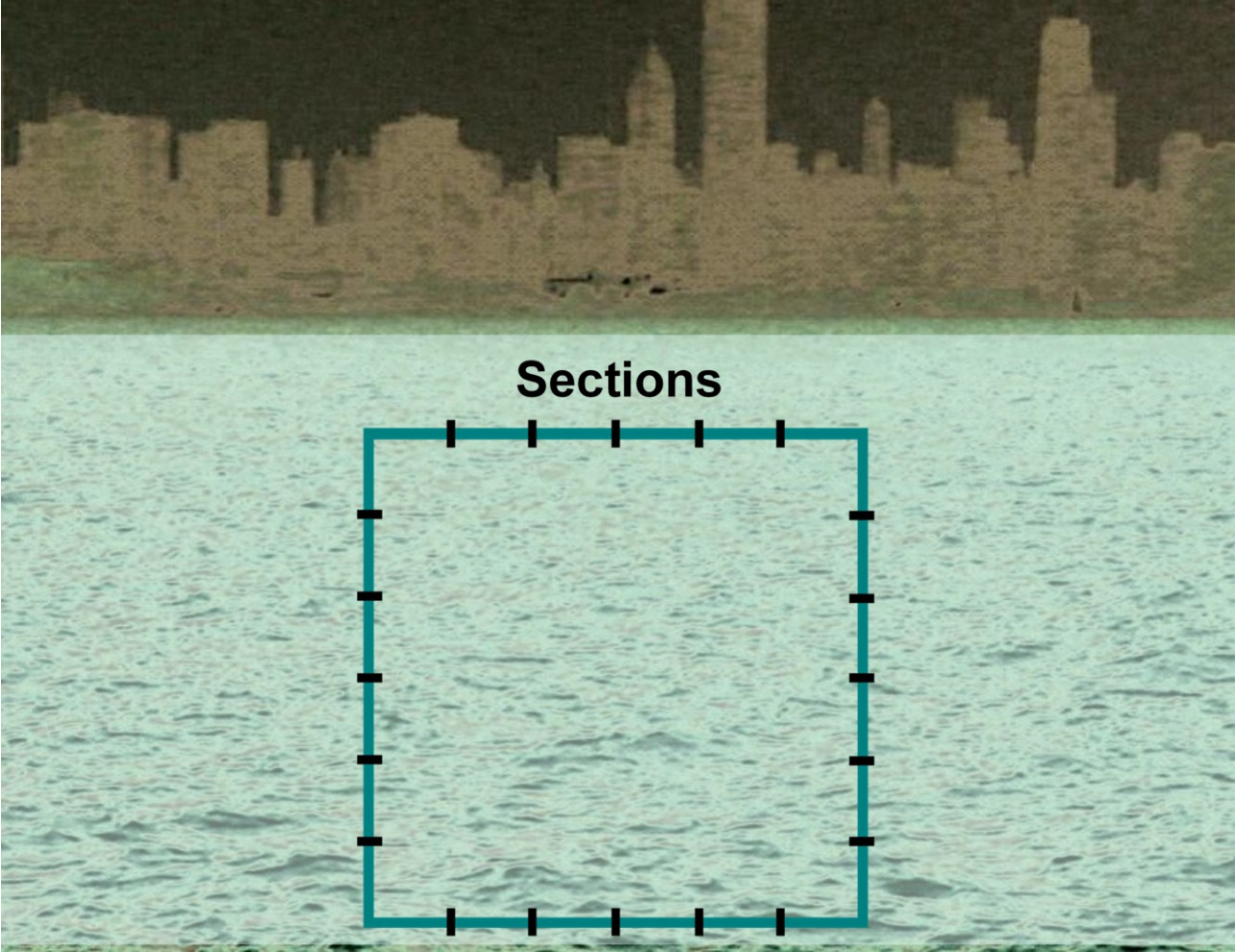




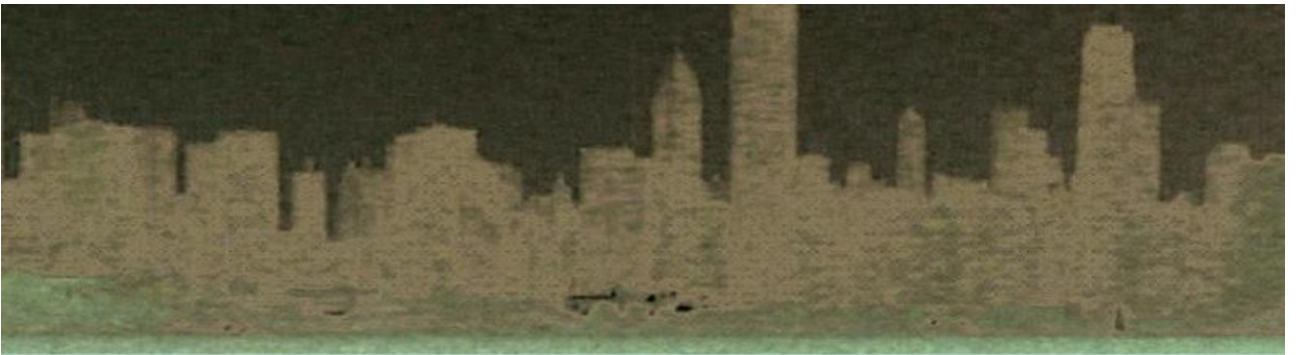
## Sections

**The 1785-1796 Land Act tells surveyors to connect the one-mile marks so as to divide the townships into one-mile square sections.**

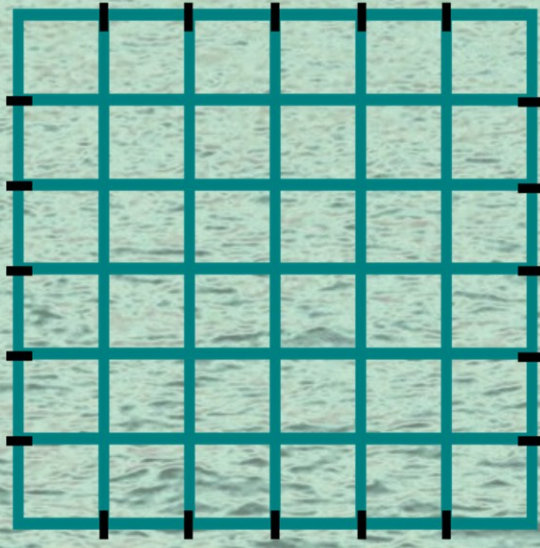




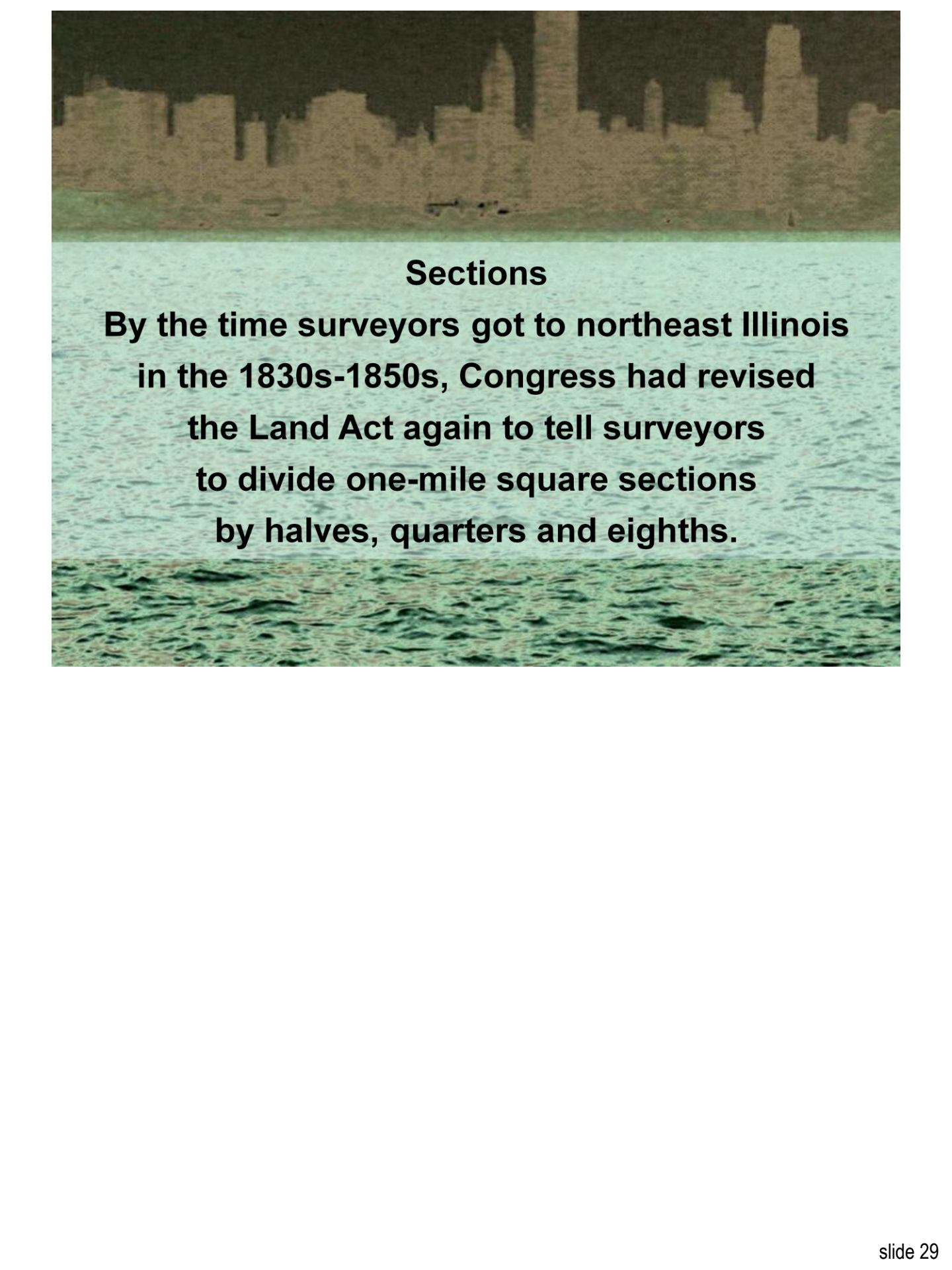
Sections



## Sections

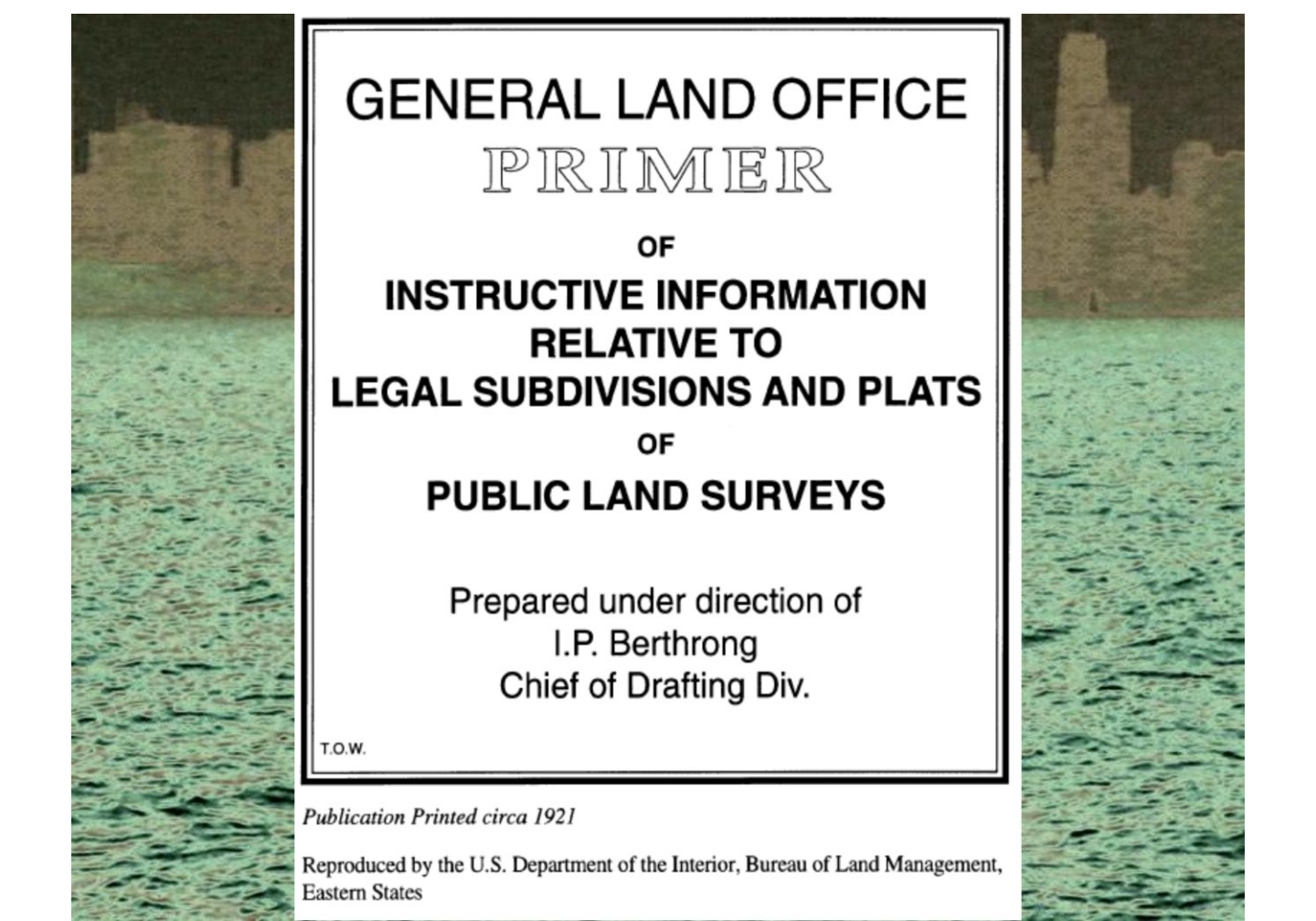




The background of the slide features a photograph of a city skyline, likely Chicago, viewed from across a body of water. The buildings are silhouetted against a dark sky, and the water in the foreground is a deep blue with gentle ripples.

## Sections

**By the time surveyors got to northeast Illinois in the 1830s-1850s, Congress had revised the Land Act again to tell surveyors to divide one-mile square sections by halves, quarters and eighths.**



**GENERAL LAND OFFICE**  
**PRIMER**  
**OF**  
**INSTRUCTIVE INFORMATION**  
**RELATIVE TO**  
**LEGAL SUBDIVISIONS AND PLATS**  
**OF**  
**PUBLIC LAND SURVEYS**

Prepared under direction of  
I.P. Berthrong  
Chief of Drafting Div.

T.O.W.

*Publication Printed circa 1921*

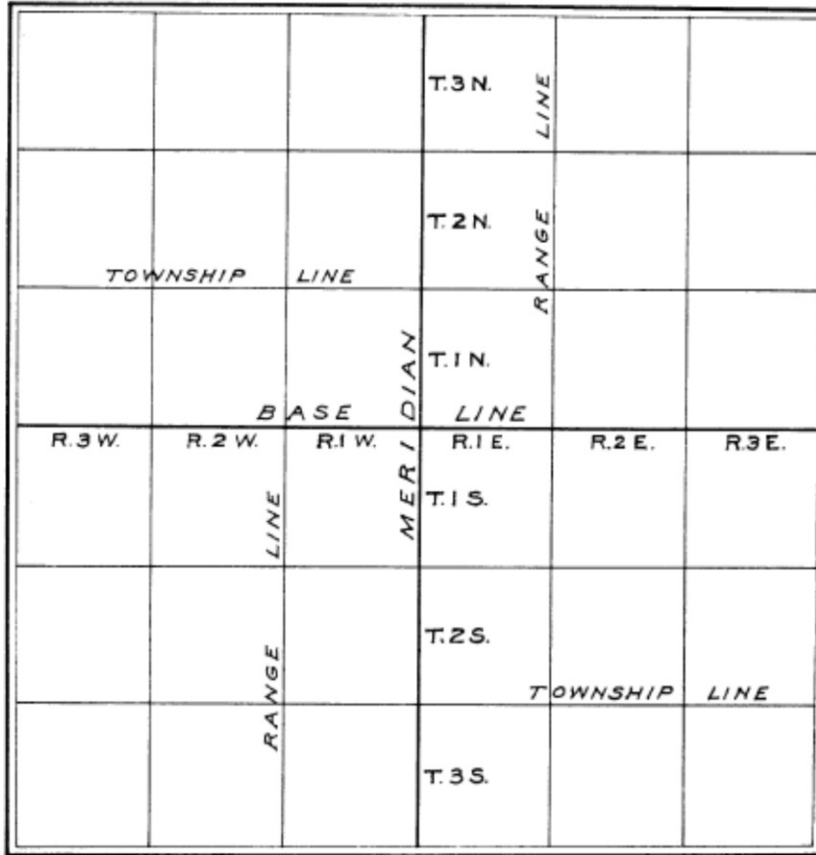
Reproduced by the U.S. Department of the Interior, Bureau of Land Management,  
Eastern States

Berthrong, I.P. (Chief of Drafting Division, USDI, BLM). General Land Office Primer of Instructive Information Relative to Legal Subdivisions and Plats of Public Land Surveys. US Department of the Interior, Bureau of Land Management Eastern States (1921).



# METHOD OF NUMBERING TOWNSHIPS.

North and South from Base Line and East and West from Meridian.

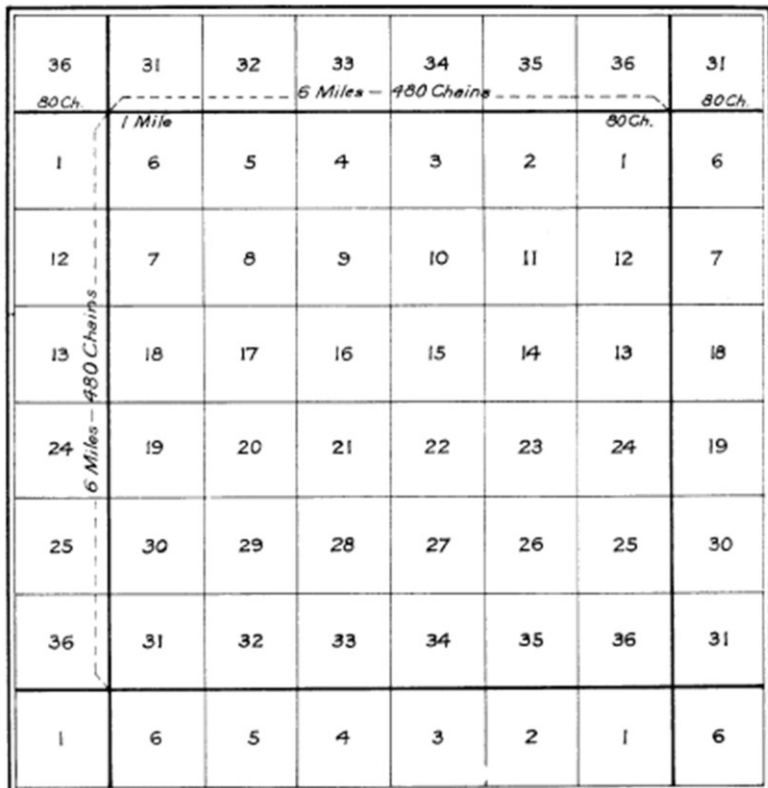


113.

1

Berthrong, I.P. (Chief of Drafting Division, USDI, BLM). General Land Office Primer of Instructive Information Relative to Legal Subdivisions and Plats of Public Land Surveys. US Department of the Interior, Bureau of Land Management Eastern States (1921).

*THEORETICAL  
TOWNSHIP DIAGRAM  
SHOWING  
METHOD OF NUMBERING SECTIONS  
WITH ADJOINING SECTIONS*

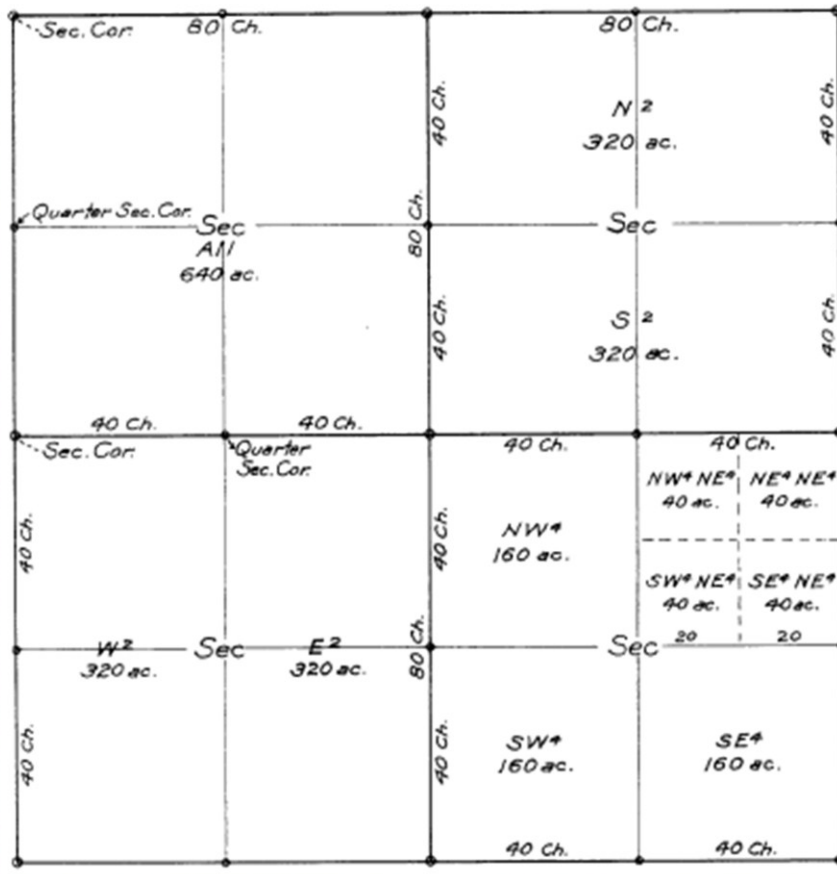


*I. P. S.*

Berthrong, I.P. (Chief of Drafting Division, USDI, BLM). General Land Office Primer of Instructive Information Relative to Legal Subdivisions and Plats of Public Land Surveys. US Department of the Interior, Bureau of Land Management Eastern States (1921).

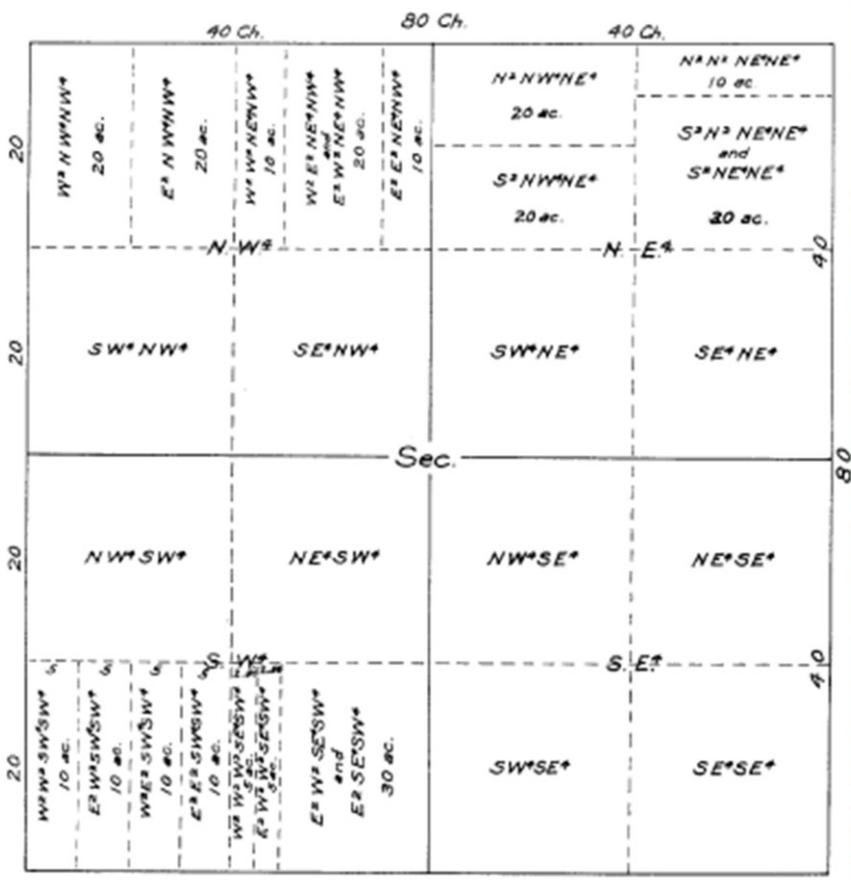


# LEGAL SUBDIVISIONS OF SECTION



Berthrong, I.P. (Chief of Drafting Division, USDI, BLM). General Land Office Primer of Instructive Information Relative to Legal Subdivisions and Plats of Public Land Surveys. US Department of the Interior, Bureau of Land Management Eastern States (1921).

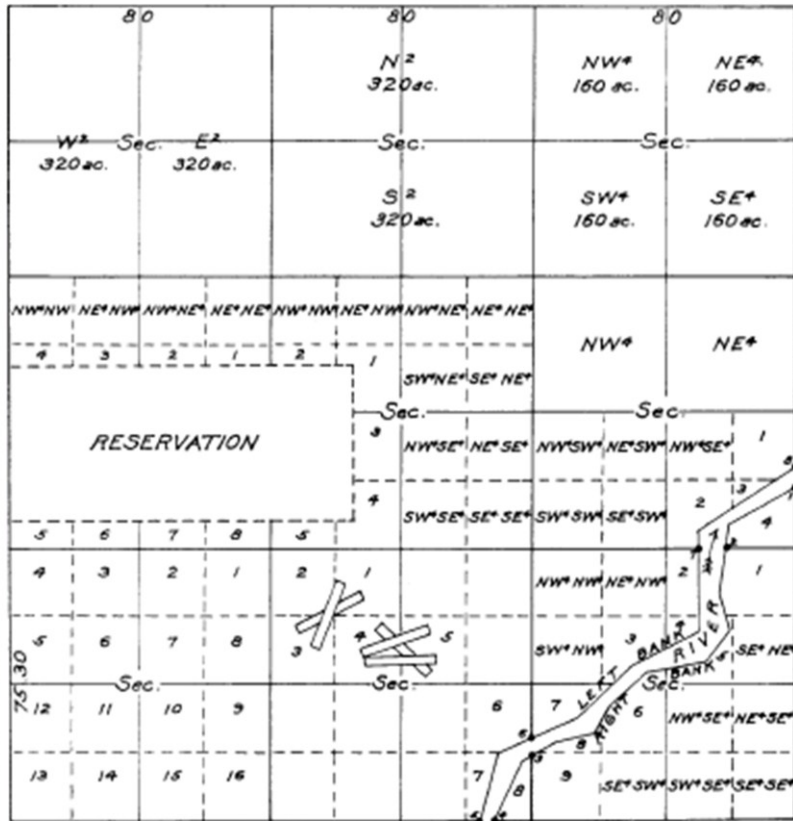
# SHOWING SMALL SUBDIVISIONS



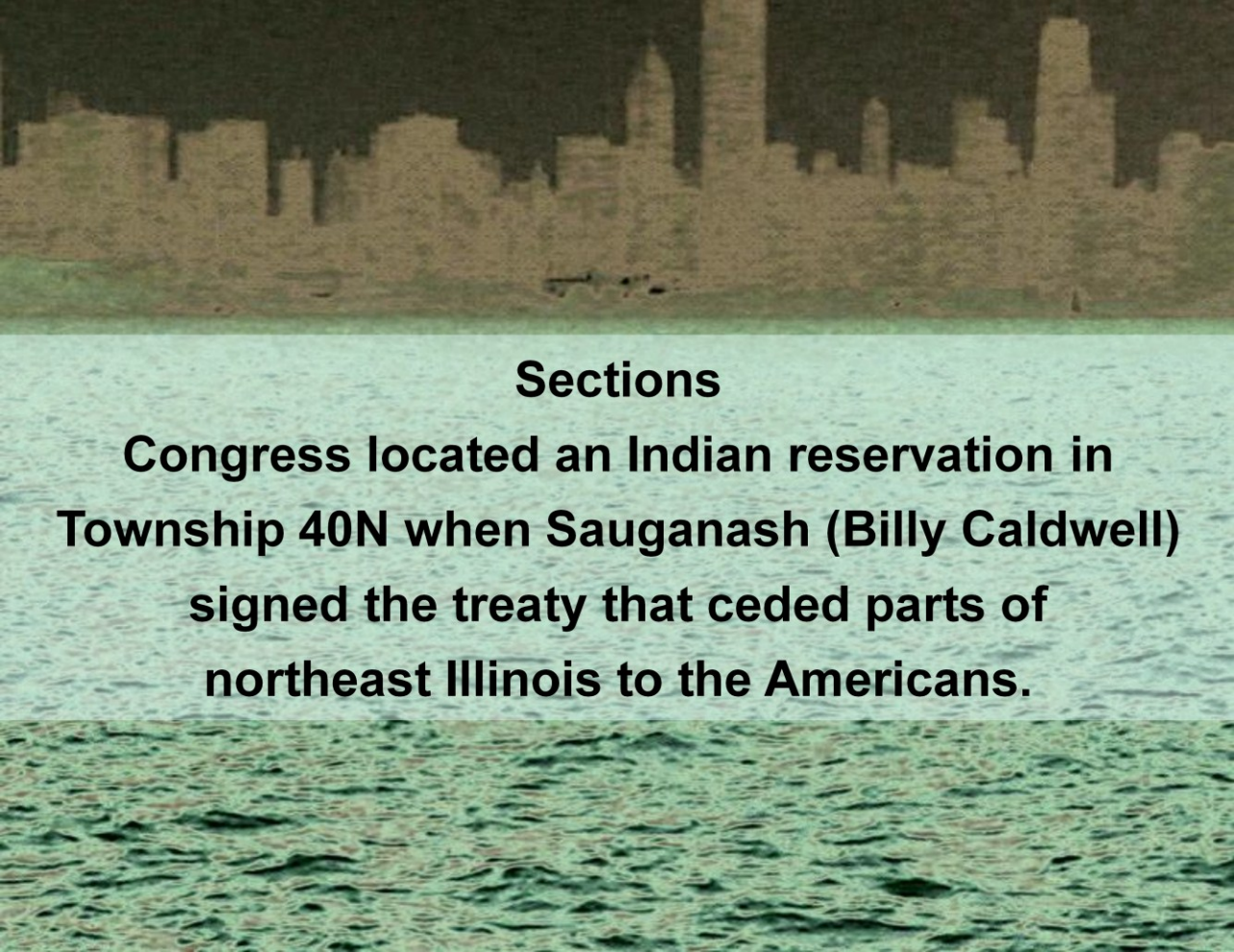
Berthrong, I.P. (Chief of Drafting Division, USDI, BLM). General Land Office Primer of Instructive Information Relative to Legal Subdivisions and Plats of Public Land Surveys. US Department of the Interior, Bureau of Land Management Eastern States (1921).



PART OF TOWNSHIP  
SHOWING  
LEGAL SUBDIVISIONS AND LOTTINGS



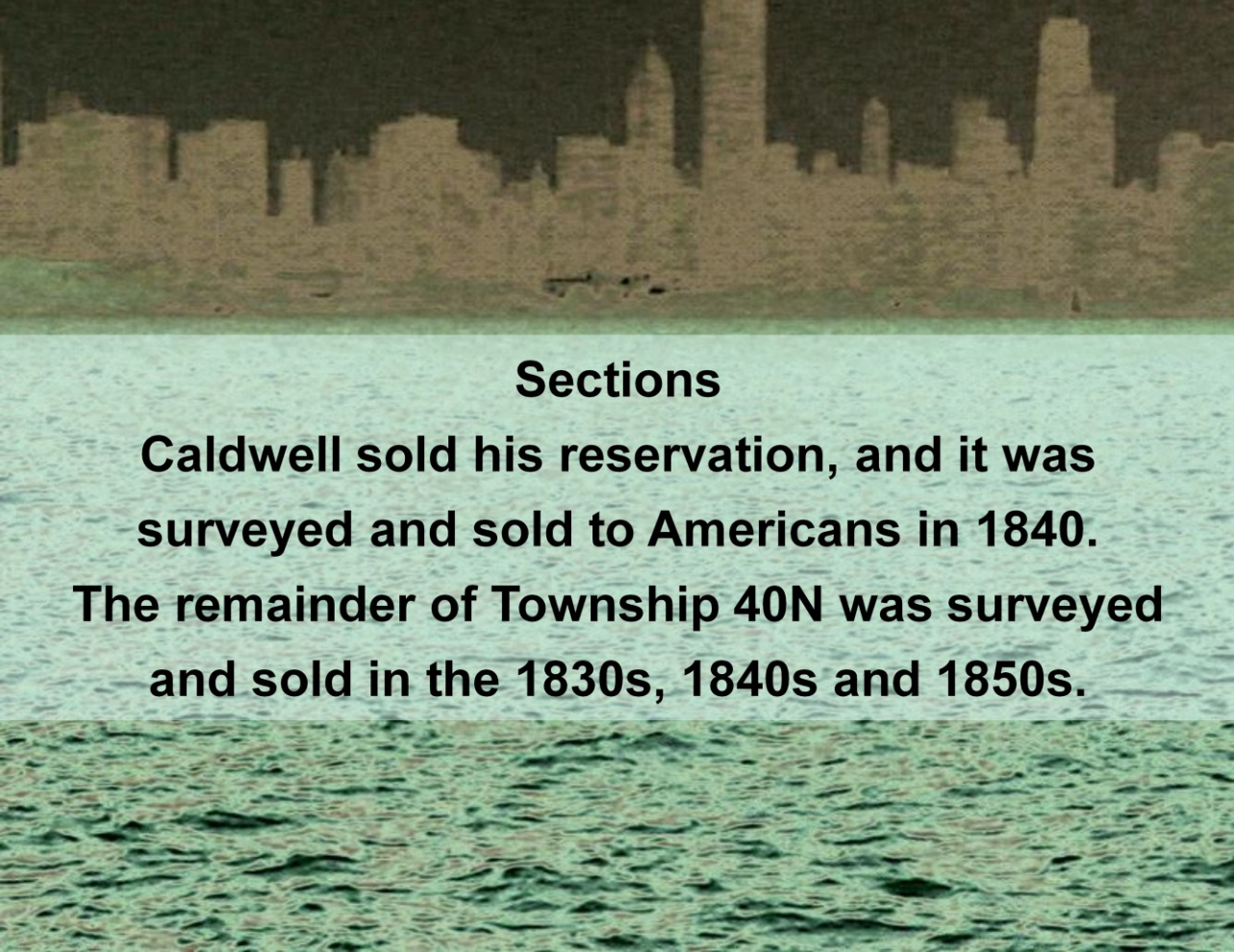
Berthrong, I.P. (Chief of Drafting Division, USDI, BLM). General Land Office Primer of Instructive Information Relative to Legal Subdivisions and Plats of Public Land Surveys. US Department of the Interior, Bureau of Land Management Eastern States (1921).

A photograph of a city skyline at night, reflected in the water. The skyline is dark against a lighter sky, and the water in the foreground is dark with some ripples. The text is overlaid on the water.

## Sections

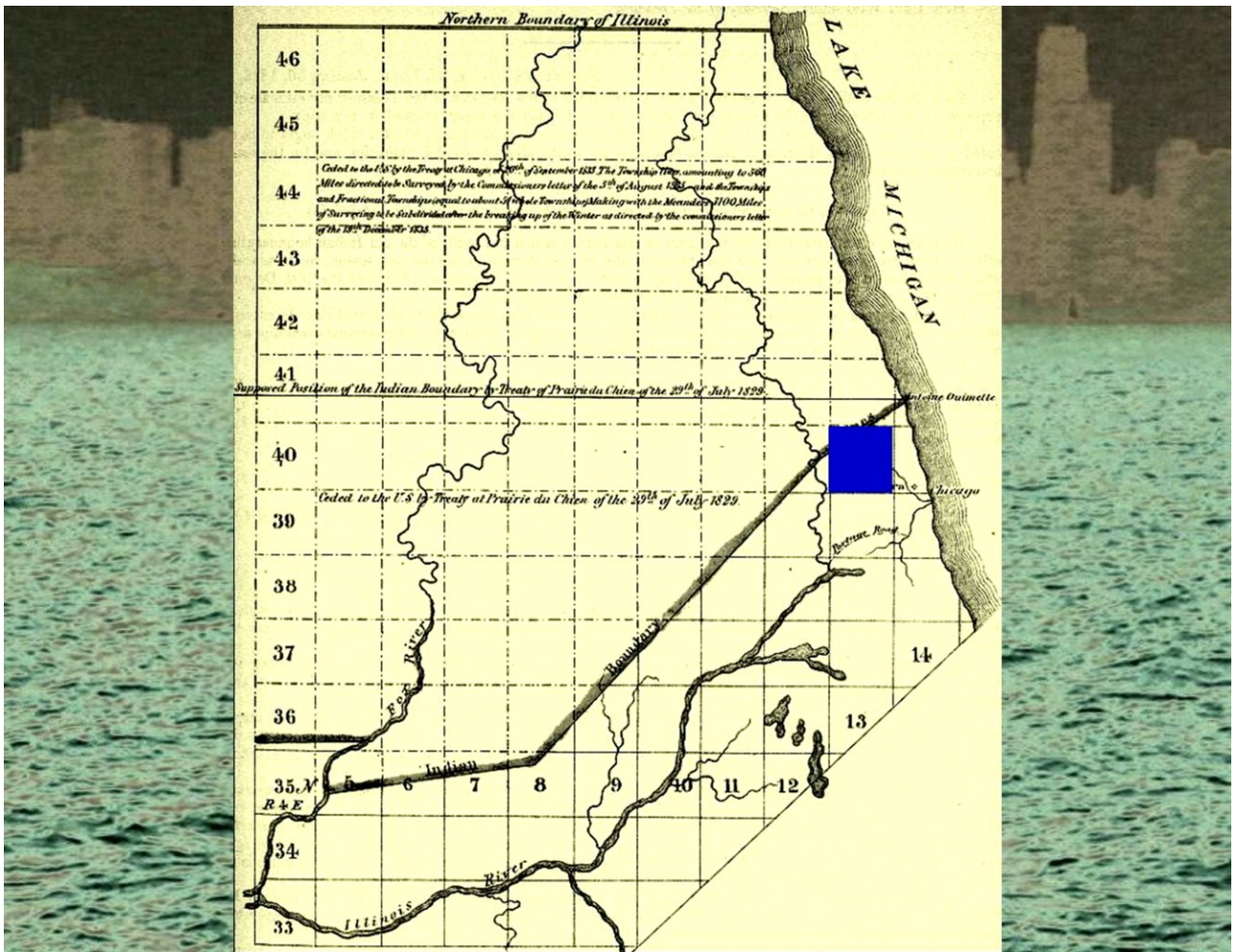
**Congress located an Indian reservation in Township 40N when Sauganash (Billy Caldwell) signed the treaty that ceded parts of northeast Illinois to the Americans.**



A photograph of a city skyline across a body of water. The skyline is silhouetted against a dark sky, with several tall buildings visible. The water in the foreground is dark and has some ripples. The text is overlaid on the water.

## **Sections**

**Caldwell sold his reservation, and it was surveyed and sold to Americans in 1840. The remainder of Township 40N was surveyed and sold in the 1830s, 1840s and 1850s.**



Township 40N (blue square).

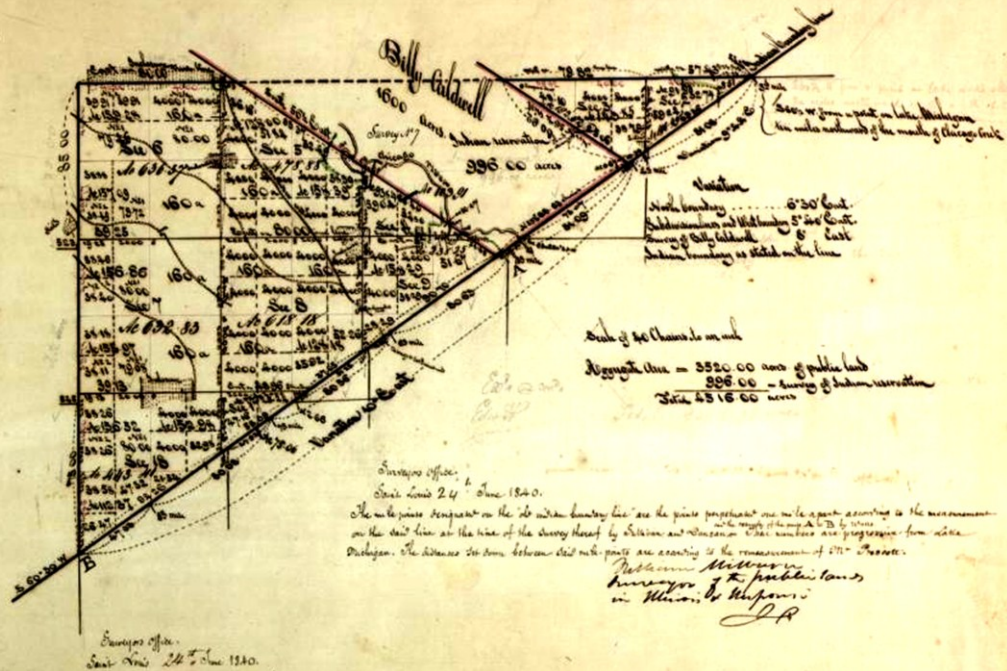
North Part of N.E. Land District, of Illinois. Attachment B. Doc. 215. in Woodbury, Levi (US Treasurer) (1836 April 16). Relating to surveys of the public lands in Illinois and Missouri (Document 1509) (page 645). in Dickins, Asbury and Forney, John W. (editors). American State Papers: Public Lands, Volume 8, Washington (DC): Gales and Seaton (1861). [Note: The upper-right hand corner of the page says the map is in Public Lands Volume 7.]

(text on map): "Ceded to the US by the Treaty of Chicago 1833 September. The Townships amounting to 560 miles directed to be surveyed by the Commissioner's letter of 1835 August; and the townships and fractional townships (equal to about 51 whole townships) making with the meanders 3,100 miles of surveying to be subdivided after the breaking up of the winter as directed by the commissioner's letter of 1835 December."





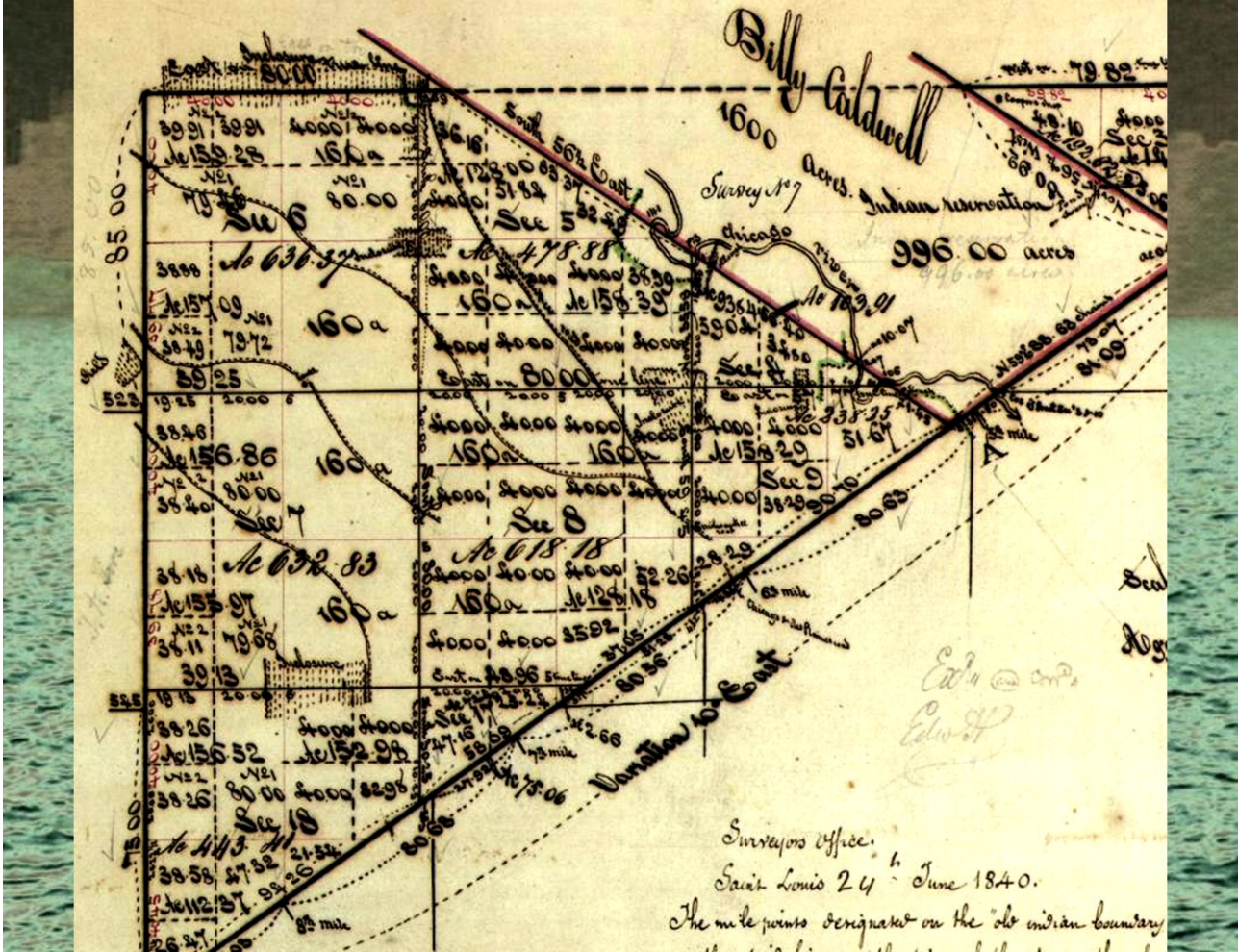
# Fractional Township 40 North, 14th Range, 13 East, 1st principal Meridian



fractional township 40 n 1840 includes billy caldwell reservation

<http://landplats.ilsos.net:9001/StyleServer/calcrn?cat=Cook&item=30-12.sid&wid=600&hei=400&style=basic/default.xsl>

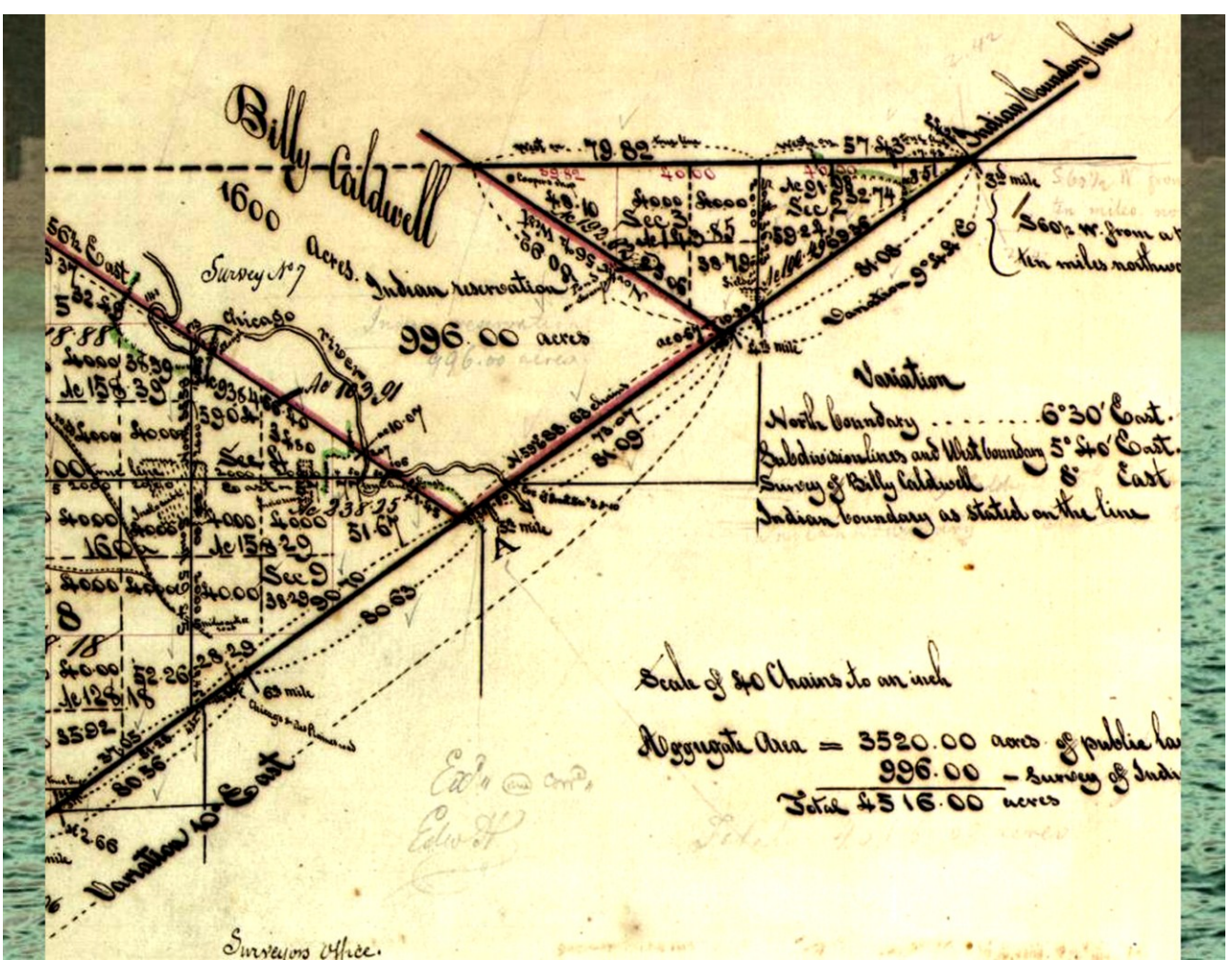




fractional township 40 n 1840 includes billy caldwell reservation

<http://landplats.ilsos.net:9001/StyleServer/calcrn?cat=Cook&item=30-12.sid&wid=600&hei=400&style=basic/default.xsl>

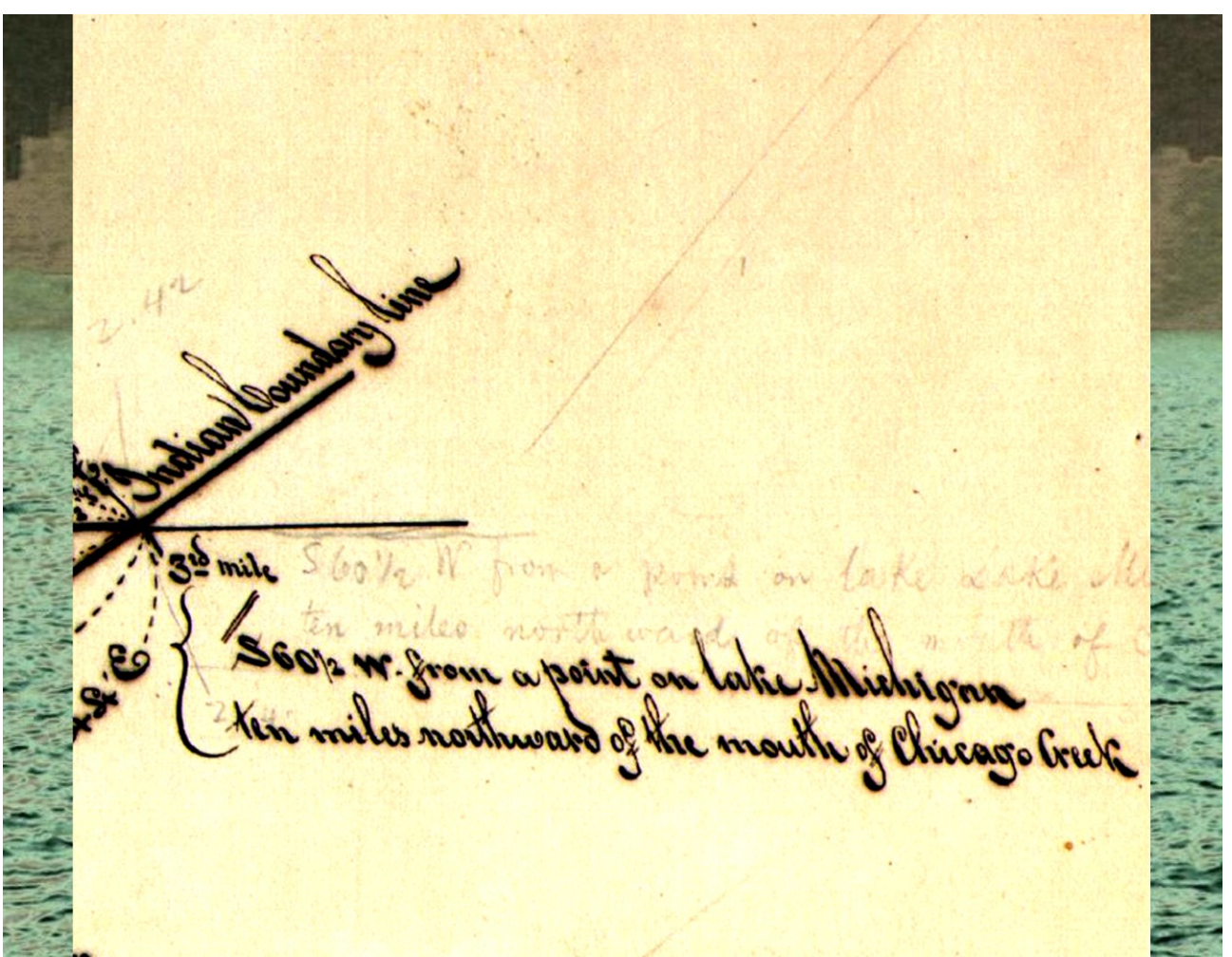




fractional township 40 n 1840 includes billy caldwell reservation

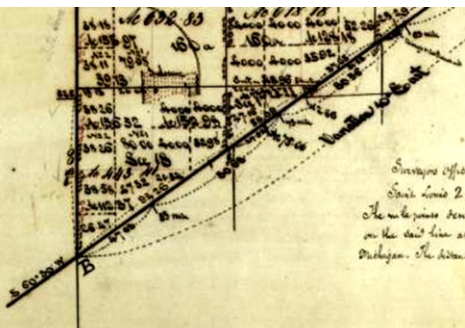
<http://landplats.ilsos.net:9001/StyleServer/calcrn?cat=Cook&item=30-12.sid&wid=600&hei=400&style=basic/default.xsl>





fractional township 40 n 1840 includes billy caldwell reservation

<http://landplats.ilsos.net:9001/StyleServer/calcrn?cat=Cook&item=30-12.sid&wid=600&hei=400&style=basic/default.xsl>



Book of 40 Chained on and  
 Aggregate Area = 5520.00 acres of public land  
 886.00 - Survey of Indian Reservation  
 Total 4634.00 acres

Surveyor Office,  
 Saint Louis 24<sup>th</sup> June 1840.  
 The mile points designated on the 'old Indian boundary line' are the points perpetuated one mile apart according to the measurements on the said line at the time of the survey thereof by Sullivan and Duncan with the exception of the mile points A & B which are progressive from Lake Michigan. The distances set down between said mile-points are according to the measurements of 1817. Witness:

William Miller  
 Surveyor of the public lands  
 in Illinois, by his power  
 J.P.

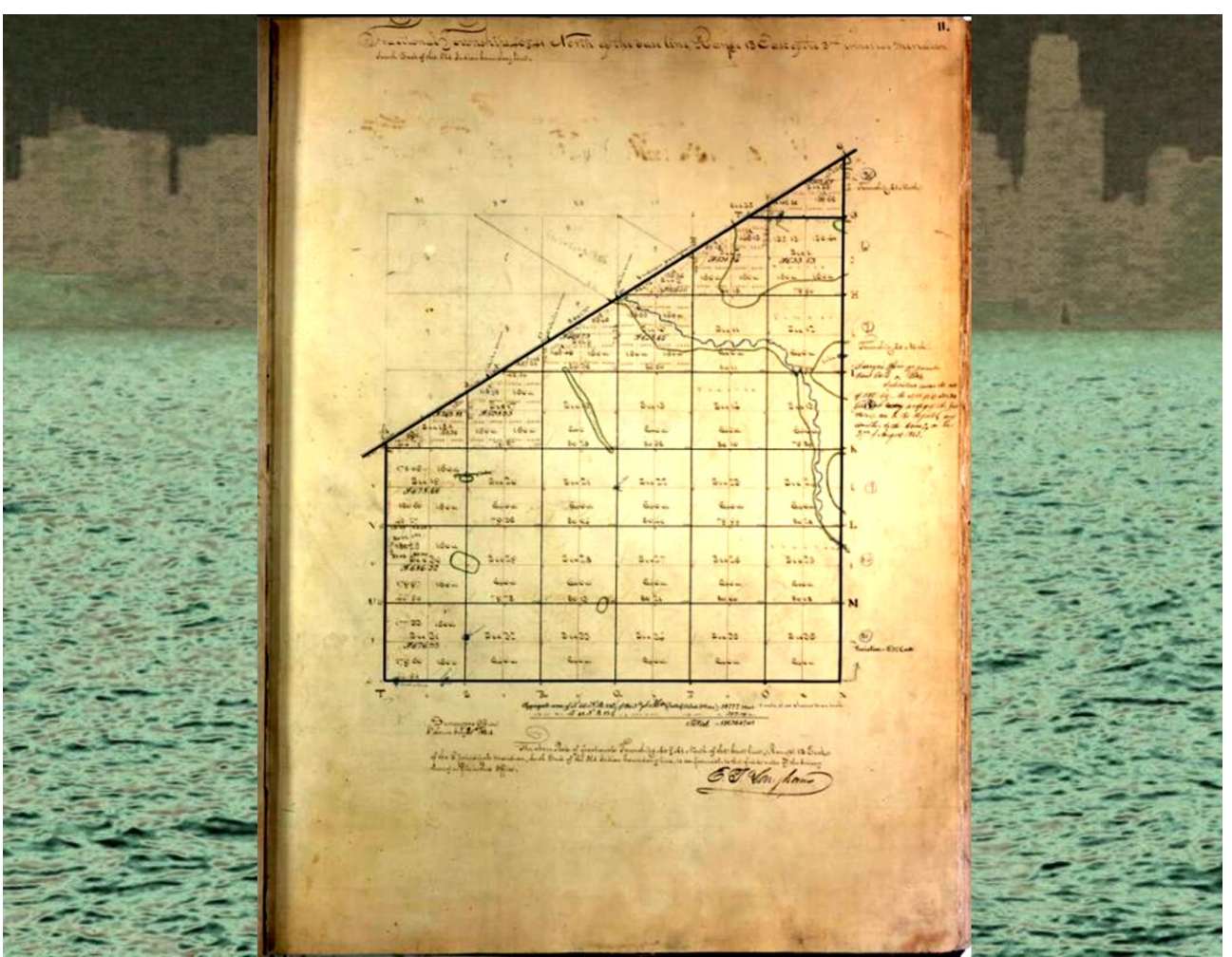
Surveyor Office,  
 Saint Louis 24<sup>th</sup> June 1840.

The above plat of fractional township 40 north of the base line, range 10 east of the 2<sup>nd</sup> principal meridian, north-west of the old Indian boundary line, is strictly conformable to the field notes of the survey thereof on file in this office which have been examined and approved. The South eastern boundary of this fractional township which is designated 'old Indian boundary line' was surveyed in the 4<sup>th</sup> quarter of 1818 by John C. Sullivan, as principal surveyor, and James M. Duncan, as assistant surveyor, under the authority of a letter from William Reiter, Surveyor of the public lands in the States (now States) of Illinois and Missouri, dated the 18<sup>th</sup> of October 1818, authorizing the said Sullivan and Duncan to survey under the direction of Commissioners Graham and Phelps appointed by the President of the United States to run the line of the treaty ceded by the treaty of Saint Louis of the 24<sup>th</sup> of August 1816 (page 177 and following laws edition of 1825) - this being the line agreed to be run from a point 10 miles north of the west end of the Portage between Chicago creek, which empties into Lake Michigan and the river Des Plaines, a line of the said line is a direct line to a point on Lake Michigan, six miles north-west of the mouth of Chicago creek, and was found by said Sullivan and Duncan to run from the line A & B was surveyed in the year 1818, and was surveyed in the year 1818, for the purpose of placing the surveyors 60 miles from the said Indian boundary line was surveyed and the fractional section corners for the surveys on the S.E. side thereof, and the mile-points thereon, were returned in the 2<sup>nd</sup> quarter of 1827, by Chas. S. Brown, under contract signed by the Surveyor General on the 5<sup>th</sup> of May, and by M. Leavitt on the 2<sup>nd</sup> of June 1827 - This survey was paid for in the 4<sup>th</sup> quarter of 1828, and charged in the account current of the Surveyor General, during that quarter October 1<sup>st</sup> - The West boundary of this fractional township, Double - the north boundary (viz) East of the survey of Dr. Wm. Caldwell's Indian Reservation, South 57.25 chains - and west of said Caldwell's survey South 1 mile 53 chains - together 2 miles 55.25 chains, and the subdivision lines South 25.82 chains, were surveyed - and the lines of the public surveys were connected with the survey of the Indian reservation, South 24.32 chains, as in the 4<sup>th</sup> quarter of 1829, by George W. Harrison, under contract dated the 21<sup>st</sup> of September of the same year. They were paid for in the 2<sup>nd</sup> quarter of 1830, and they will be charged in the account current of the Surveyor General, during the said quarter, under the general appropriation for surveying the public lands - October 1<sup>st</sup> 1830 - The tract of 1600 acres granted to Dr. Wm. Caldwell by the 4<sup>th</sup> article of the treaty between the United States and the United Nations of Chippewa, Ottawa and Pottawatomi Indians, ratified on the 2<sup>nd</sup> day of January 1820, was surveyed in the 2<sup>nd</sup> quarter of 1826 by A. B. Evans under instructions from this office, dated the 10<sup>th</sup> of May of the same year. It was not approved from the files of accounts in this office, that the surveying by Mr. Evans, has as yet been paid for.

William Miller  
 Surveyor of the public lands  
 in the State of Illinois & Missouri.  
 J.P.

fractional township 40 n 1840 includes billy caldwell reservation  
<http://landplats.ilsos.net:9001/StyleServer/calcrn?cat=Cook&item=30-12.sid&wid=600&hei=400&style=basic/default.xsl>





Jefferson Township (Cook County, Illinois). 1845 GLO survey plat.

Found at <http://landplats.ilsos.net/Cook.html>

Township 40 North.

Surveyor's Office 12<sup>th</sup> November  
Saint Louis <sup>Mo.</sup> (St. L.),

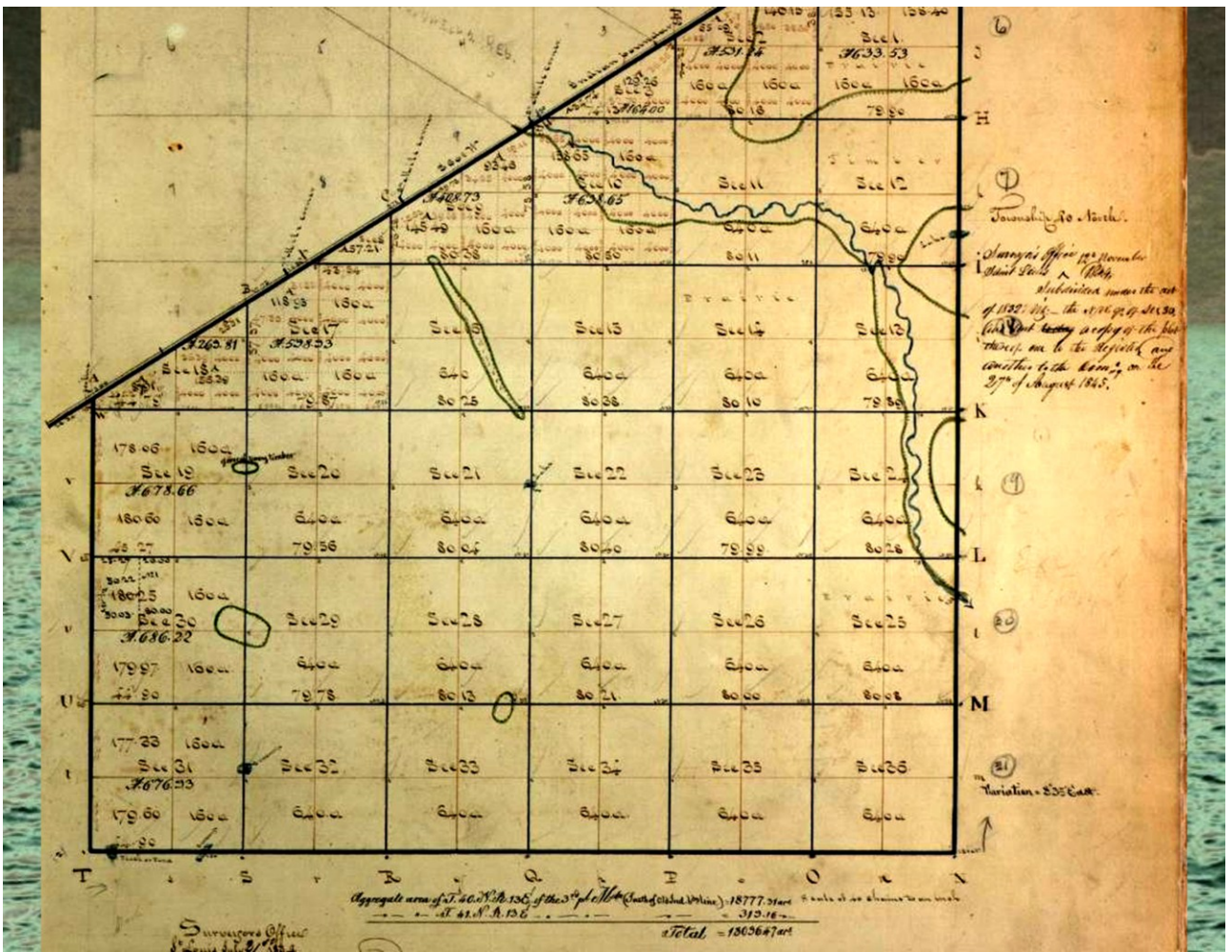
Subdivided under the act  
of 1832; viz: - the xxv. ch. of Sec. 30,  
and sent ~~to day~~ a copy of the plot  
thereof one to the Register and  
another to the Com<sup>rs</sup> on the  
27<sup>th</sup> of August 1845.

K

Jefferson Township (Cook County, Illinois). 1845 GLO survey plat.

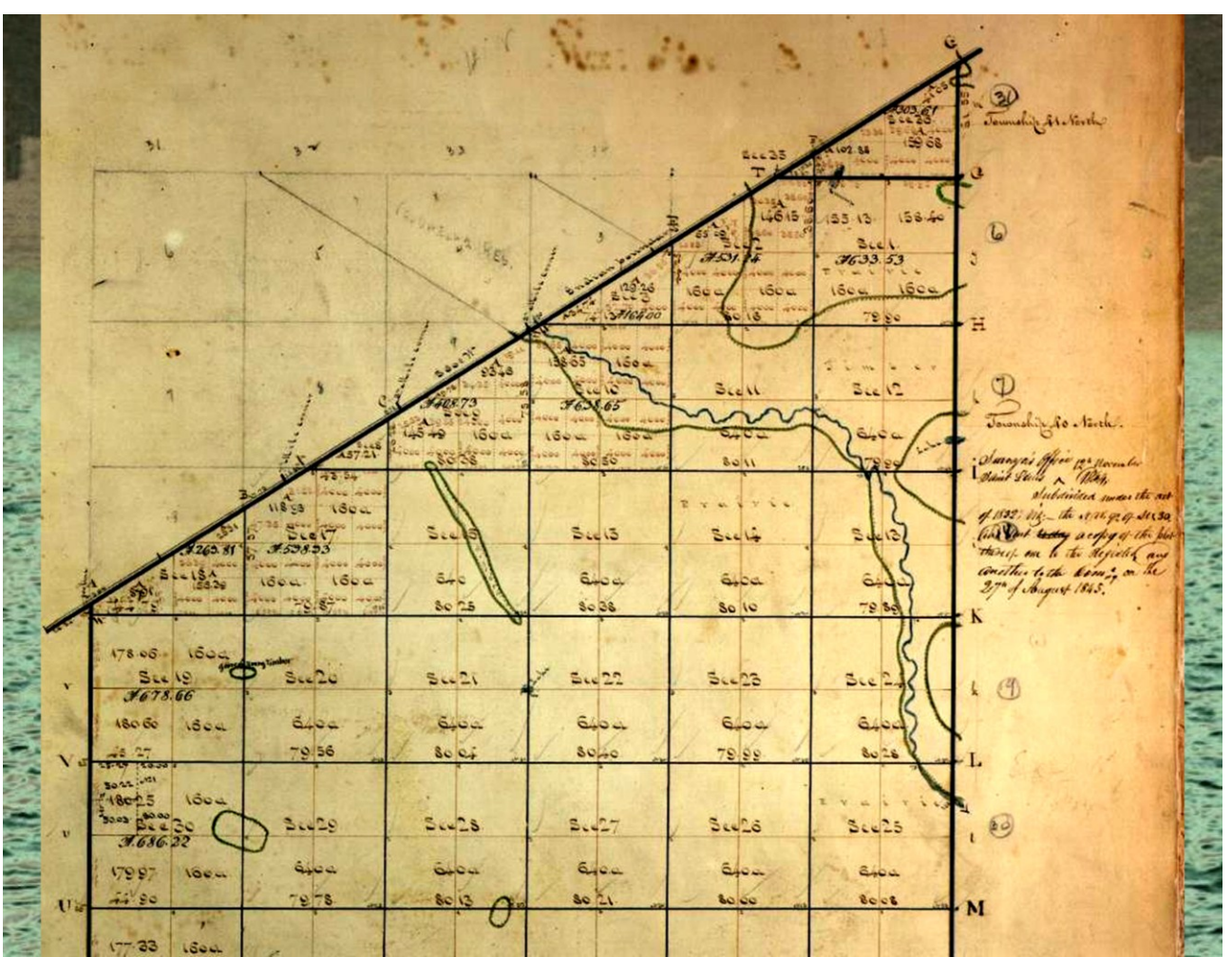
Found at <http://landplats.ilsos.net/Cook.html>





Jefferson Township (Cook County, Illinois). 1845 GLO survey plat.

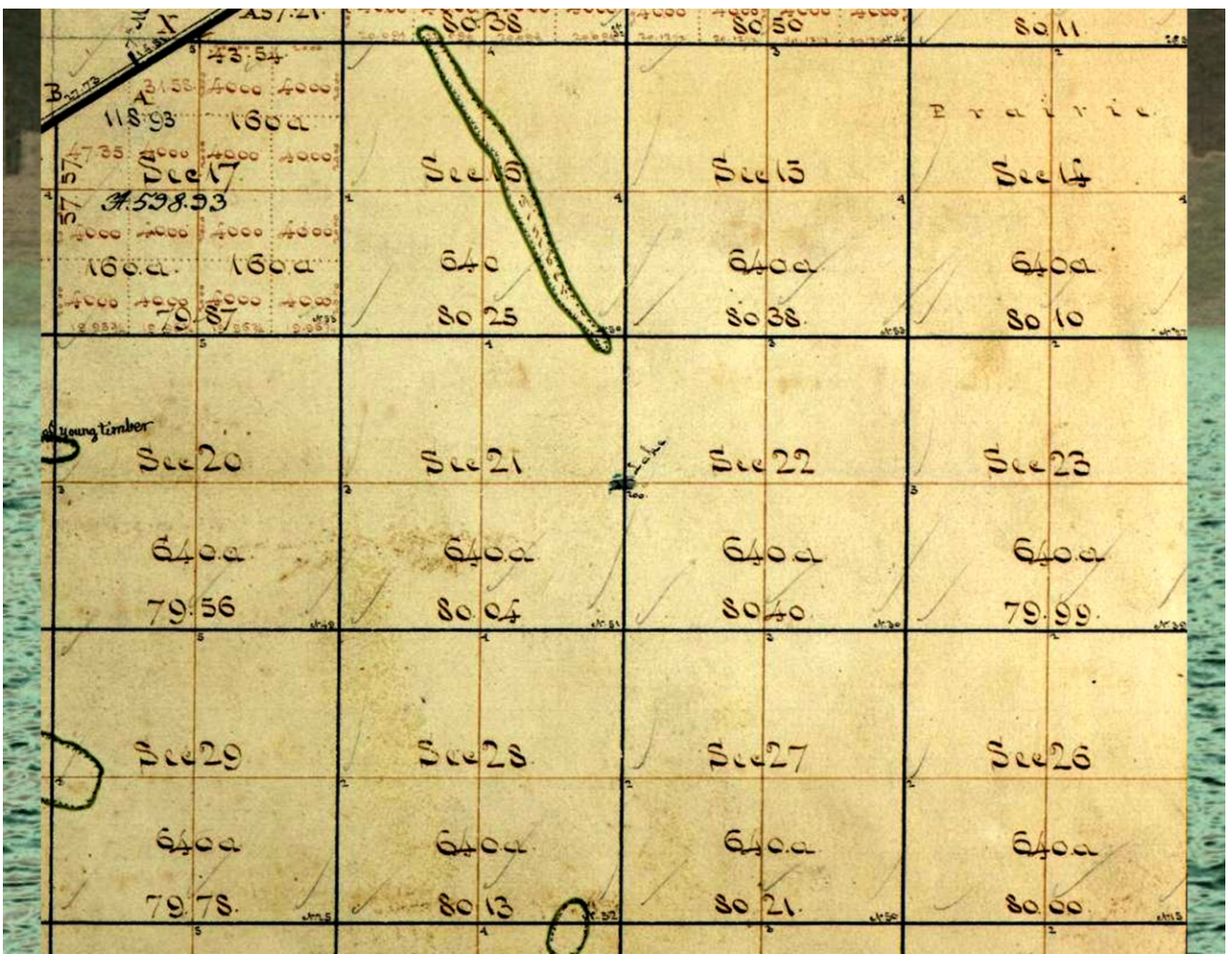
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Jefferson Township (Cook County, Illinois). 1845 GLO survey plat.

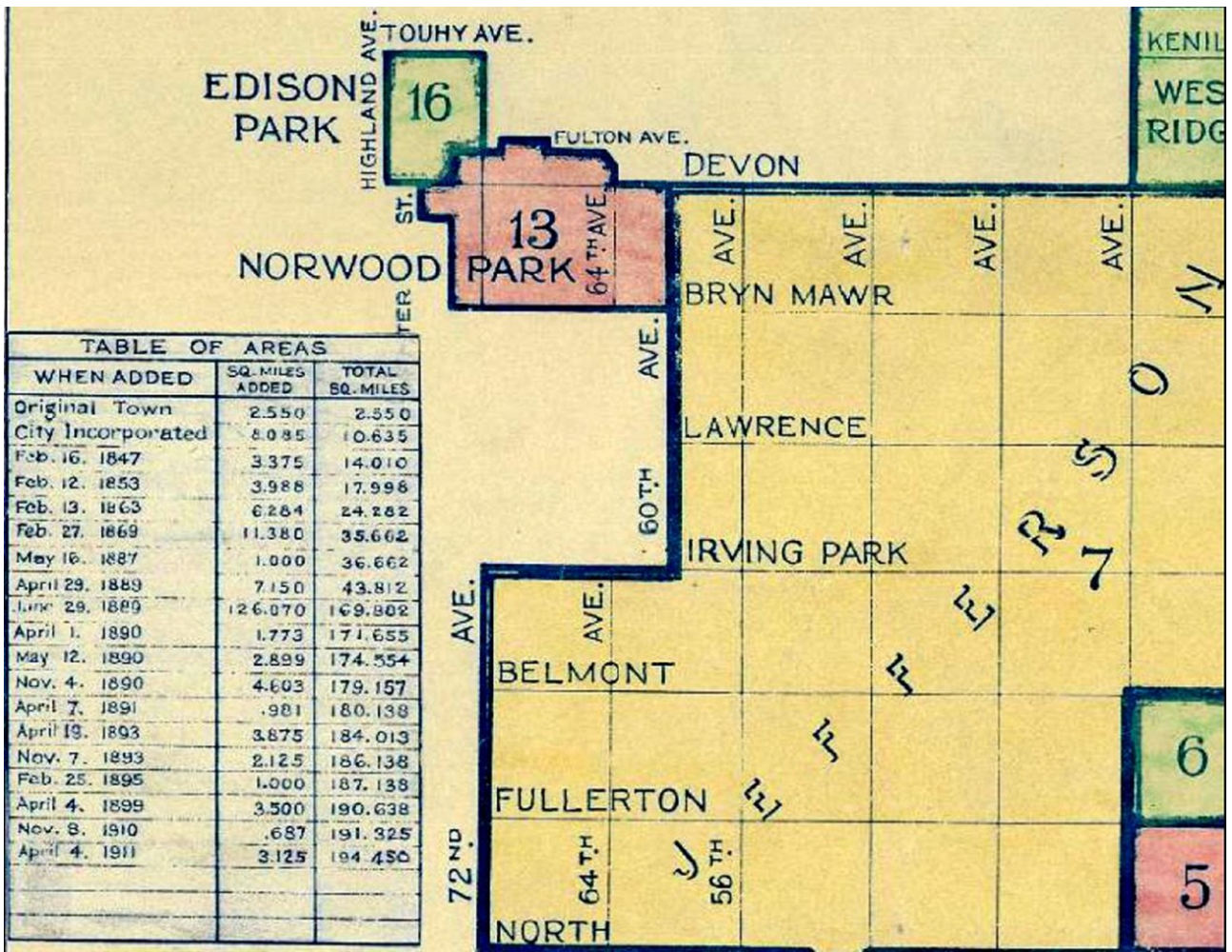
Found at <http://landplats.ilsos.net/Cook.html>





Jefferson Township (Cook County, Illinois). 1845 GLO survey plat.

Found at <http://landplats.ilsos.net/Cook.html>



Township 40N (Jefferson Township) (at time of annexation to Chicago in 1889).

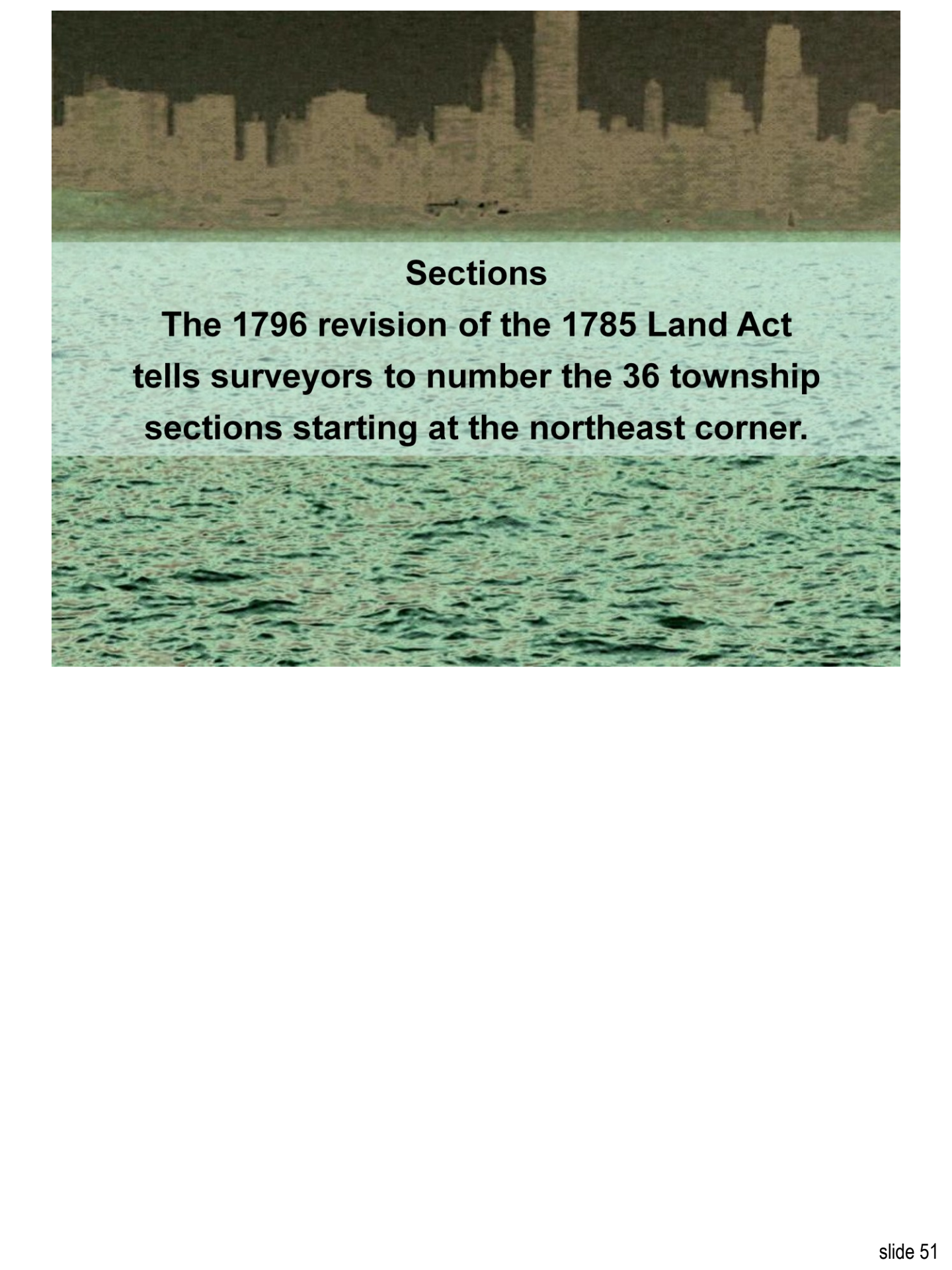
Map of Chicago showing growth of the city by annexations. Chicago: City of Chicago (1911).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

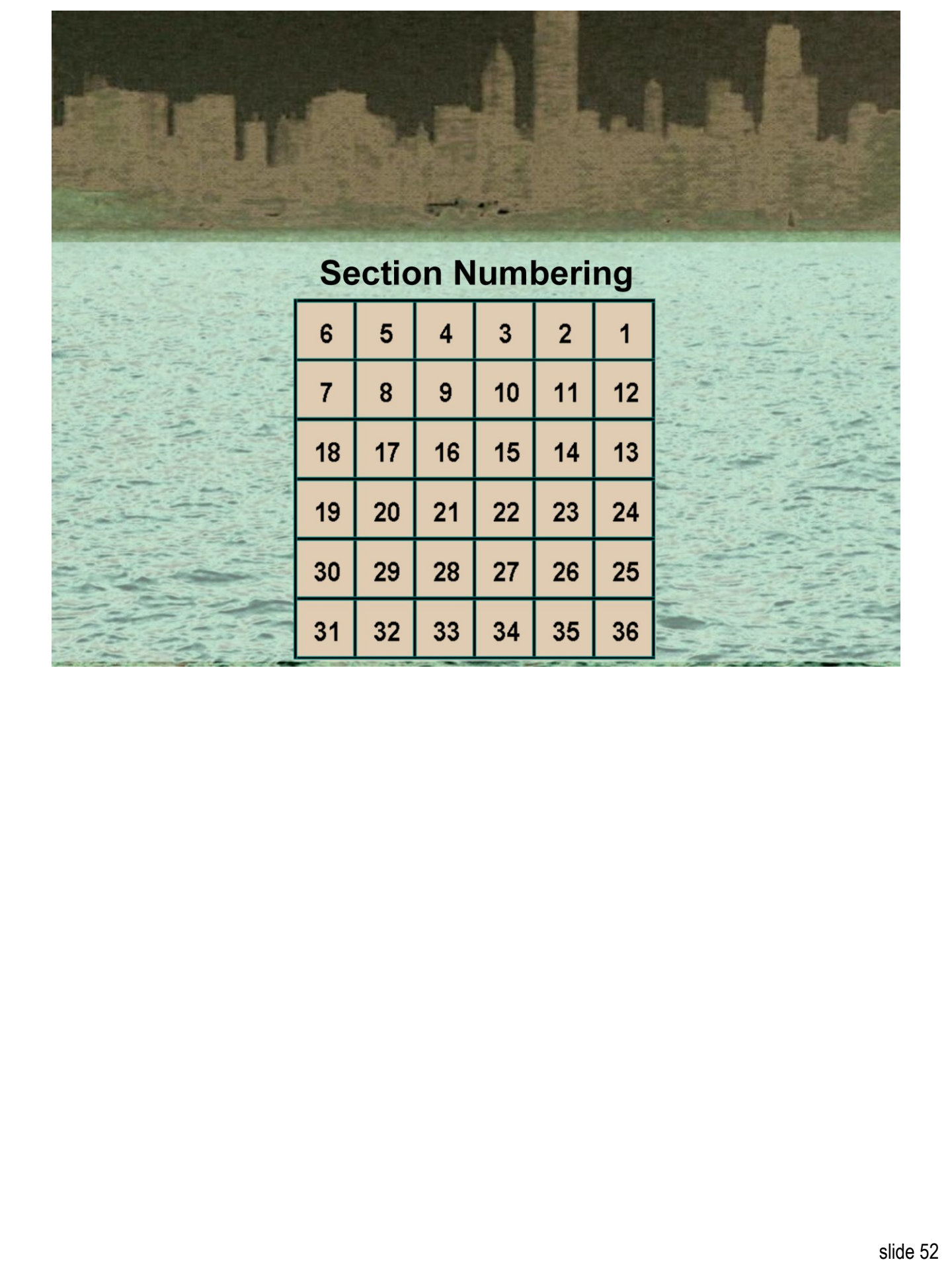
[http://www.lib.uchicago.edu/lib/public/full\\_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6S1-1911-M2/](http://www.lib.uchicago.edu/lib/public/full_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6S1-1911-M2/)





## Sections

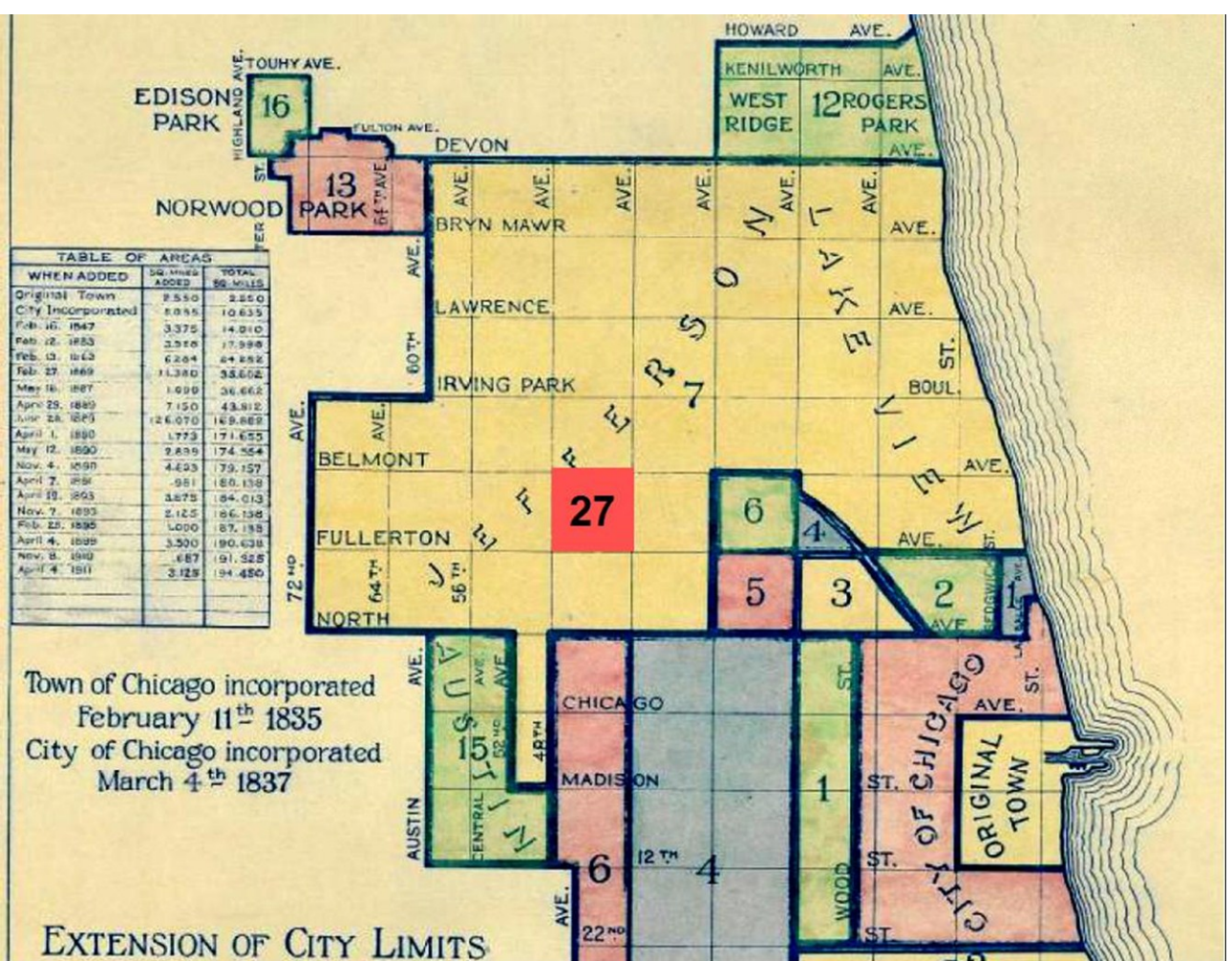
**The 1796 revision of the 1785 Land Act tells surveyors to number the 36 township sections starting at the northeast corner.**



## Section Numbering

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36





Section 27, Township 40N (Jefferson Township) (at time of annexation to Chicago in 1889).

Map of Chicago showing growth of the city by annexations. Chicago: City of Chicago (1911).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

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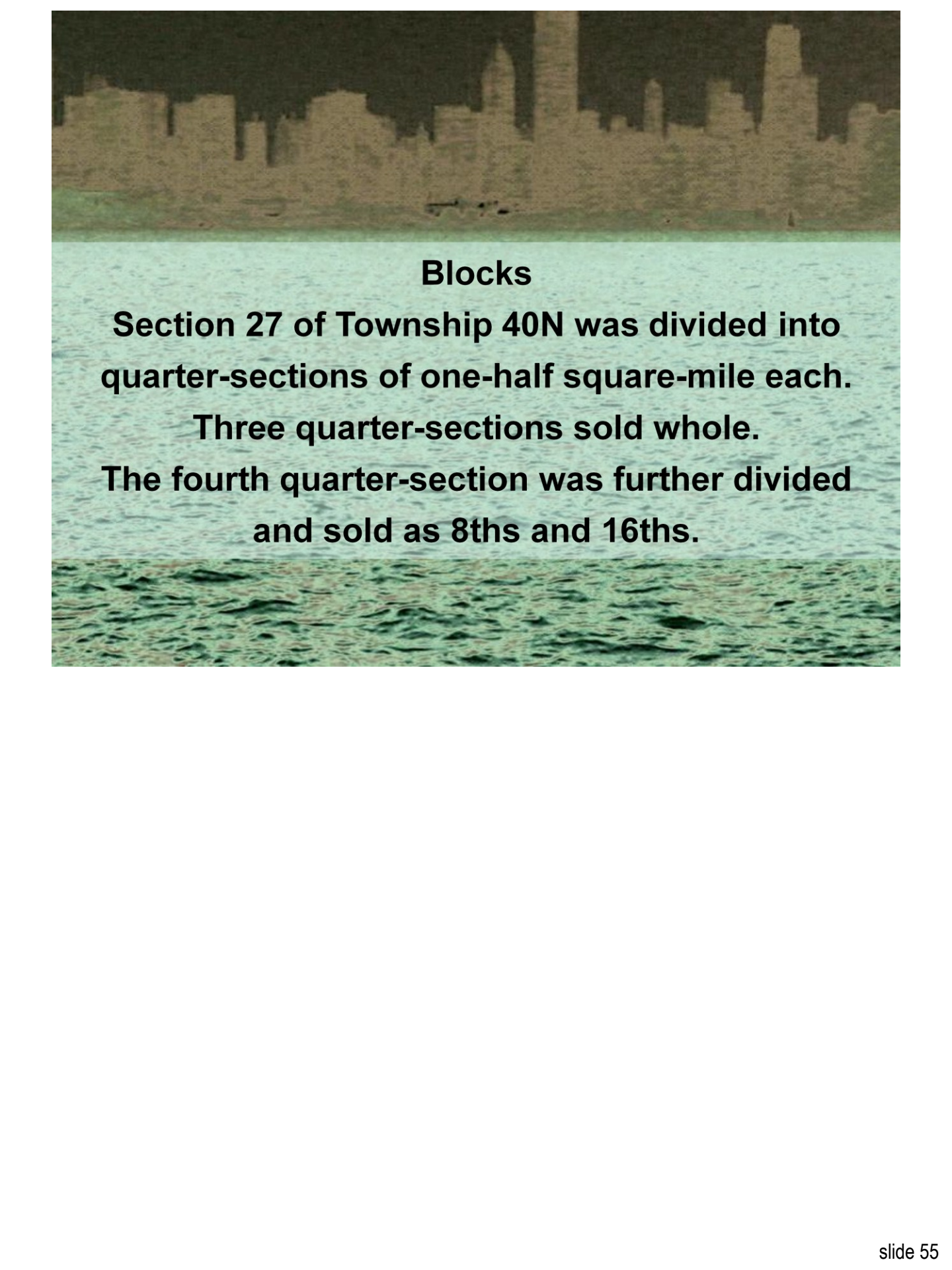
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## Cook County PIN format

<b>township</b>	<b>section</b>	<b>block</b>	<b>lot</b>	<b>extra digits</b>
<b>13</b>	<b>27</b>	<b>000</b>	<b>000</b>	<b>0000</b>



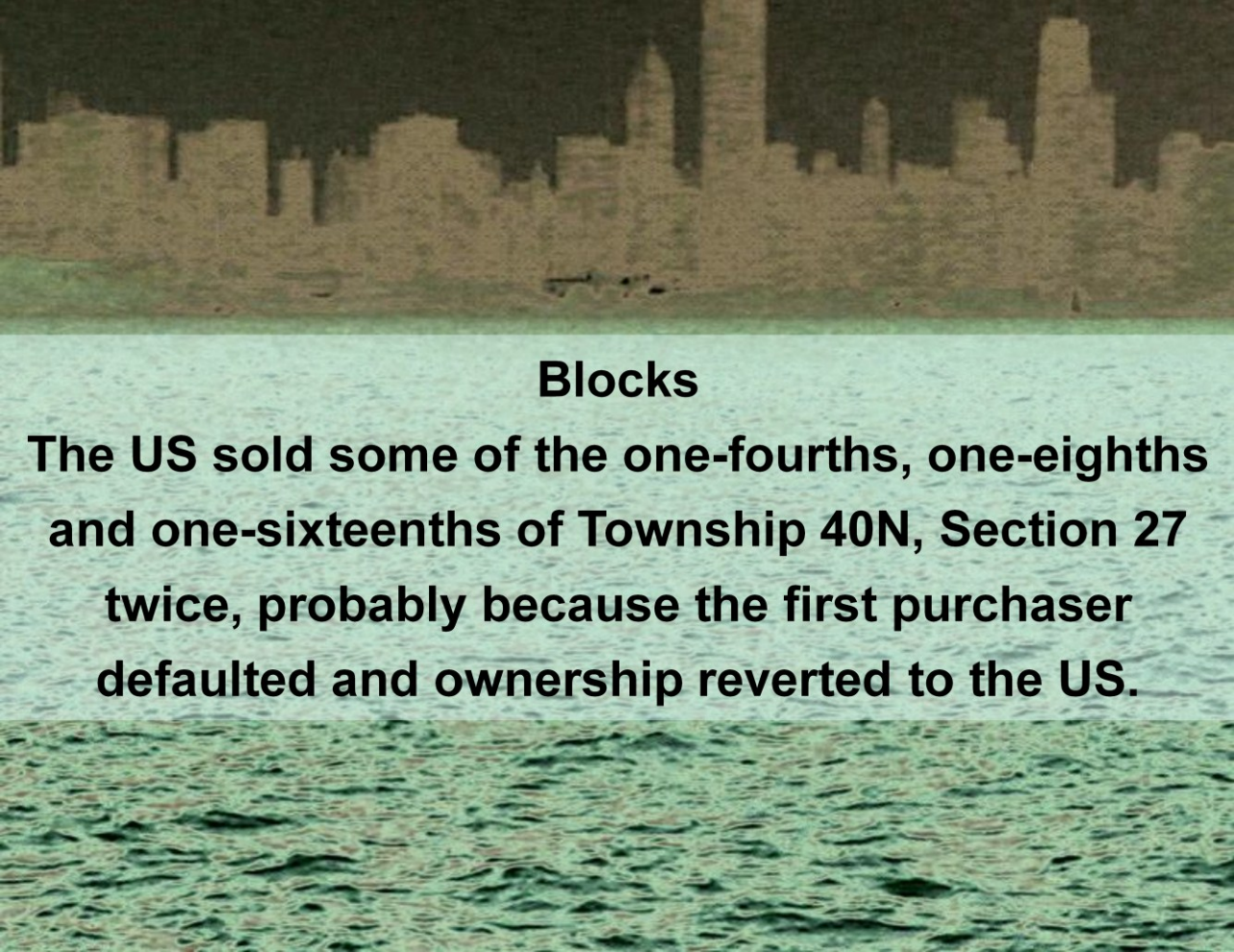


## **Blocks**

**Section 27 of Township 40N was divided into quarter-sections of one-half square-mile each.**

**Three quarter-sections sold whole.**

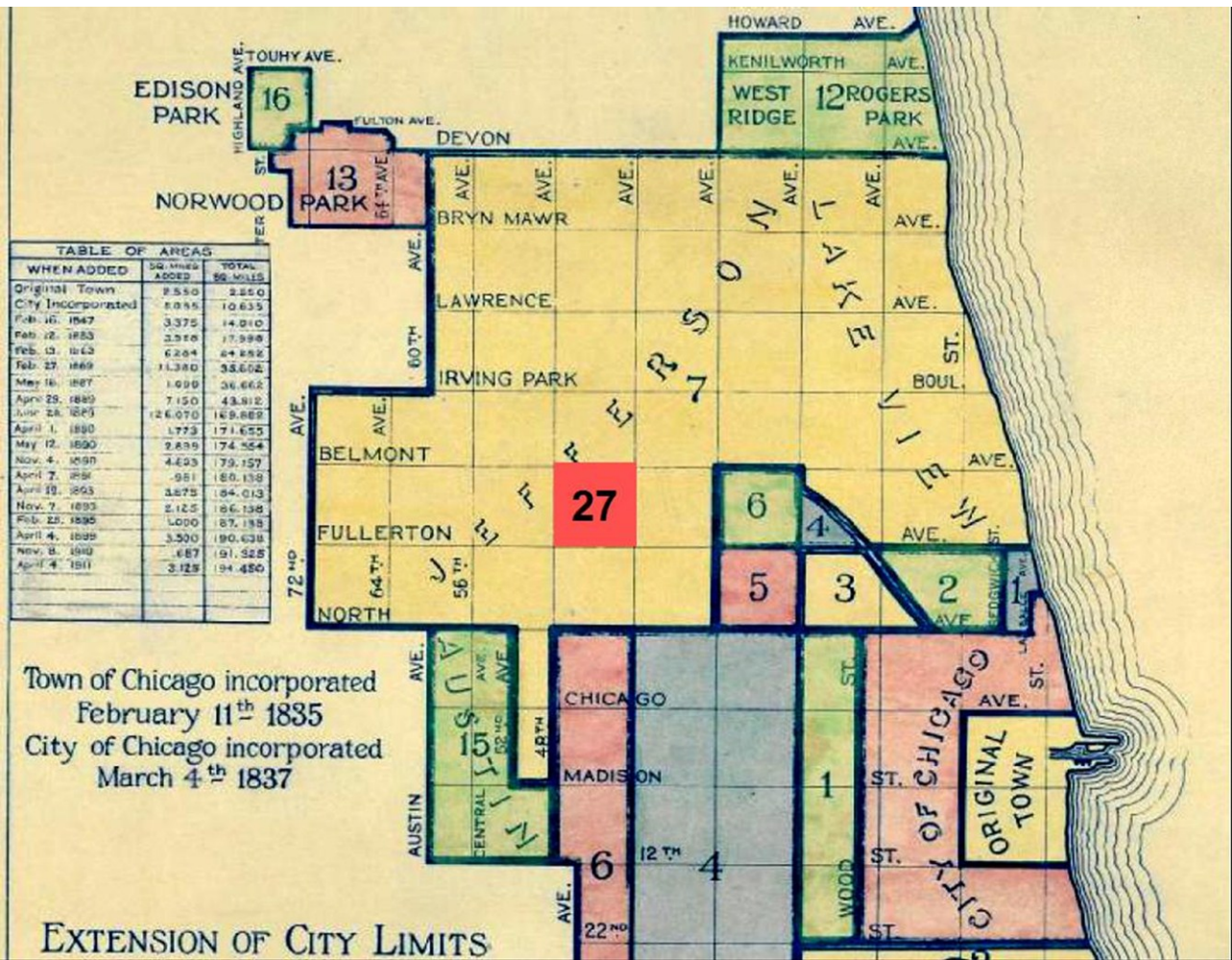
**The fourth quarter-section was further divided and sold as 8ths and 16ths.**

A photograph of a city skyline across a body of water. The skyline is silhouetted against a dark sky, with several tall buildings visible. The water in the foreground is dark and has some ripples. The text is overlaid on the water portion of the image.

## **Blocks**

**The US sold some of the one-fourths, one-eighths and one-sixteenths of Township 40N, Section 27 twice, probably because the first purchaser defaulted and ownership reverted to the US.**





Section 27, Township 40N (Jefferson Township) (at time of annexation to Chicago in 1889).

Map of Chicago showing growth of the city by annexations. Chicago: City of Chicago (1911).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

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[http://www.lib.uchicago.edu/lib/public/full\\_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6S1-1911-M2/](http://www.lib.uchicago.edu/lib/public/full_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6S1-1911-M2/)

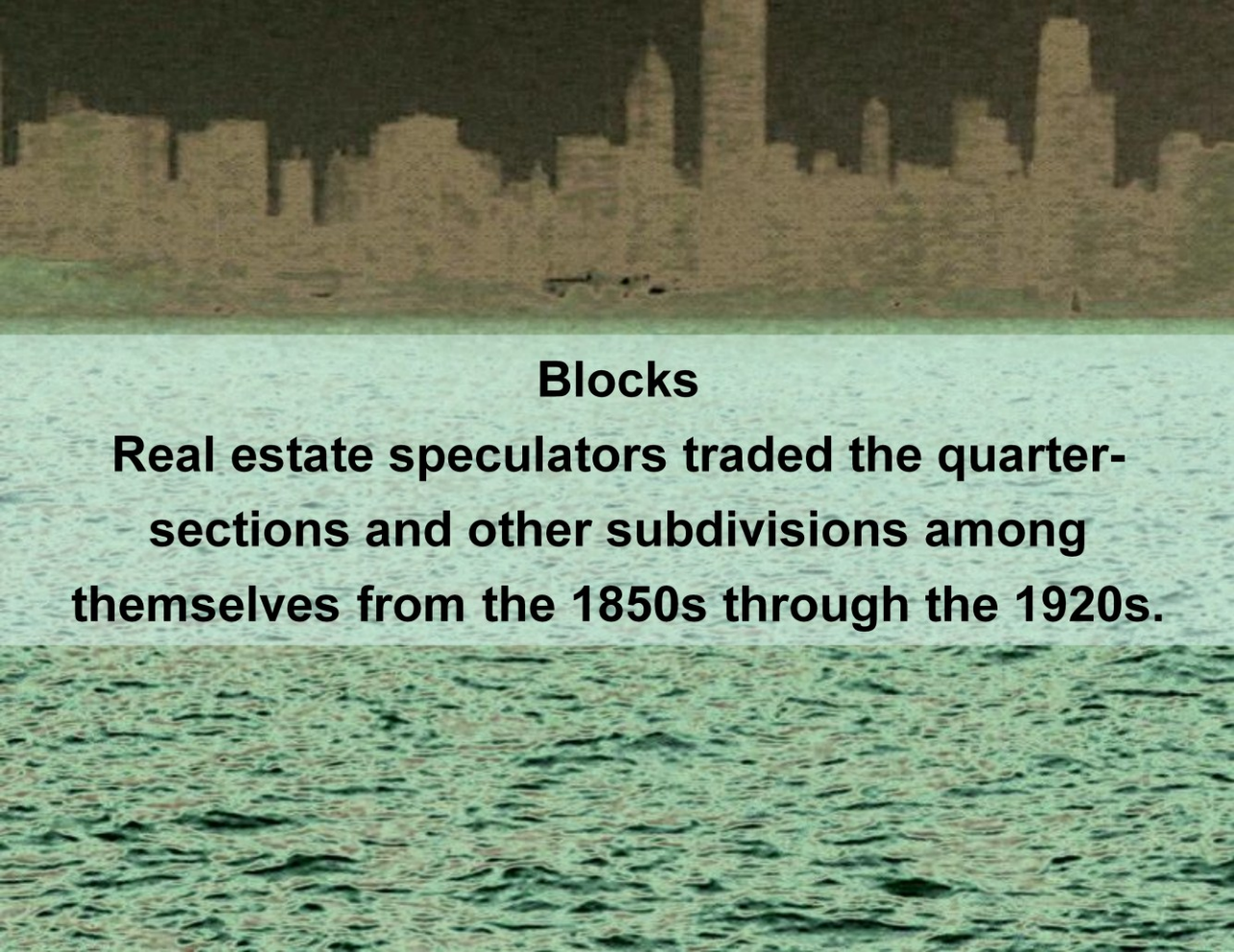


Purchaser	Legal Description	Section	Township	Purchase
BOYER VALENTINE	W2NW	27	40N	12/30/1845
EVERETT DAVID	E2NW	27	40N	02/13/1841
EVERETT DAVID	NEFR	27	40N	02/13/1841
FERGUSON ALEXANDER	SW	27	40N	11/27/1838
SPENCER ALEXANDER	SEFR	27	40N	02/13/1841
SPENCER SAMUEL	SW	27	40N	02/13/1841
TALLEY ALFRED M	W2SE	27	40N	11/27/1838
USTICK SUSAN M	E2SE	27	40N	11/27/1838
WALL EDMUND	SEFR	27	40N	06/25/1835
WARNER THEODORE	NW	27	40N	11/27/1838
WILSON WILLIAM	NE	27	40N	11/28/1838



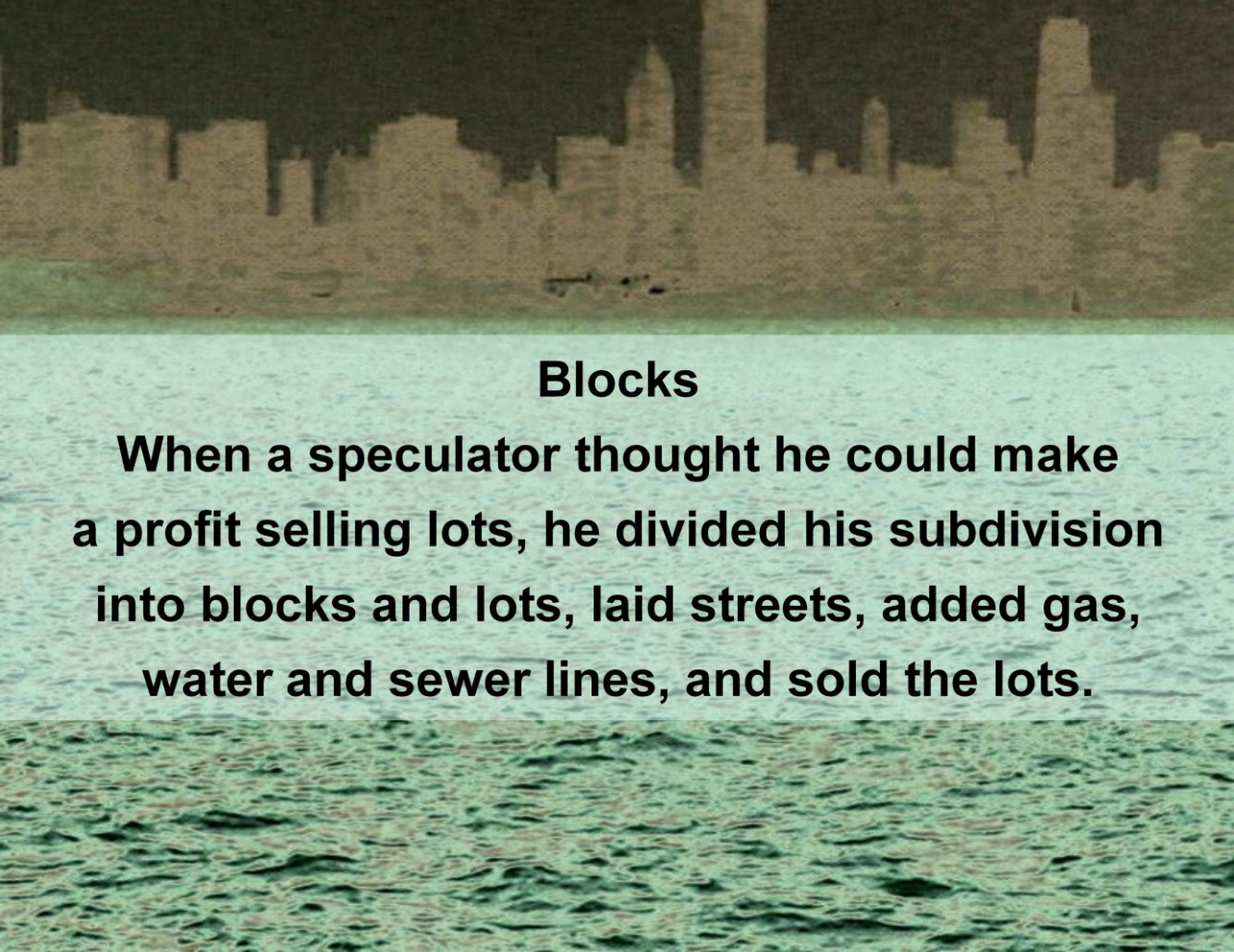
First purchasers of Section 27, Township 40N. Found through Illinois Secretary of State's website and link to GLO database.



A photograph of a city skyline across a body of water. The skyline is composed of various buildings of different heights and colors, including some taller, more prominent structures. The water in the foreground is dark and has a textured, rippled surface. The overall scene is captured in a slightly desaturated, vintage style.

## **Blocks**

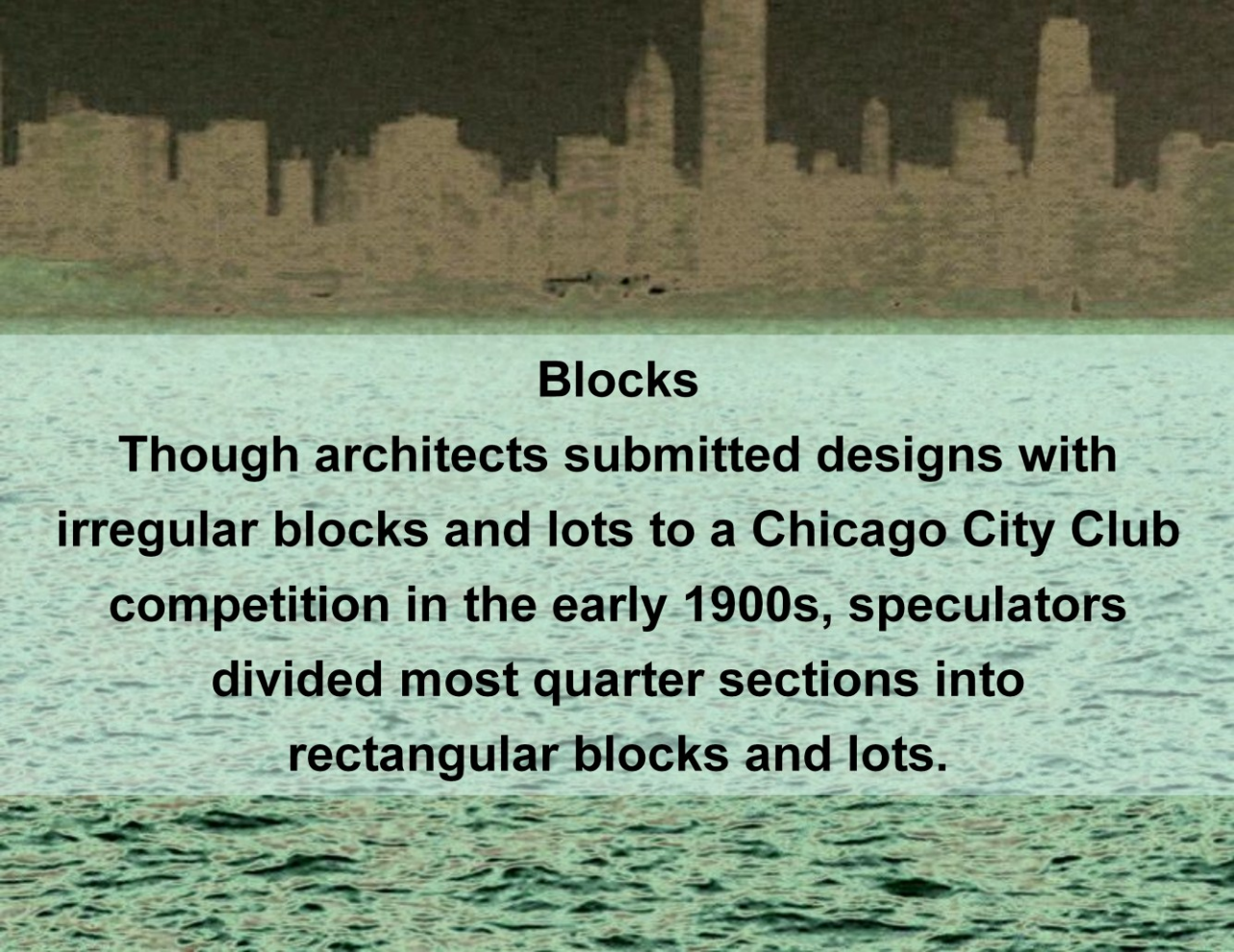
**Real estate speculators traded the quarter-sections and other subdivisions among themselves from the 1850s through the 1920s.**

A photograph of a city skyline at night, reflected in the water. The skyline is dark against a lighter sky, and the water in the foreground is dark with some ripples. The text is overlaid on the water.

## **Blocks**

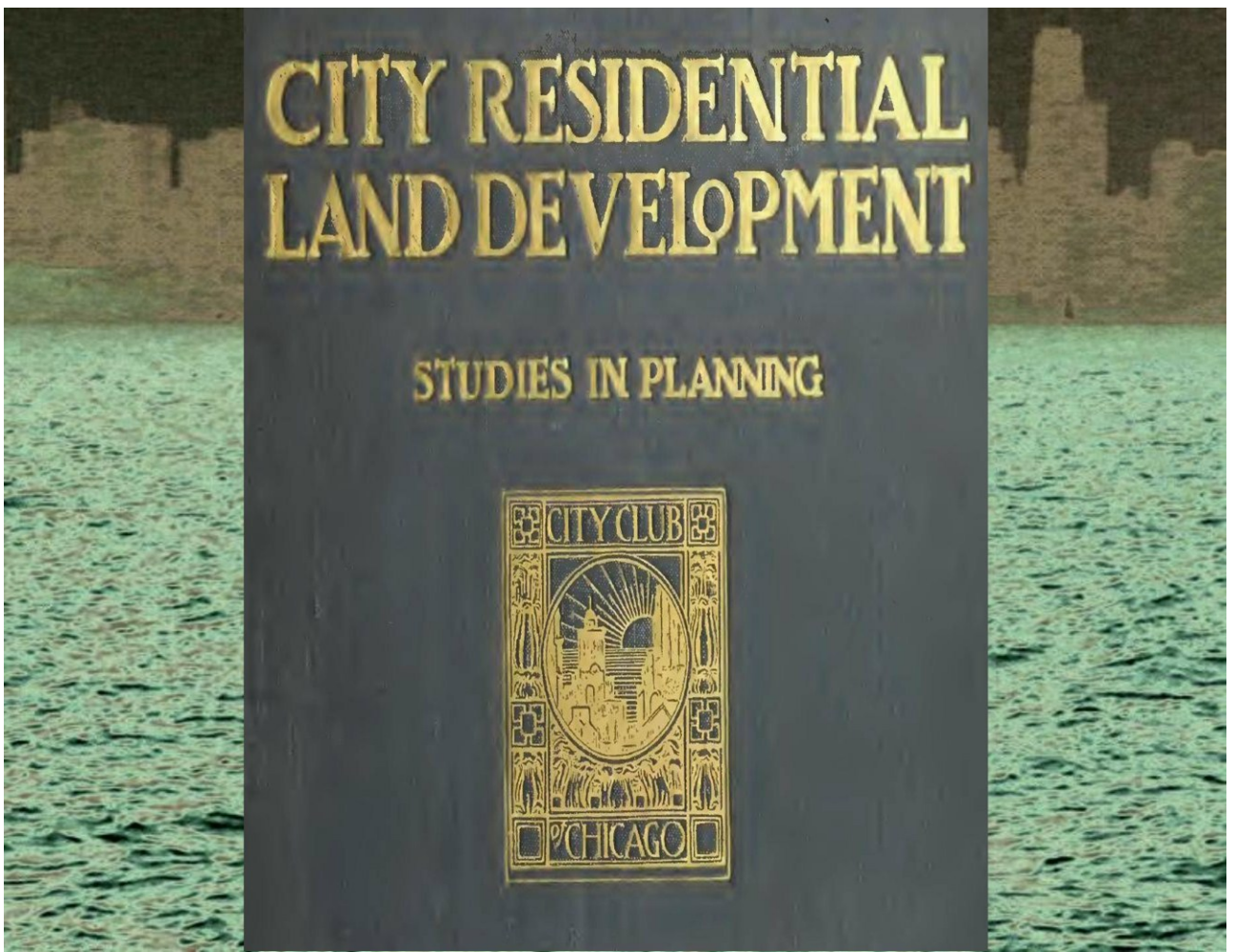
**When a speculator thought he could make a profit selling lots, he divided his subdivision into blocks and lots, laid streets, added gas, water and sewer lines, and sold the lots.**



A photograph of a city skyline across a body of water. The skyline is silhouetted against a dark sky, with various building shapes visible. The water in the foreground is dark and has some ripples. The text is overlaid on the water portion of the image.

## **Blocks**

**Though architects submitted designs with irregular blocks and lots to a Chicago City Club competition in the early 1900s, speculators divided most quarter sections into rectangular blocks and lots.**



Yeomans, Alfred Beaver (editor). *City Residential Land Development: Studies in Planning. Competitive Plans for Subdividing a Typical Quarter Section of Land in the Outskirts of Chicago.* Chicago: University of Chicago Press, for City Club of Chicago (1916).

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PUBLICATIONS OF THE CITY CLUB OF CHICAGO

# CITY RESIDENTIAL LAND DEVELOPMENT

STUDIES IN PLANNING

COMPETITIVE PLANS FOR SUBDIVIDING A TYPICAL  
QUARTER SECTION OF LAND IN THE  
OUTSKIRTS OF CHICAGO

EDITED BY  
ALFRED B. YEOMANS  
LANDSCAPE ARCHITECT

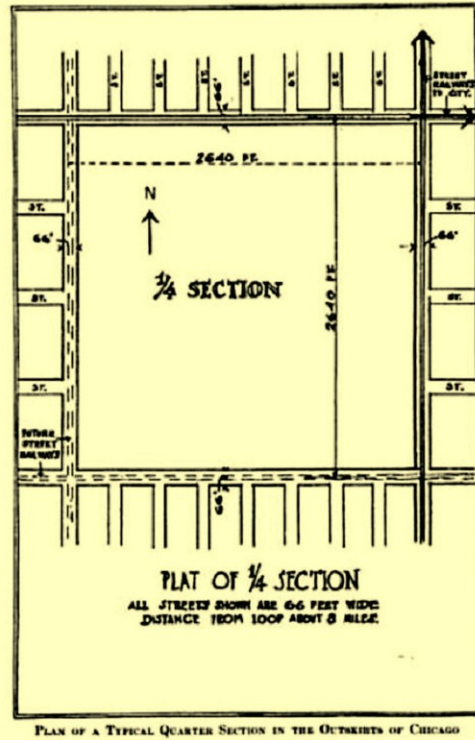


THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILLINOIS

Yeomans, Alfred Beaver (editor). City Residential Land Development: Studies in Planning. Competitive Plans for Subdividing a Typical Quarter Section of Land in the Outskirts of Chicago. Chicago: University of Chicago Press, for City Club of Chicago (1916).

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COMPETITIVE PLAN BY H. A. ANDERSON AND VICTOR REECER

**T**HE accompanying scheme is submitted as a city layout which will fit in any portion of the present gridiron scheme occupied by the congested portions of Chicago. It satisfies the conditions imposed by the existing street system. These conditions are that the streets connect with the stubs of the adjoining property, that the blocks be easily numbered, and that reasonably direct transit across the section be possible. It is so arranged that should it be desirable the scheme could be repeated. The streets are made wide with the idea of obtaining a picturesque effect, and no decided curves which would impede the circulation are used. The present population of such a section of Chicago is about 1,500 families, and we have accommodated 1,034 families, or one family to one lot, practically condemning the building of flats and apartments except at the four corners of the section.

The houses represent quite a departure from general building practice in this country, but lend themselves most admirably to a scheme of this kind. Instead of placing individual houses upon each lot, we have combined the houses into groups of two, three, and up to eight in number, renting the portion occupying each lot to one family.

The recreation and public areas have been combined and located in one section, convenient to all parts and so designed as to form a pleasing composition for the benefit of all living within the quarter-section. In one section of the park we have provided an athletic field and a gymnasium for the proper recreation of the people and the healthy development of sport.



BIRD'S-EYE VIEW, LOOKING SOUTHWEST

The refuse is taken care of by a system of alleys, shown upon the plan, which are of the minimum width of 10 feet required by the ordinances of the City of Chicago. Where the block is large enough to permit of extra space in the center, this is to become city property and is to be used as a recreation ground by the tenants occupying the adjoining lots.



PLAN BY H. A. ANDERSON AND VICTOR REECER, CHICAGO, ILL.

KEY TO PLAN

- |                   |                             |                                   |                    |
|-------------------|-----------------------------|-----------------------------------|--------------------|
| A. Club House.    | D. Public Bath.             | G. Hospitals.                     | O. Tennis Court.   |
| B. Assembly Hall. | E. Police and Fire Station. | H. Churches.                      | P. Athletic Field. |
| C. Gymnasium.     | F. Schools.                 | J. Stores and Business Buildings. | Q. Playground.     |
|                   |                             | N. Band Stand.                    |                    |

For statistical data relating to this plan, see tables, pp. 134-137, Plan No. 14.

Yeomans, Alfred Beaver (editor). City Residential Land Development: Studies in Planning. Competitive Plans for Subdividing a Typical Quarter Section of Land in the Outskirts of Chicago. Chicago: University of Chicago Press, for City Club of Chicago (1916).

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COMPETITIVE PLAN BY ALBERT LILIENBERG AND MRS. INGRID LILIENBERG

AWARDED THIRD PRIZE

A TOWN planning scheme is one of the most important things we can leave to posterity. On the quality thereof depends to a great extent if the generation to come will grow up to be healthy and strong citizens, and if they will be comfortable in their town; it decides if the town will continue to engender the discouraging feelings that it does now, or if it will help to raise the character and the sense of beauty of its inhabitants.

This quarter-section of land the competitor has tried by the simplest of means to make a site for real homes. The streets have not been made too long, and at the end of them one's eyes will always meet a pleasant view. Streets without any green and streets with grass, trees and fore-gardens alternate with one other. Here and there open spaces are left for small parks and playgrounds. To the schools have been given sunny and free locations, and other public buildings have been placed on the most monumental sites of the section. The directions and dimensions given to the streets have not been fixed with regard to through traffic, but are designed for local use and to provide access to the street car lines.

Both for economical reasons and for esthetic effect the by-streets have been made as narrow as possible while proper distances between the houses have been secured by means of fore-gardens.

BIRD EYE PERSPECTIVE OF SCHEME OF DEVELOPMENT FOR A QUARTER-SECTION OF THE CITY OF CHICAGO, ILLINOIS.

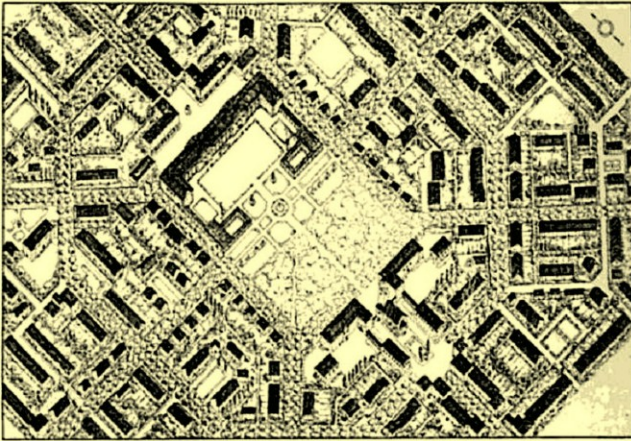


PHOTO: 'TYPES AND BEAUTY'

SCHEME OF DEVELOPMENT QUARTER-SECTION OF LAND IN THE CITY OF CHICAGO, ILL.

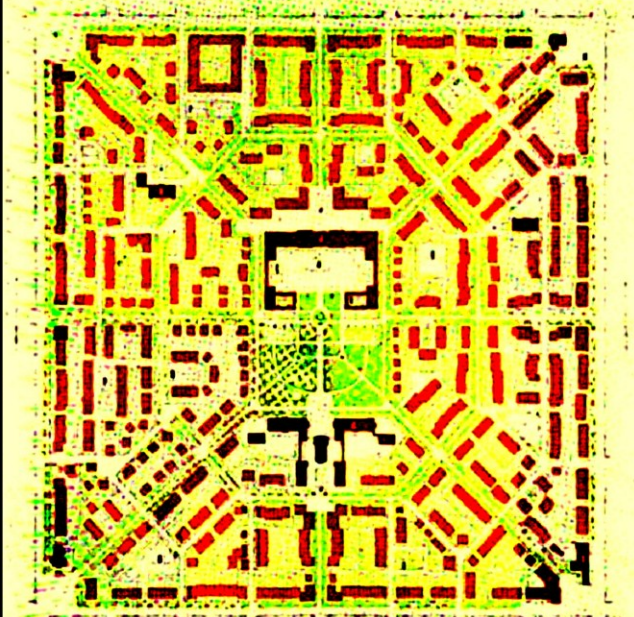


PHOTO: 'TYPES AND BEAUTY'

THIRD PRIZE PLAN BY ALBERT LILIENBERG AND MRS. INGRID LILIENBERG

KEY TO PLAN

- A. Field-house, room for  
recreation, activities, etc.
- B. School.
- C. School, Hospital or other  
public buildings.
- D. Restaurant.
- E. Church.
- N. Athletic Field.
- O. Playground.
- F. Tennis Courts.
- Q. Wading Pool.
- R. Swimming Pool.

For statistical data relating to this plan, see tables, pp. 134-137, Plan No. 3.

Yeomans, Alfred Beaver (editor). City Residential Land Development: Studies in Planning. Competitive Plans for Subdividing a Typical Quarter Section of Land in the Outskirts of Chicago. Chicago: University of Chicago Press, for City Club of Chicago (1916).

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# CHICAGO

AND

## ITS SUBURBS.

BY *EVERETT CHAMBERLIN.*

CHICAGO:  
T. A. HUNGERFORD & CO.

1874.



Chamberlin, Everett. Chicago and Its Suburbs. Chicago: T.A. Hungerford & Co. (1874).

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Walls, Dr. Tongue and others, will also improve their home sites by building handsome houses in the spring. Mr. H. W. Phillips is engaged in adding to his excellent improvements already completed. Col. James H. Meyers is busy with his scheme for constructing a mammoth henry—the first of its kind near Chicago—and has sent to Europe for his plans. Messrs. Emmans & Morrison are engaged in re-constructing the Danby House for business purposes. Mr. Miles Allen's house, at the corner of Pennsylvania avenue and Main street, is surrounded by very tastefully laid out grounds. Mr. James Ward has a substantial brick residence and handsome grounds. Mr. W. H. Jacobs has finished an elegant cottage near his residence, which is of the same class of architecture. Mr. L. C. Cooper is putting up a neat gothic residence on the edge of the grove; and Mr. Hicks will shortly build a new wagon manufactory and residence. Mr. W. L. Emmans, a merchant of the place, has one of the prettiest homes in the village. Messrs. Fennemore, Churchill and Cox are about to erect handsome dwellings. Messrs. W. H. and M. H. Wagner each have attractive residences fronting south on Pennsylvania avenue. Mr. F. B. Angel has a cozy homestead, embowered in evergreens and shrubbery, just south of the depot.

Opposite the church, on Main street, is the residence of Mr. C. A. Phillips, real estate dealer, of Chicago. He has made a subdivision near the station, and offers fine inducements to those who purchase with a view of actual settlement and improvement.

Mr. J. S. Dodge has just finished and is about to occupy a two-story residence; and the Postmaster, Mr. J. H. McChesney, has completed and occupies a large and attractive residence.

## HUMBOLDT.

This village, four miles from the Court-house, is destined, under the vigorous management of Mr. Henry Greenebaum, the leading German banker of Chicago; and Mr. Chas. Proebsting, President of the Humboldt Park Residence Association, to take rank among our leading suburbs at an early day. An excellent artesian well is sunk, and a beautiful and extensive park about completed.

The place had its origin in the operations of the Association, commenced in 1872, by the purchase of forty acres in section 1, 39, 13, for \$180,000. The tract was originally owned by Alexander White, who, in 1855, paid the Canal Trustees \$1,080 for it. It was sold for \$60,000, cash, in 1870; and in two months thereafter to F. Arnold & Co., for \$100,000. The Association purchased of these last named parties. It was disposed of to the members, in lots, for \$500 each, in the following manner: An auction was called for, choice of localities and premiums were paid for, one-half of the lots amounting to an aggregate sum which, when equally divided, reduced the cost to the Association from \$500 to \$350 for each lot. This saving is applied to reducing yearly payments.

The above described property is the first series in the division of lands. The Association has 1,200 feet front on Humboldt Park. The second series lies north of the park, between Humboldt boulevard and California avenue, and contains

about twenty acres. The manner of distributing the lots is similar to that followed with the first series. The lots belonging to members of the Association now range in value from \$40 to \$70 per front foot. Humboldt station is situated in the second series, on the Chicago & Pacific railroad, and has four passenger trains each day. An effort will be made to annex the second series to the city, next spring. This lies just beyond the northern limits now, and ought to be incorporated within the city. The inhabitants are anxious to have the gas and water improvements, and will pay for them cheerfully.

## KELVYN GROVE.

Kelvyn Grove embraces an area of something over seven hundred acres of land, in sections 27, 28 and 33, township 40, range 14, and is located about four miles from the center of the city, being only half a mile from the western city limits.

A large portion of the property has been recently platted by the owner, Hon. S. S. Hayes. Most of it is high ground, lying from twenty-five to eighty feet above the water level. The surface is agreeably diversified with native groves. The aspect of the place is picturesque and attractive, and the plan of subdivision the result of great skill and study. The main feature of this plan is a boulevard, two hundred feet in width, extending for three miles through the property; and every alternate street is one hundred feet wide, with a building line thirty feet from each side. The lots are large, and of unusual depth, and will be continually beautified from the extensive nurseries owned by Mr. Hayes, and in which he has over one hundred thousand trees of choice varieties.

Kelvyn Grove has the advantage of three railways to the city—the Chicago & Pacific, Milwaukee & St. Paul, and the Chicago & Northwestern roads, on all of which trains will be run at favorable rates and hours. It can also be reached by carriages from the city over several pleasant drives: Humboldt boulevard, Grand avenue, and other improved streets.

For some time past, several Scotch families have resided on a portion of the land, and gave it the name of Kelvyn Grove. Mr. Hayes adopted this name for the whole suburb when he laid out the plat.

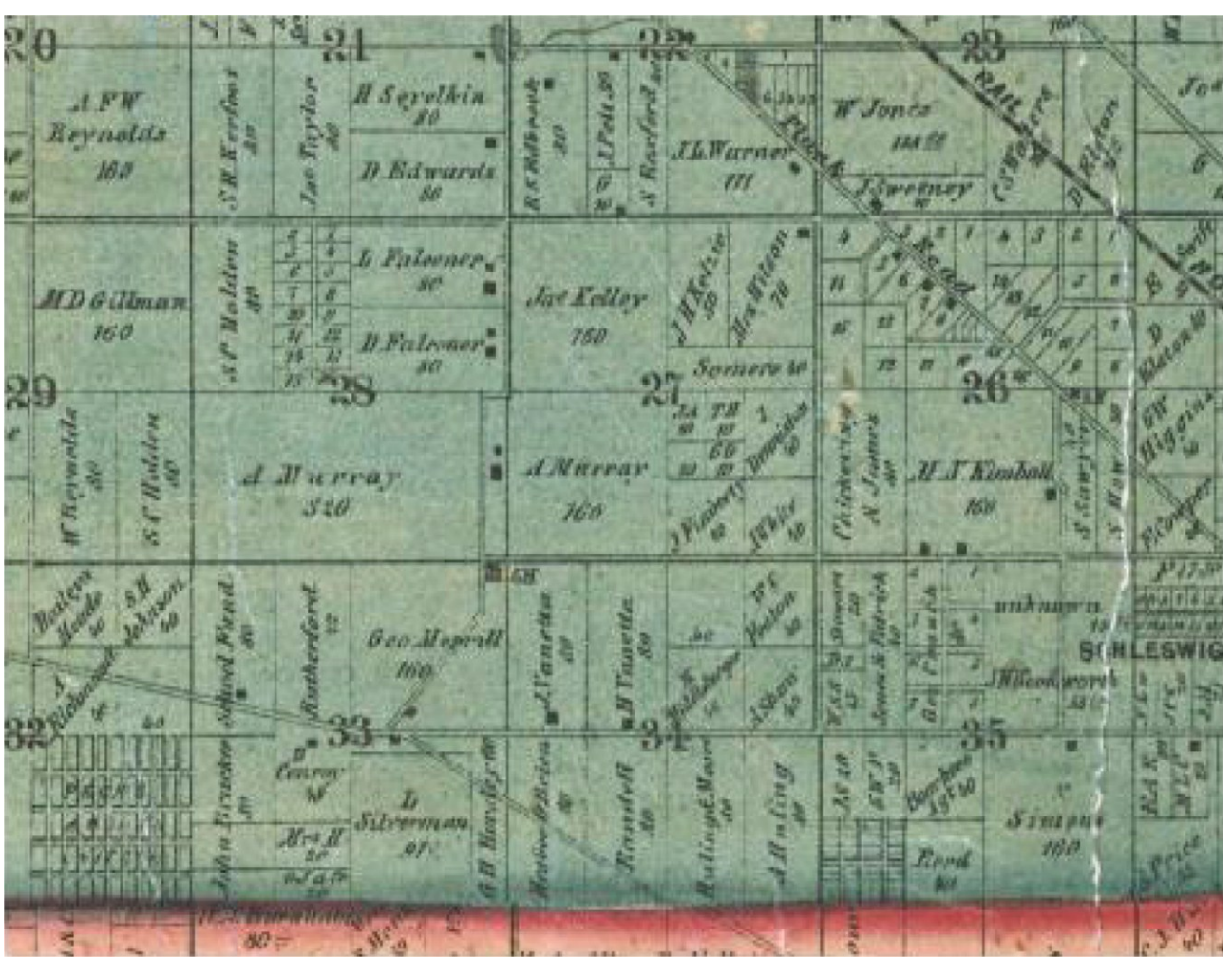
Five thousand trees have already been set out in regular and beautiful order along the lines of the streets, and on the lots. A considerable number of important improvements are projected, in addition to those completed. Among them will be the erection of two churches by Mr. Hayes, and a school-house; the setting out of additional shade trees, and the laying out and graveling of streets. When all this is done, and the lots put upon the market, doubtless the new settlement will attract a great deal of attention, and be speedily filled up with the homes of a high-toned population, such as the place is likely to attract thither.

The price of lots will be from \$15 to \$20 per front foot, and very favorable terms will be given to those who purchase to build. Mr. Hayes has owned the tract for many years, and will put it upon the market this winter.

Chamberlin, Everett. Chicago and Its Suburbs. Chicago: T.A. Hungerford & Co. (1874).

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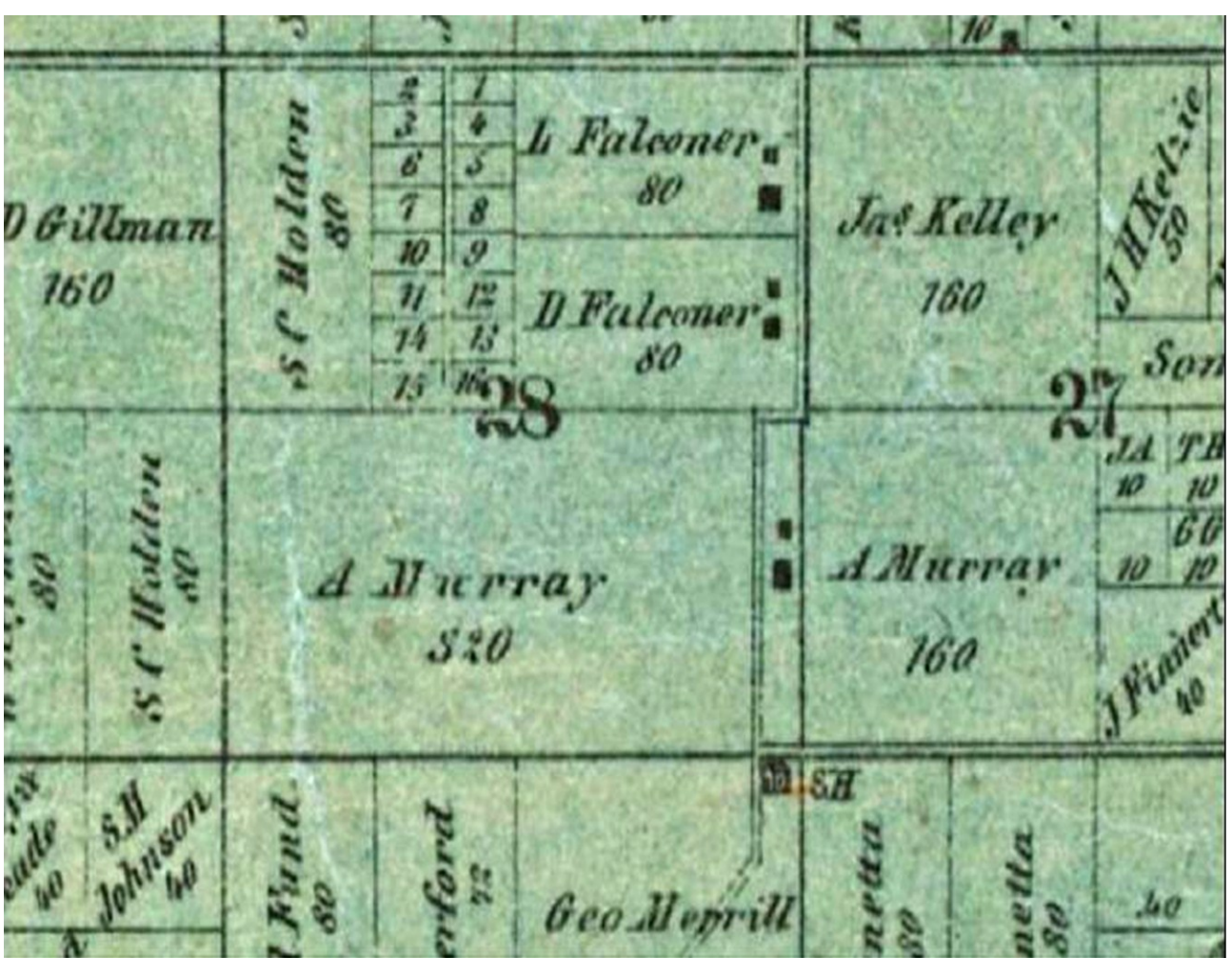




Sections 20-36, Township 40N (Jefferson Township). in Flower, W.L. Plat Map of Cook County 1861.

This large, detailed map identifies title-holders of developed and undeveloped areas of Cook County outside Chicago in 1861. Sections that had been laid down by government surveyors and sold as single parcels subsequently had been divided into smaller lots for purchase. The boundaries of many of these smaller, subdivided holdings followed the familiar rectangular grid pattern, rather than rivers or other natural boundaries.

Source: Chicago Historical Society (ICHi-27578)



Sections 27 and 28, Township 40N (Jefferson Township). in Flower, W.J. (cartographer) (1861). Plat Map of Cook County.

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Chicago Historical Society (ICHi-27578)

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Township 40N (Jefferson Township). in Blanchard, Rufus. Map of Chicago and Environs (1888).

Chicago Historical Society (ICHi-31131)

<http://www.encyclopedia.chicagohistory.org/pages/700011.html>



Jefferson Township (1892). Rand McNally and Co.'s standard map of Chicago. Chicago: Rand McNally & Co. (1892).

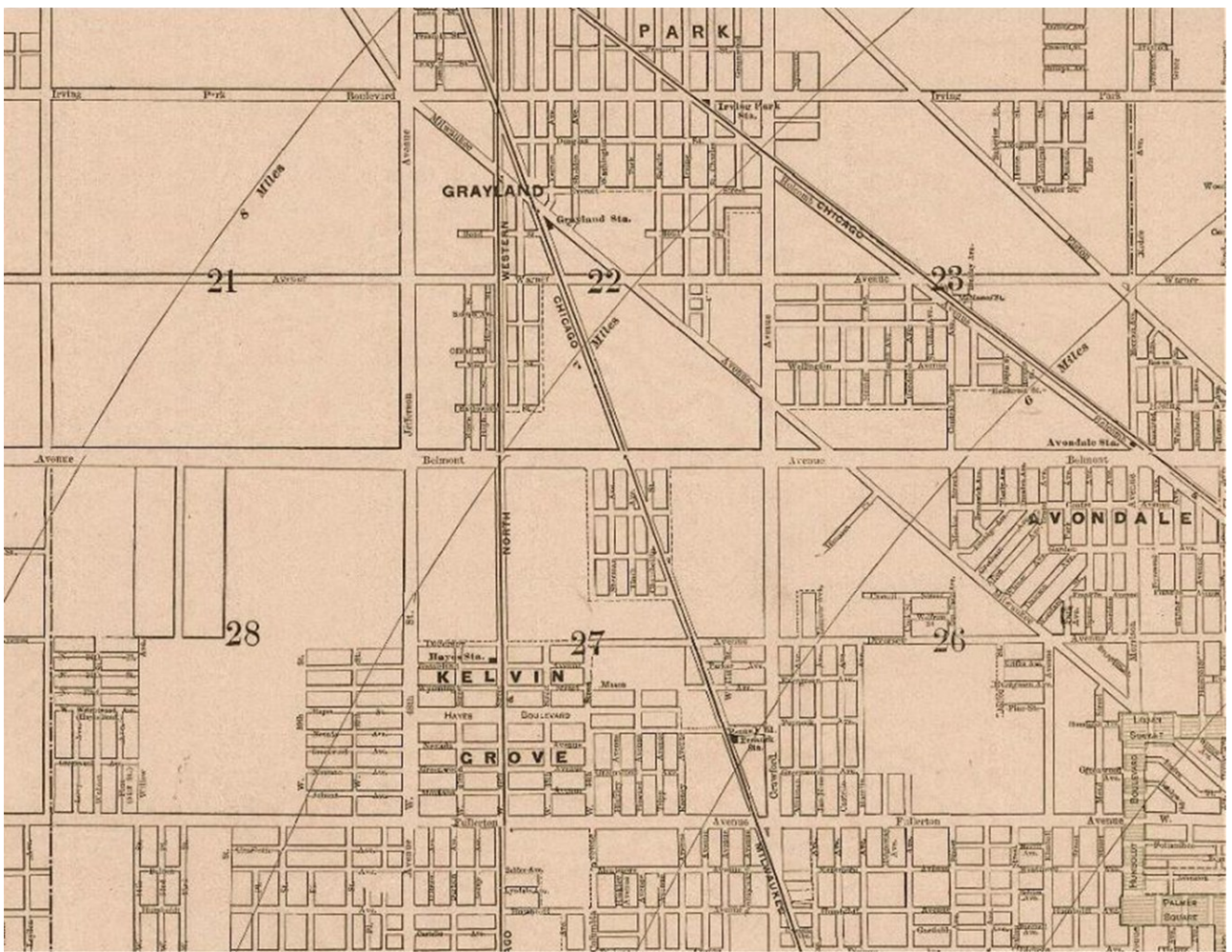
Found at University of Chicago Library on-line presentation: Chicago in the 1890s..

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

Transportation was inevitably a problem in the newly gigantic city, but the adoption of "electric traction" in the 1890s eased the strain. Horse and cable cars began to be replaced by electric streetcars, and the first lines of the elevated railway system opened. At the very end of the decade, plans were made for interurban lines to join steam railroads in connecting the city and its suburbs. Other infrastructure changes were also associated with rapid growth. The Sanitary and Ship Canal, constructed between 1889 and 1900, reversed the flow of the Chicago River (and its industrial wastes) away from rather than toward Lake Michigan. In addition, the bicycle boom of the 1890s stimulated the construction of paved roads into the countryside.

<http://www.lib.uchicago.edu/e/su/maps/chi1890/G4104-C6-1892-R3-NW.html>





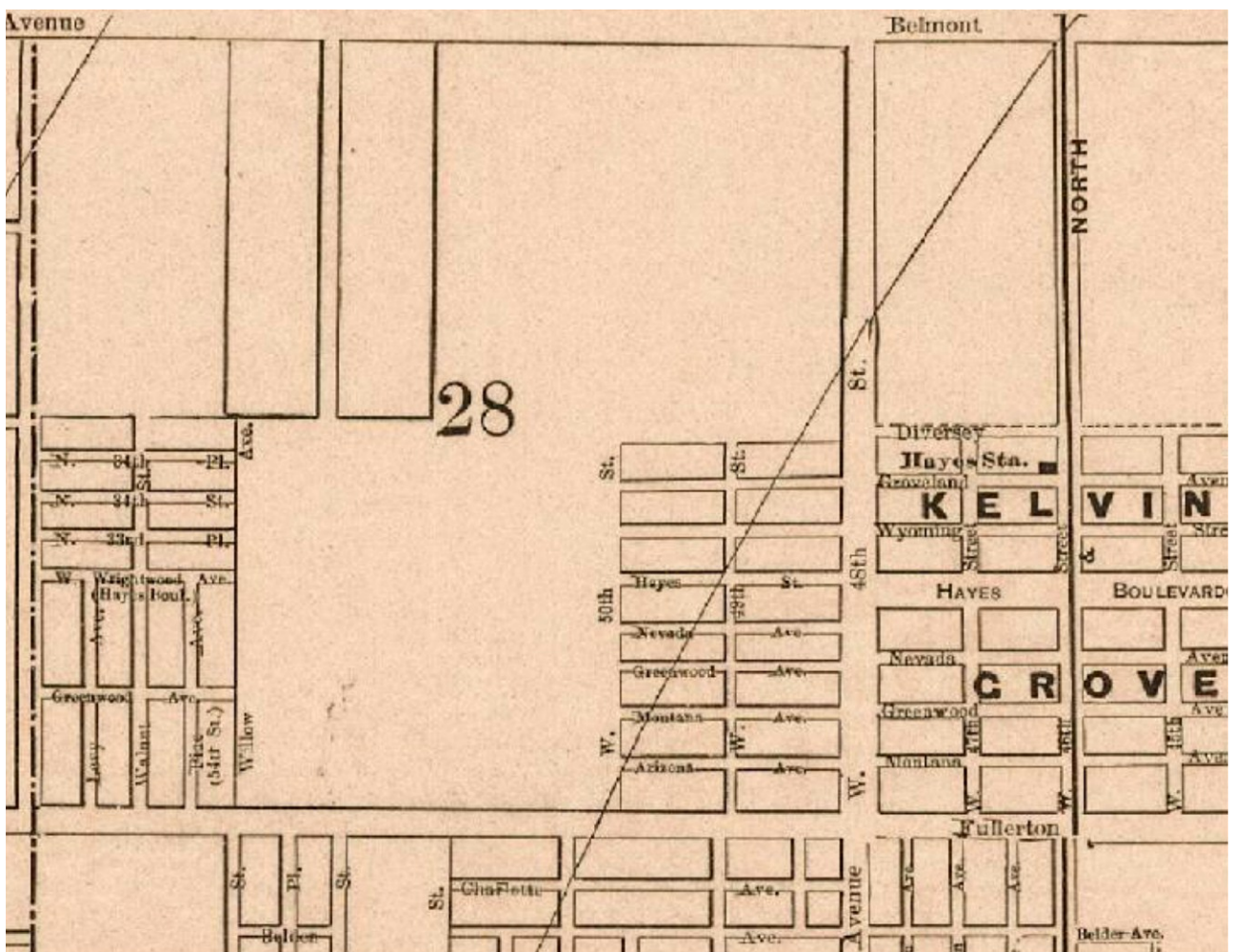
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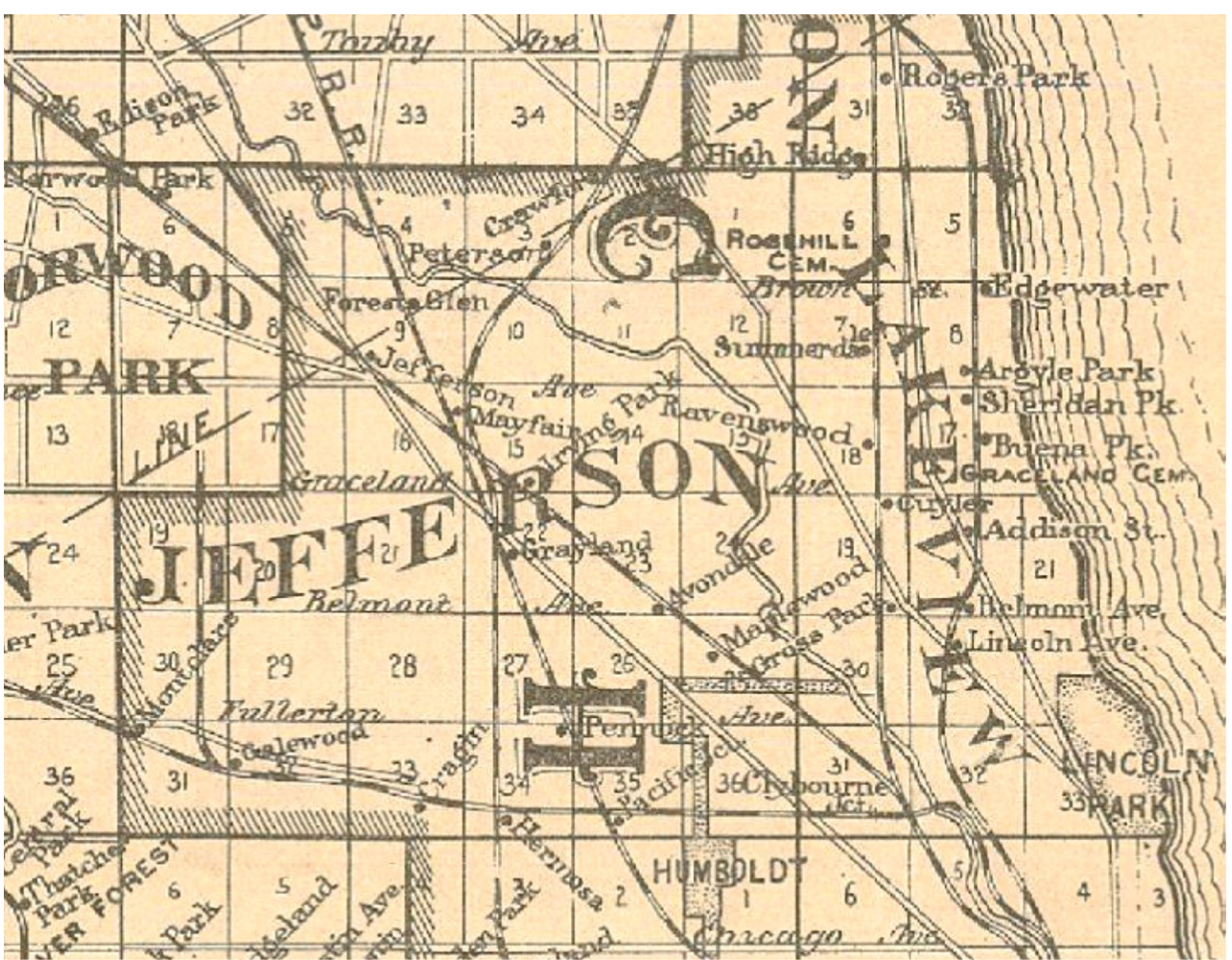
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<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

Transportation was inevitably a problem in the newly gigantic city, but the adoption of "electric traction" in the 1890s eased the strain. Horse and cable cars began to be replaced by electric streetcars, and the first lines of the elevated railway system opened. At the very end of the decade, plans were made for interurban lines to join steam railroads in connecting the city and its suburbs. Other infrastructure changes were also associated with rapid growth. The Sanitary and Ship Canal, constructed between 1889 and 1900, reversed the flow of the Chicago River (and its industrial wastes) away from rather than toward Lake Michigan. In addition, the bicycle boom of the 1890s stimulated the construction of paved roads into the countryside.

<http://www.lib.uchicago.edu/e/su/maps/chi1890/G4104-C6-1892-R3-NW.html>



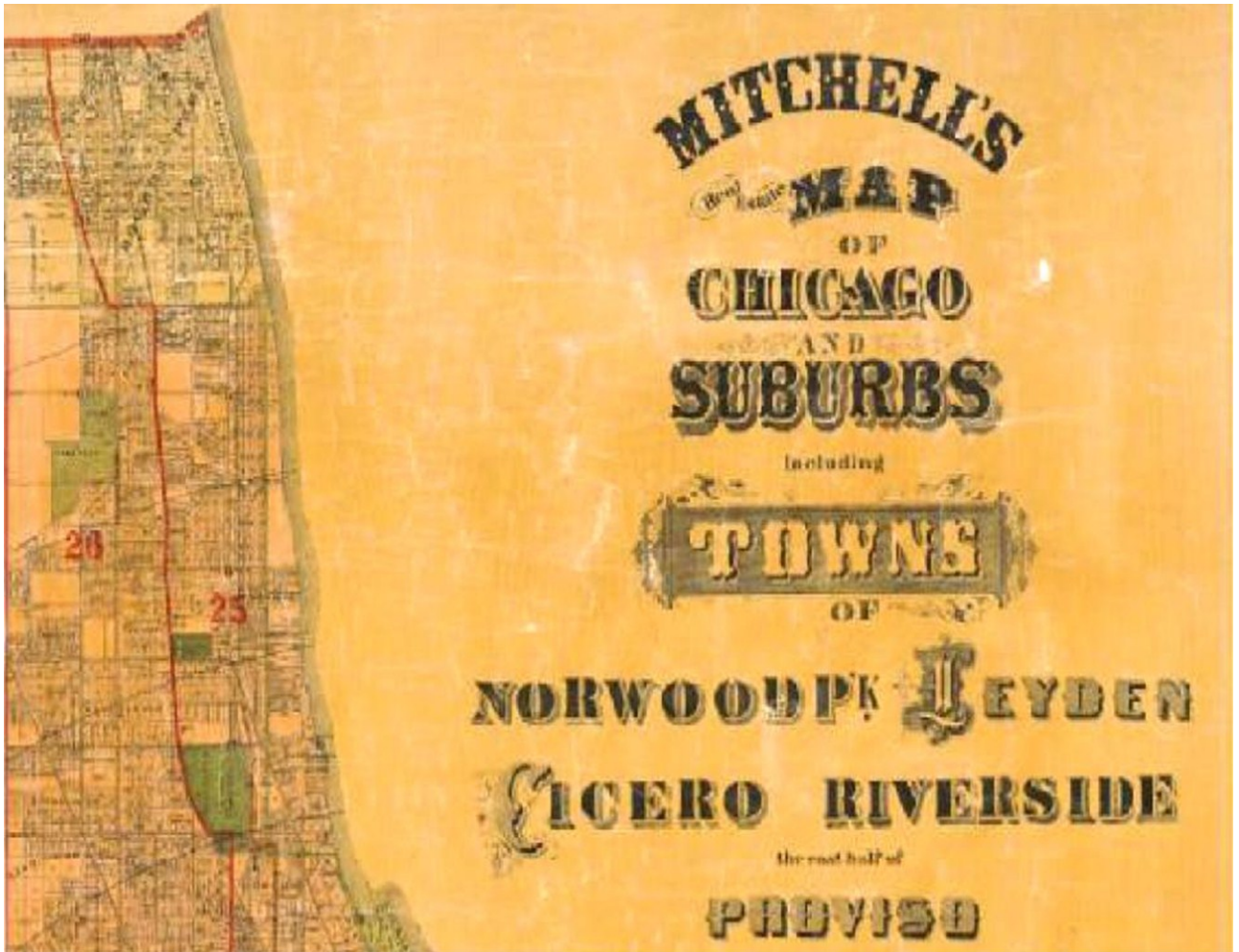


Jefferson Township (1893). Rossiter, F.C. (surveyor) (1893). Map of Cook County, Illinois, showing Chicago, its suburbs, and railroad connections.

Found at University of Chicago Library on-line presentation: Chicago in the 1890s..

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

<http://www.lib.uchicago.edu/e/su/maps/chi1890/G4104-C6A1-1893-R6.html>



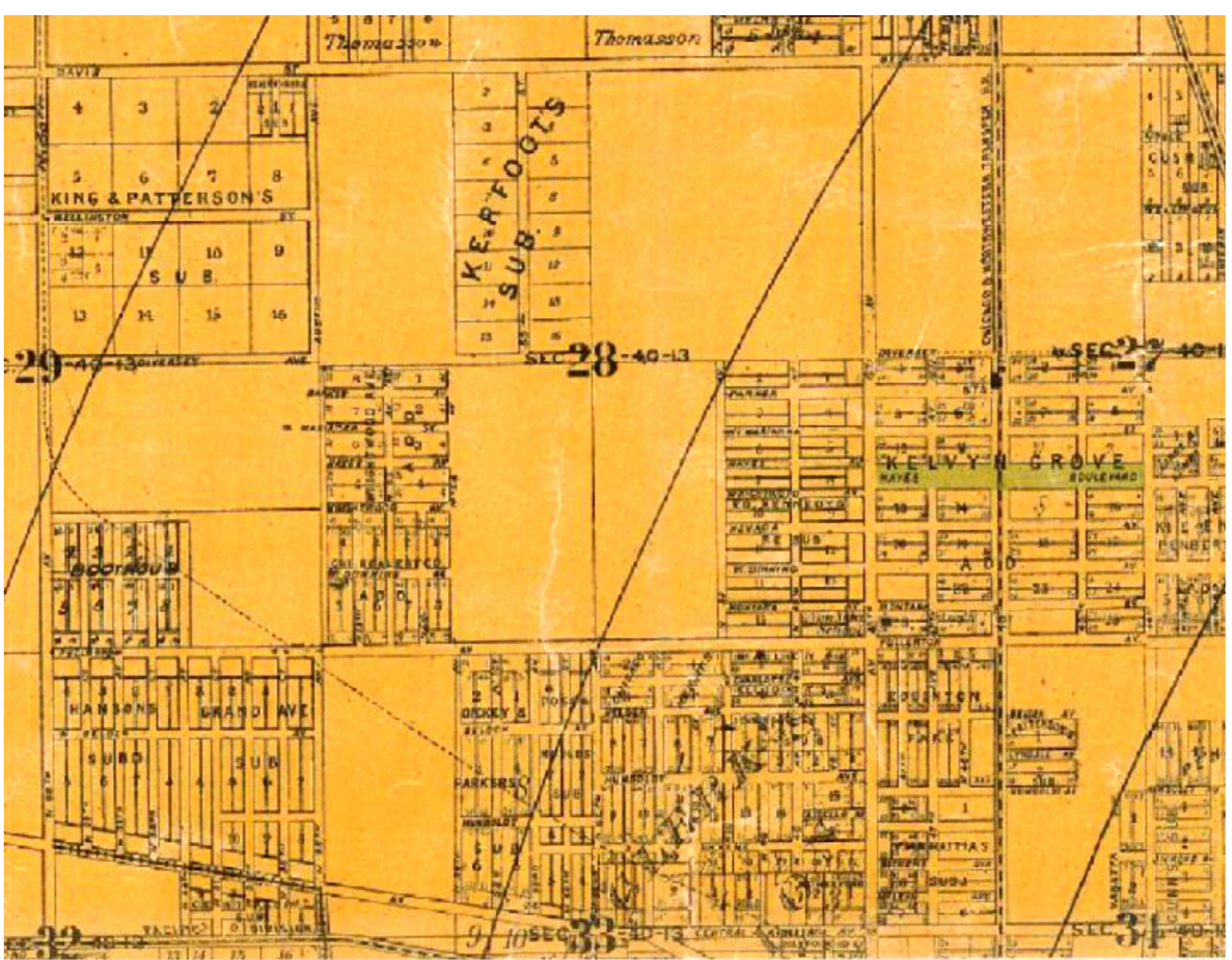
Jefferson Township (1903). Rondonell, Max (draughtsman). Mitchell's real estate map of Chicago and suburbs : including towns of Norwood Pk., Leyden, Cicero, Riverside, the east half of Proviso, Lyons, Stickney, Calument, Worth, and the east half of Palos, Cook County, Illinois. Chicago: William L. Mitchell (1902, 1903).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

[http://www.lib.uchicago.edu/lib/public/full\\_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6A1-1903-M5-1of8/](http://www.lib.uchicago.edu/lib/public/full_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6A1-1903-M5-1of8/)



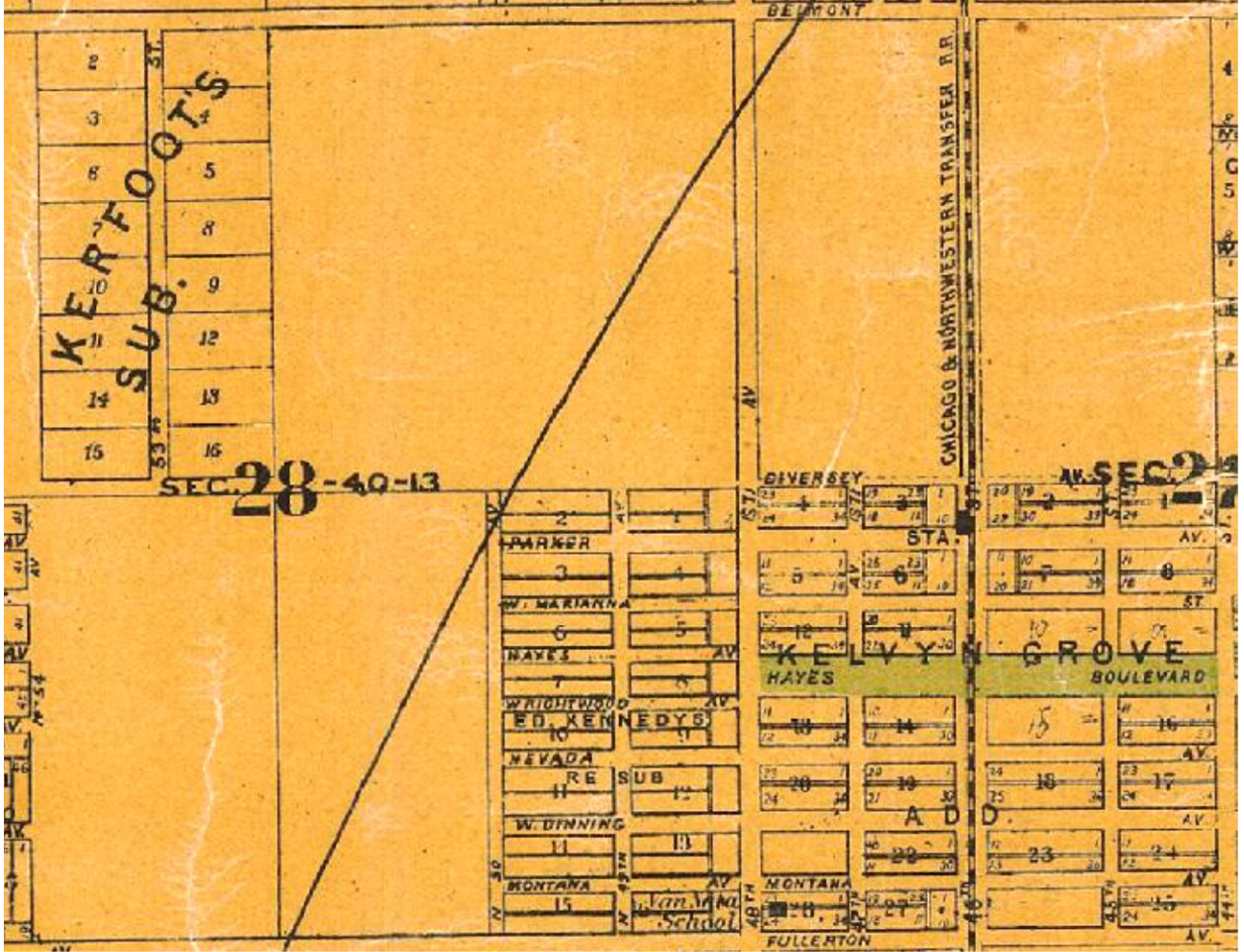


Jefferson Township (1903). Rondonell, Max (draughtsman). Mitchell's real estate map of Chicago and suburbs : including towns of Norwood Pk., Leyden, Cicero, Riverside, the east half of Proviso, Lyons, Stickney, Calument, Worth, and the east half of Palos, Cook County, Illinois. Chicago: William L. Mitchell (1902, 1903).

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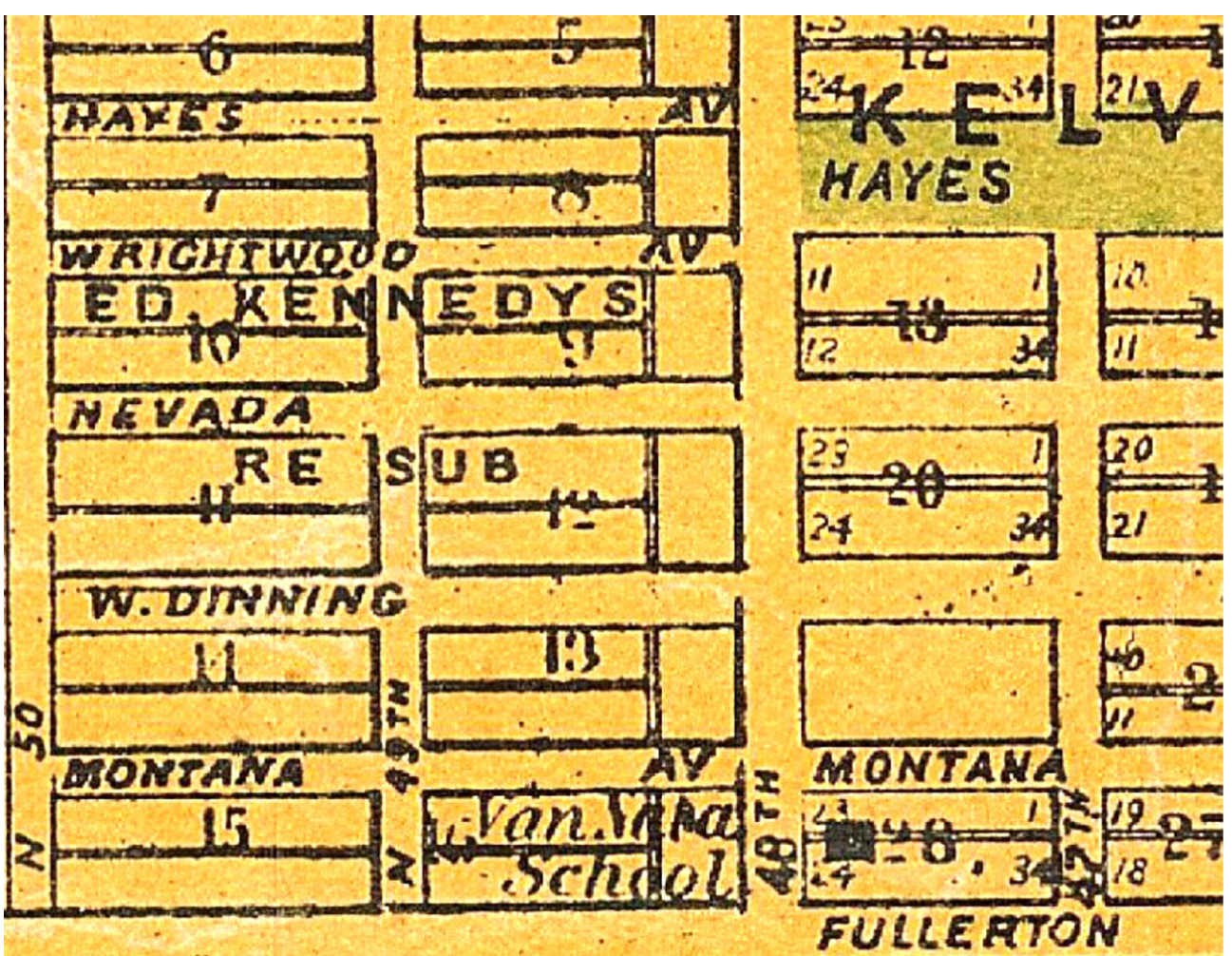
Jefferson Township (1903). Rondonell, Max (draughtsman). Mitchell's real estate map of Chicago and suburbs : including towns of Norwood Pk., Leyden, Cicero, Riverside, the east half of Proviso, Lyons, Stickney, Calument, Worth, and the east half of Palos, Cook County, Illinois. Chicago: William L. Mitchell (1902, 1903).

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Jefferson Township (1903). Rondonell, Max (draughtsman). Mitchell's real estate map of Chicago and suburbs : including towns of Norwood Pk., Leyden, Cicero, Riverside, the east half of Proviso, Lyons, Stickney, Calument, Worth, and the east half of Palos, Cook County, Illinois. Chicago: William L. Mitchell (1902, 1903).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

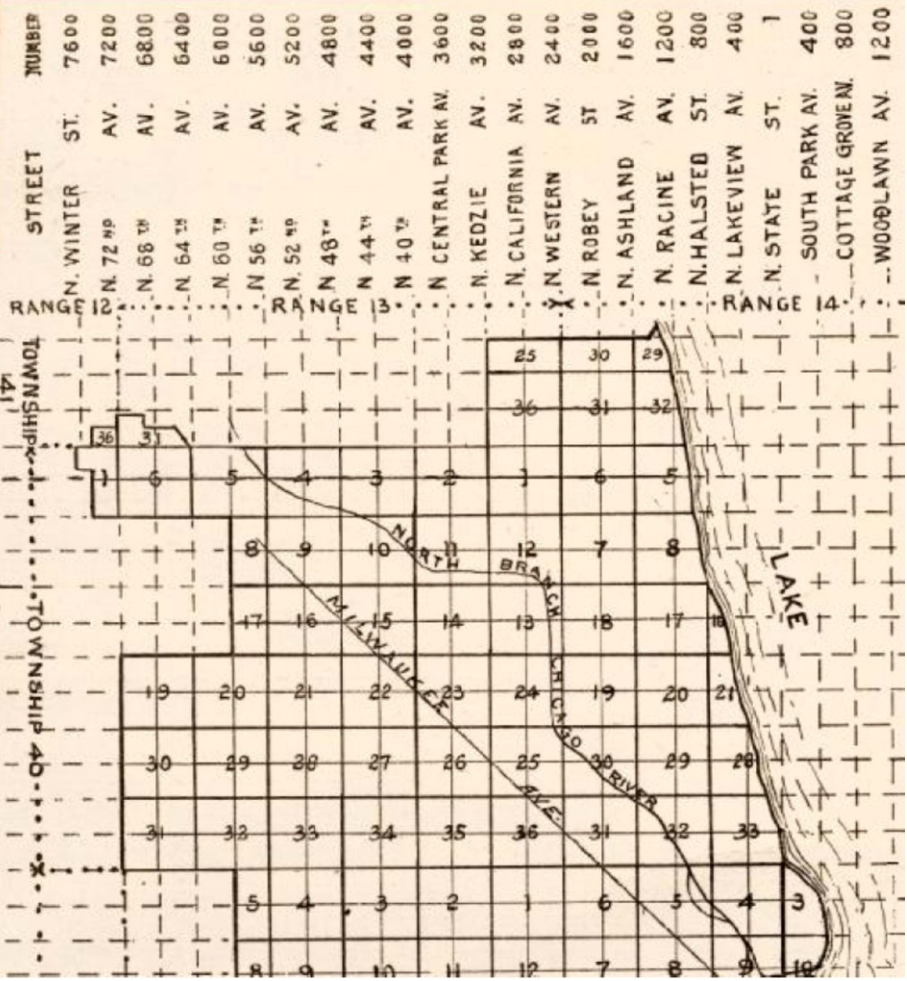
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# MAP

Showing House Numbers on section and half section line streets under Plan for re-numbering Streets in the City of Chicago as required by Ordinance in Effect on and after September 1, 1909, and Printed on Back Hereof.

NUMBER	STREET
7600	HOWARD AV.
7200	TOUHY AV.
6800	PRATT AV.
6400	DEVON AV.
6000	PETERSON AV.
5600	BRYN MAWR AV.
5200	FOSTER AV.
4800	LAWRENCE AV.
4400	MONTROSE AV.
4000	IRVING PARK BLVD.
3600	ADDISON ST.
3200	BELMONT AV.
2800	DIVERSEY AV.
2400	FULLERTON AV.
2000	ARMITAGE AV.
1600	NORTH AV.
1200	DIVISION ST.
800	CHICAGO AV.
400	KINZIE ST.



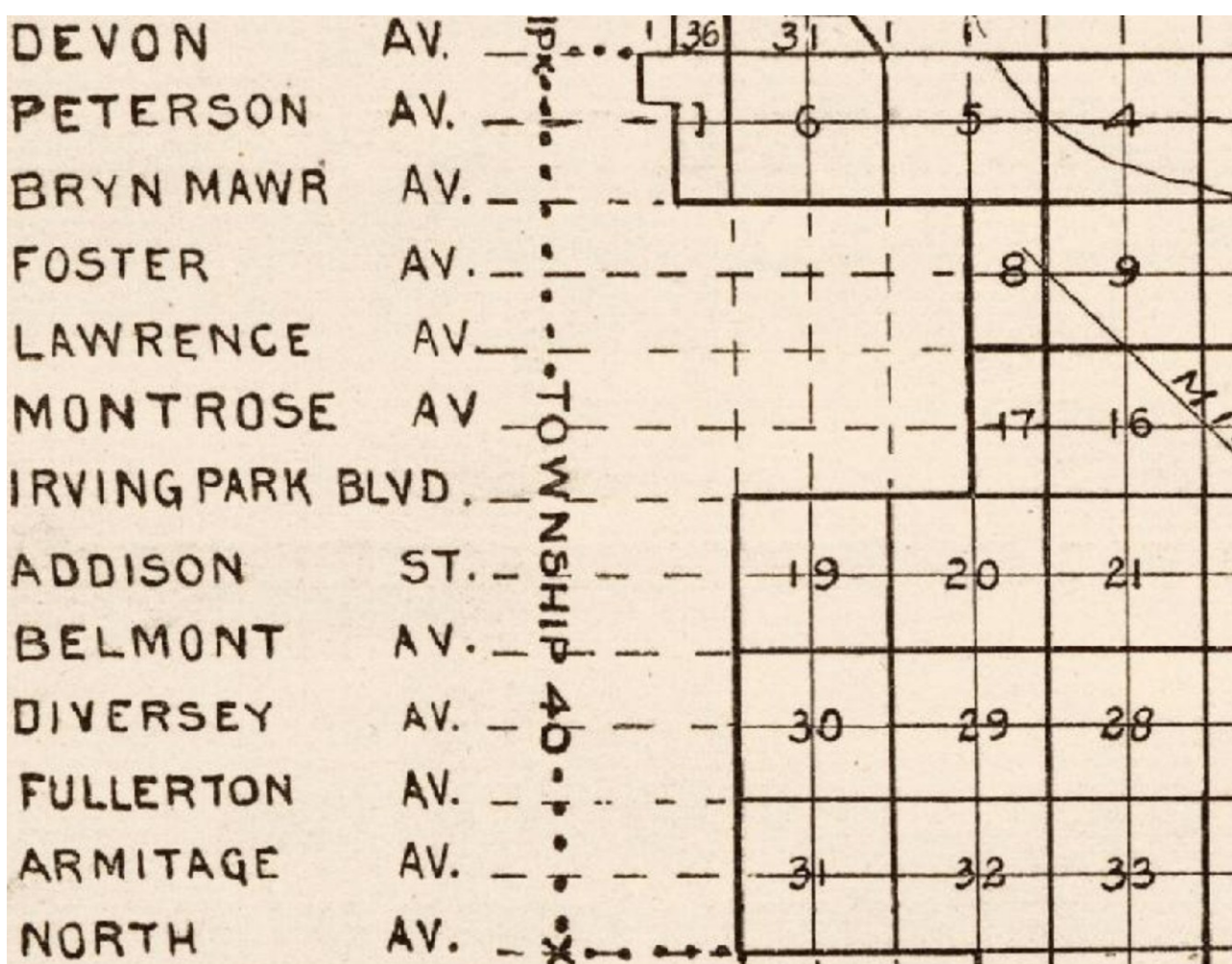
Jefferson Township (1908). Map showing house numbers on section and half section line streets under plan for re-numbering streets in the City of Chicago, as required by ordinance in effect on and after September 1, 1909, and printed on back hereof. Chicago: Chicago Title & Trust (1908)..

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

[http://www.lib.uchicago.edu/lib/public/full\\_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6A11-1908-C7-recto/](http://www.lib.uchicago.edu/lib/public/full_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6A11-1908-C7-recto/)



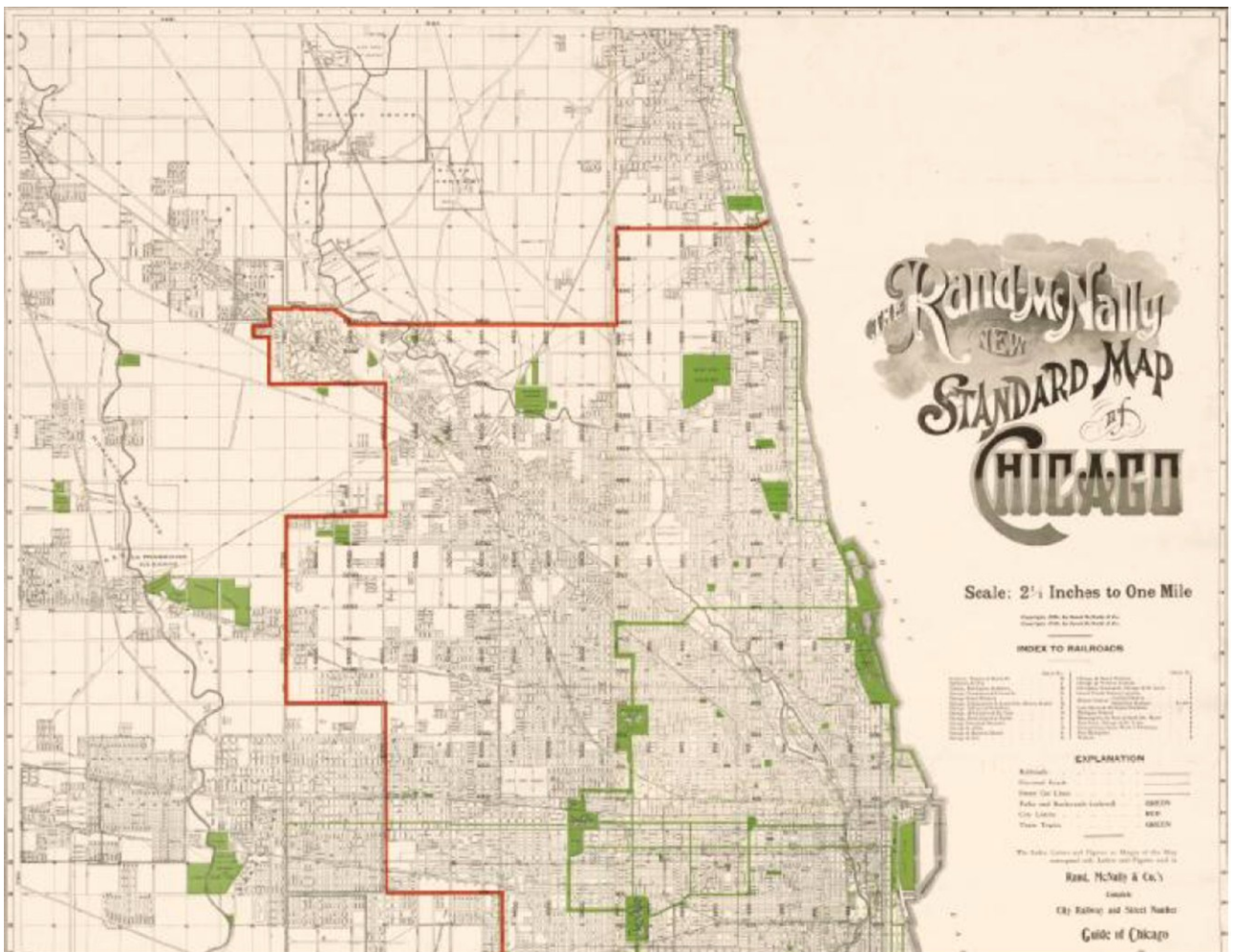


Jefferson Township (1908). Map showing house numbers on section and half section line streets under plan for re-numbering streets in the City of Chicago, as required by ordinance in effect on and after September 1, 1909, and printed on back hereof. Chicago: Chicago Title & Trust (1908)..

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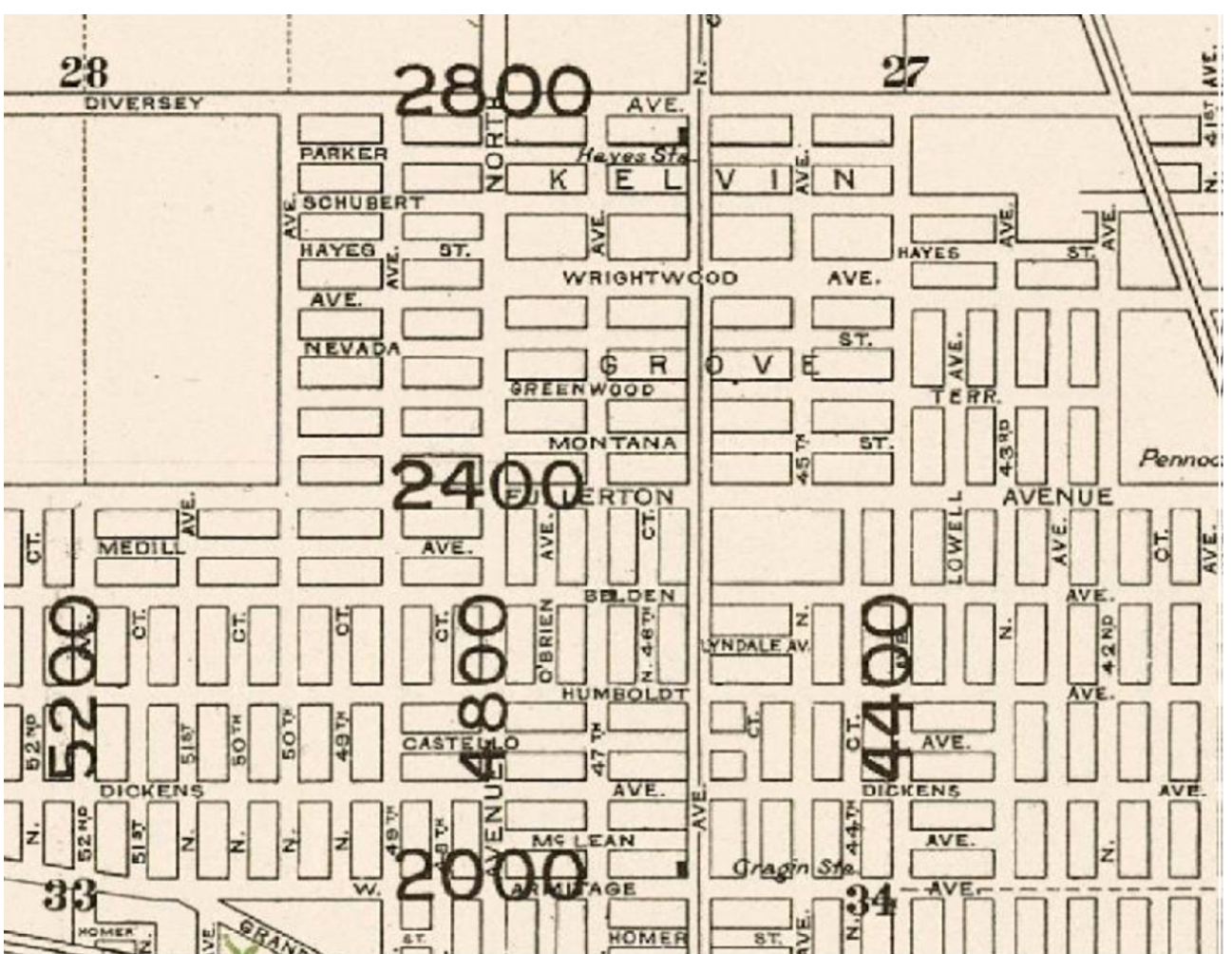
Jefferson Township (1910). Rand McNally new standard map of Chicago. Chicago: Rand McNally & Co. (1910).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

[http://www.lib.uchicago.edu/lib/public/full\\_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6-1910-R3-N/](http://www.lib.uchicago.edu/lib/public/full_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6-1910-R3-N/)



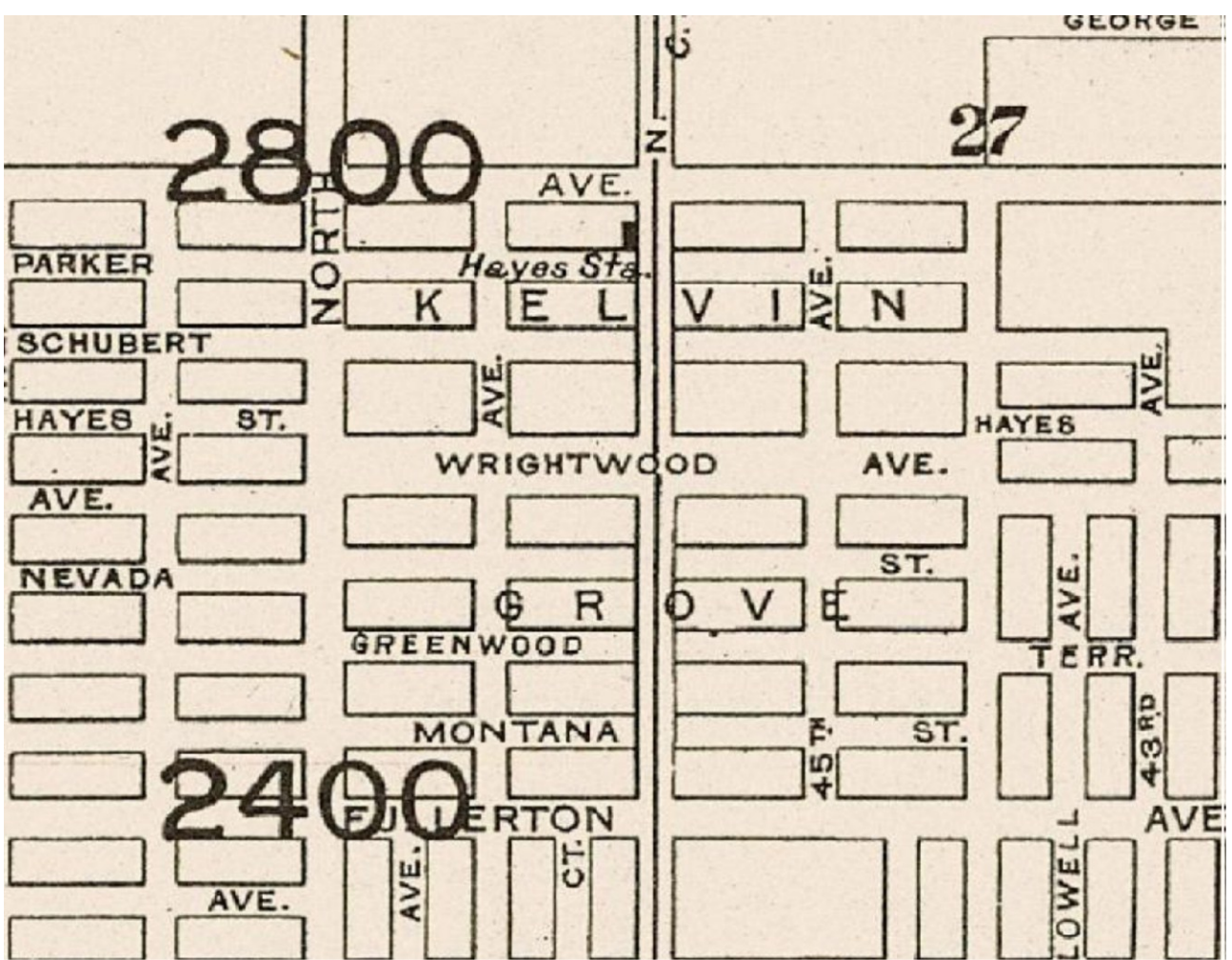


Jefferson Township (1910). Rand McNally new standard map of Chicago. Chicago: Rand McNally & Co. (1910).

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Jefferson Township (1910). Rand McNally new standard map of Chicago. Chicago: Rand McNally & Co. (1910).

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# THE SANITARY DISTRICT OF CHICAGO

## MAP SHOWING DISTRIBUTION OF POPULATION WITHIN THE SANITARY DISTRICT OF CHICAGO

COMPILED BY  
THE HARBOR AND SUBWAY COMMISSION  
OF THE  
CITY OF CHICAGO

SCALE

1 1/4 1/2 3/4 0 1 2 MILES.

Map Div.  
Sanitary Dist.

Catalogued

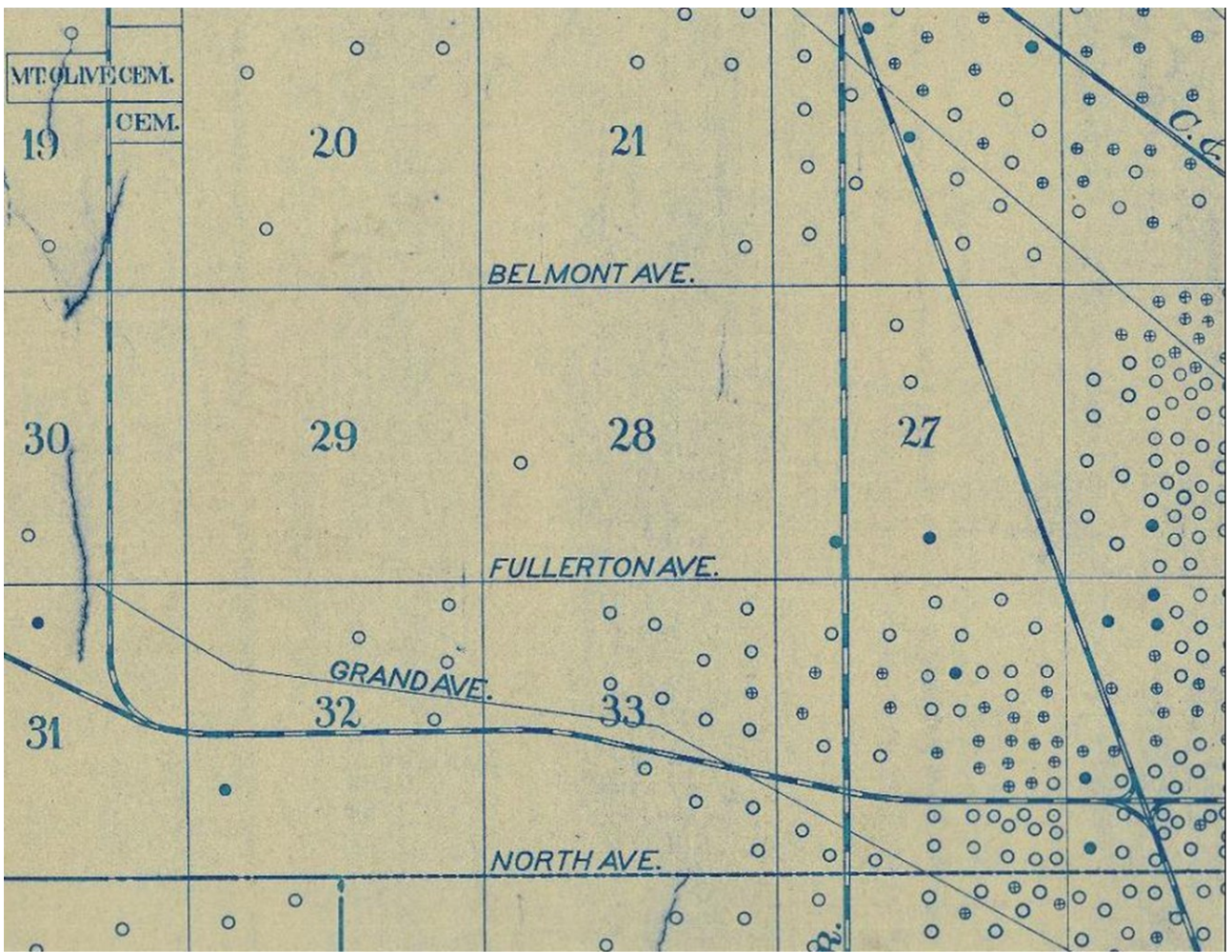
S.W.

1912

1912

Population distribution in Township 40N (Jefferson Township). in Harbor and Subway Commission (1913). Map Showing Distribution of Population Within the Sanitary District of Chicago. Chicago: Sanitary District of Chicago.

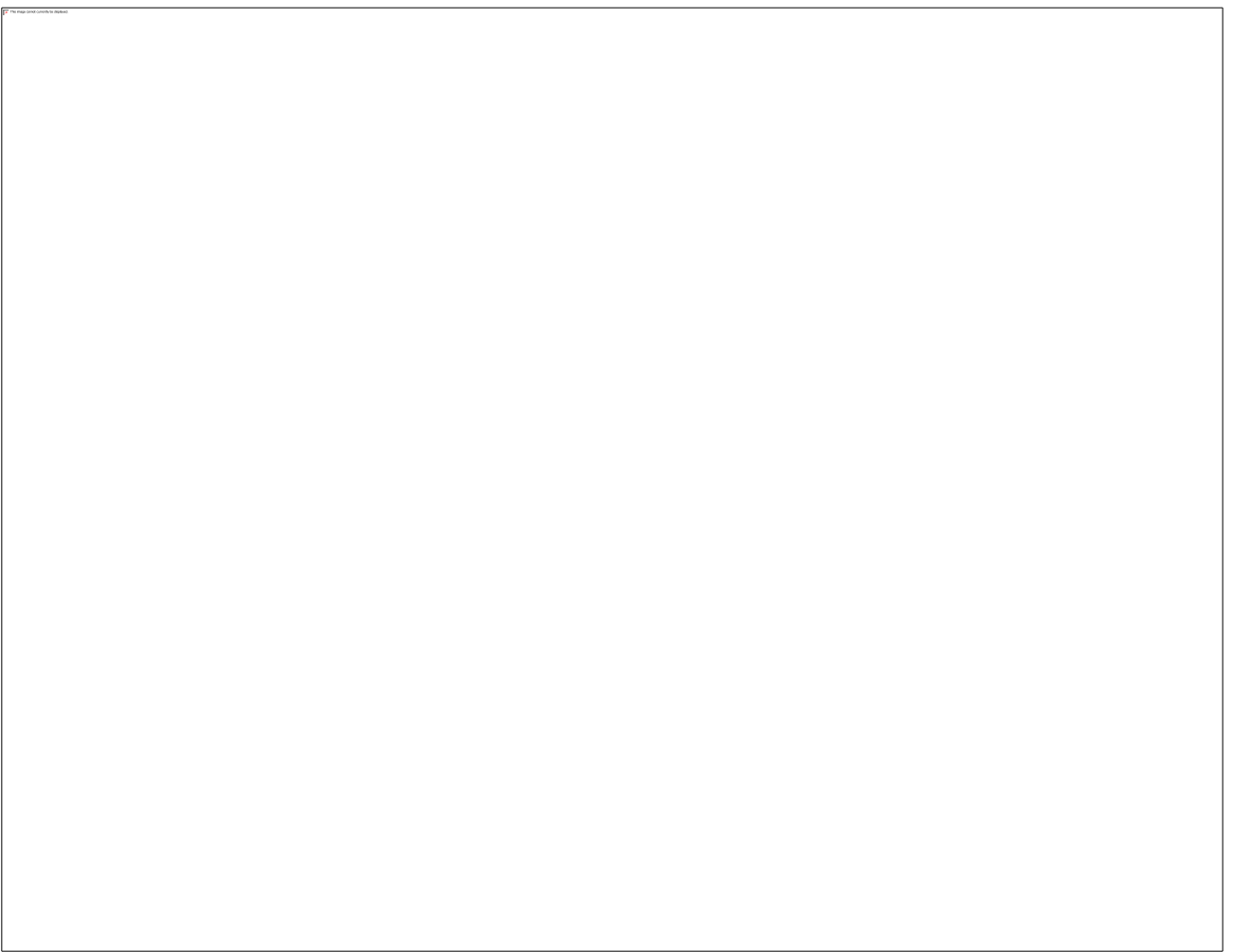
<http://www.lib.uchicago.edu/e/su/maps/chi1890/G4104-C6A1-1895-M4-NW.html>



Population distribution in Township 40N (Jefferson Township). in Harbor and Subway Commission (1913). Map Showing Distribution of Population Within the Sanitary District of Chicago. Chicago: Sanitary District of Chicago.

<http://www.lib.uchicago.edu/e/su/maps/chi1890/G4104-C6A1-1895-M4-NW.html>



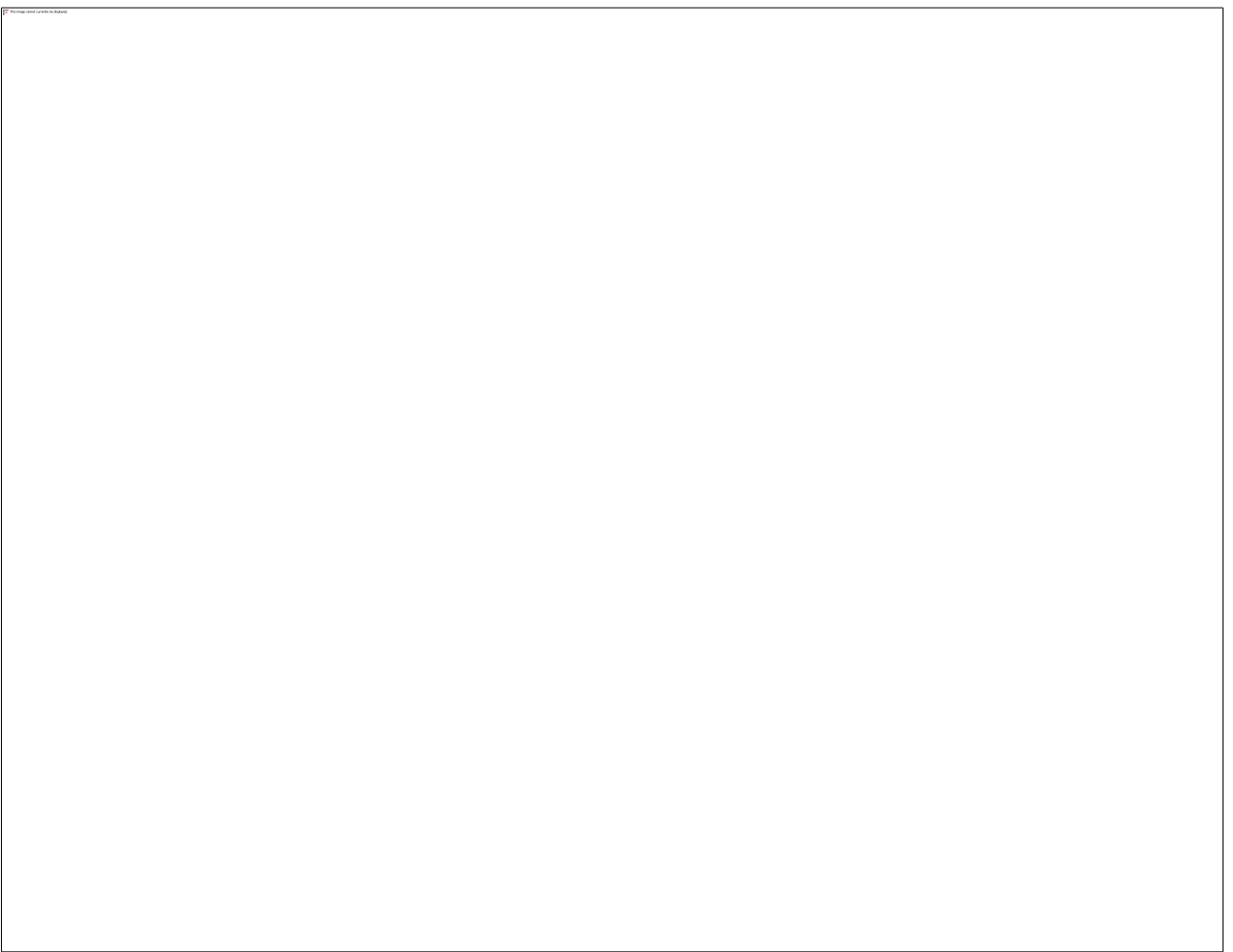


Jefferson Township (1913). Deuther, Tomaz F. (artist). Real rapid transit at least cost. Chicago: North-West Side Commercial Association of Chicago (1913).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

<http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6P33-1913-D4.html>



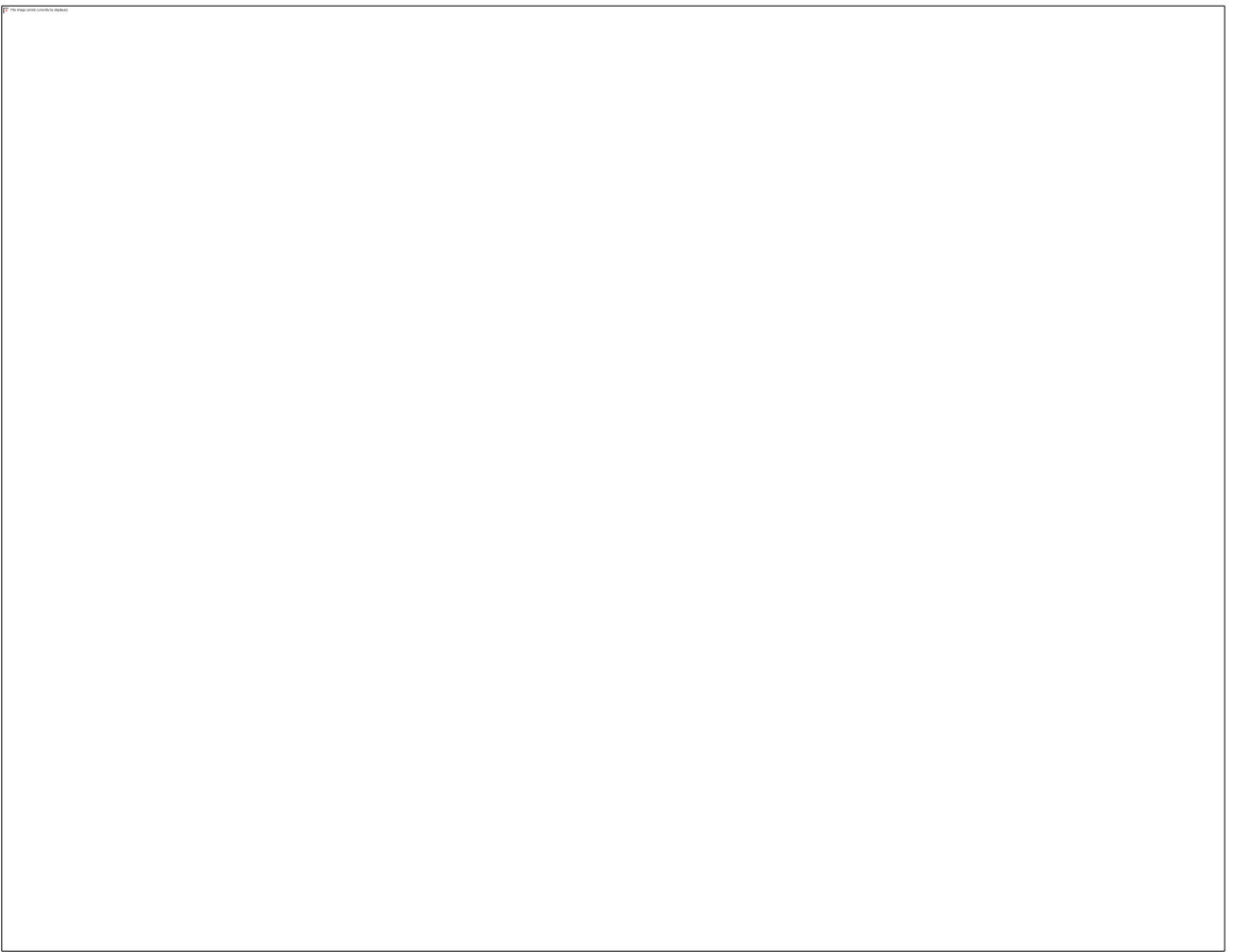
Jefferson Township (1913). Deuther, Tomaz F. (artist). Real rapid transit at least cost. Chicago: North-West Side Commercial Association of Chicago (1913).

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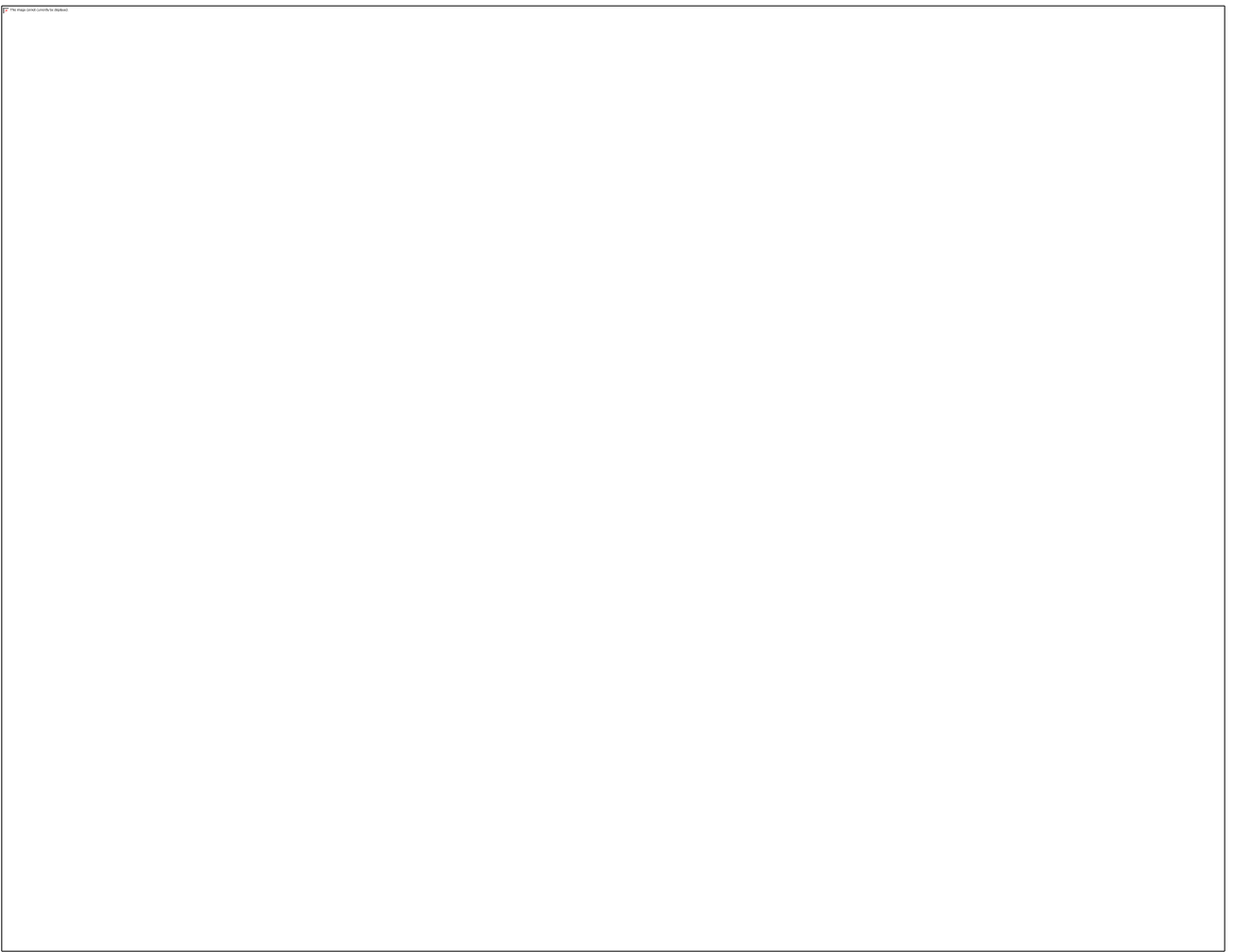


Jefferson Township (1914). School Map of Chicago. Chicago: Board of Education of the City of Chicago (1914).

Found at University of Chicago Library on-line presentation: Chicago 1900-1914.

<http://www.lib.uchicago.edu/e/su/maps/chi1900/>

[http://www.lib.uchicago.edu/lib/public/full\\_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6E68-1914-C7/](http://www.lib.uchicago.edu/lib/public/full_screen.html?http://www.lib.uchicago.edu/e/su/maps/chi1900/G4104-C6E68-1914-C7/)



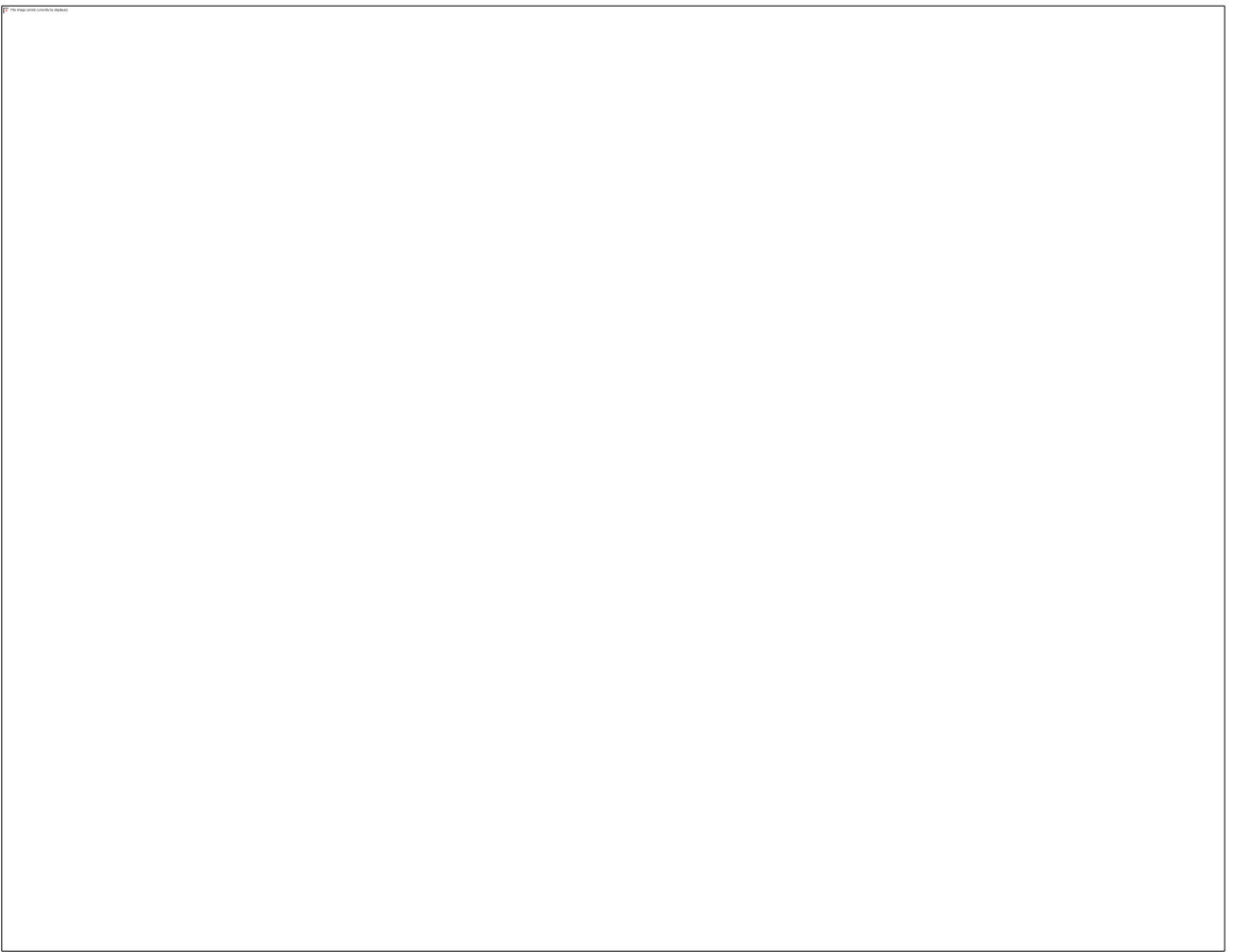
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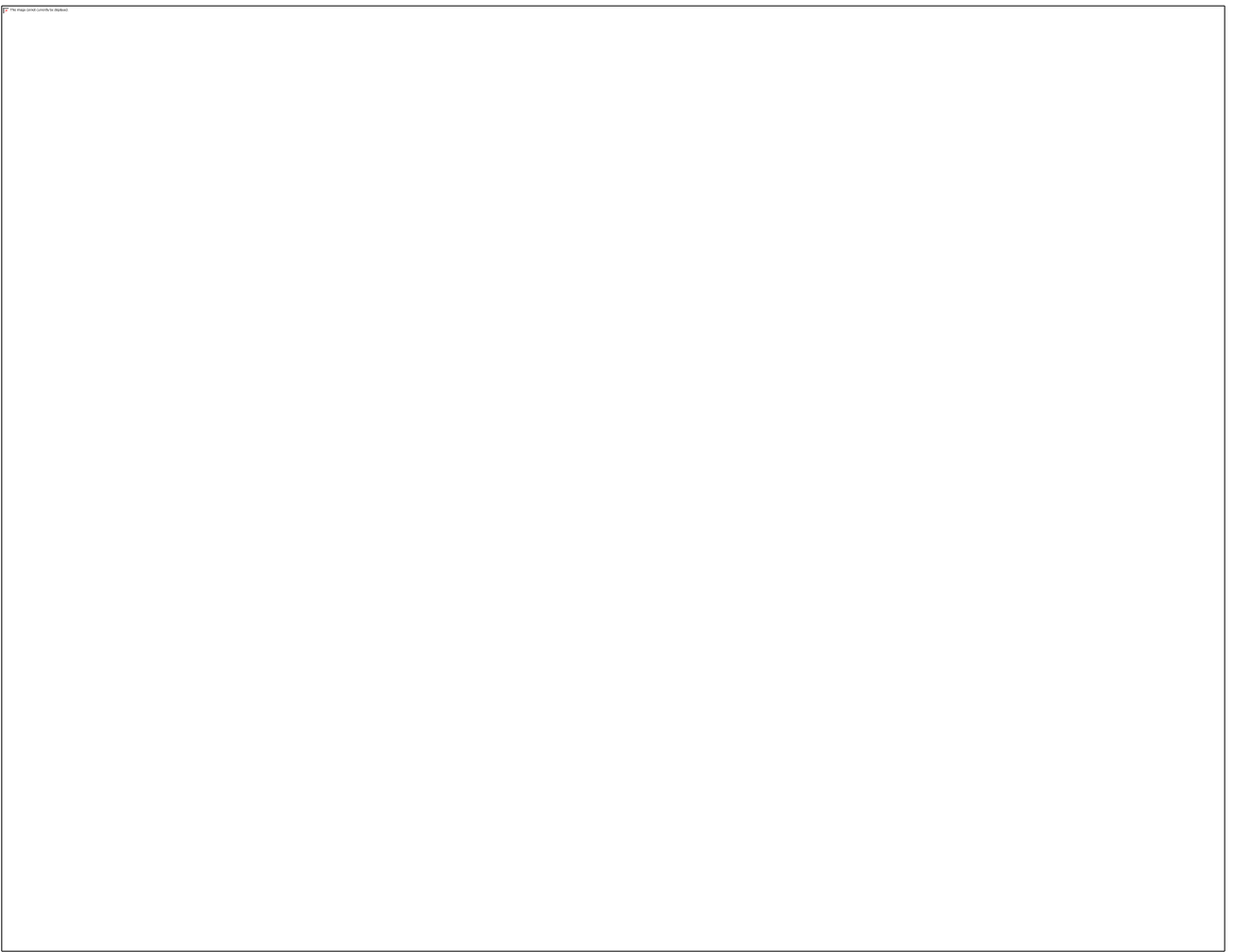


Jefferson Township (1914). School Map of Chicago. Chicago: Board of Education of the City of Chicago (1914).

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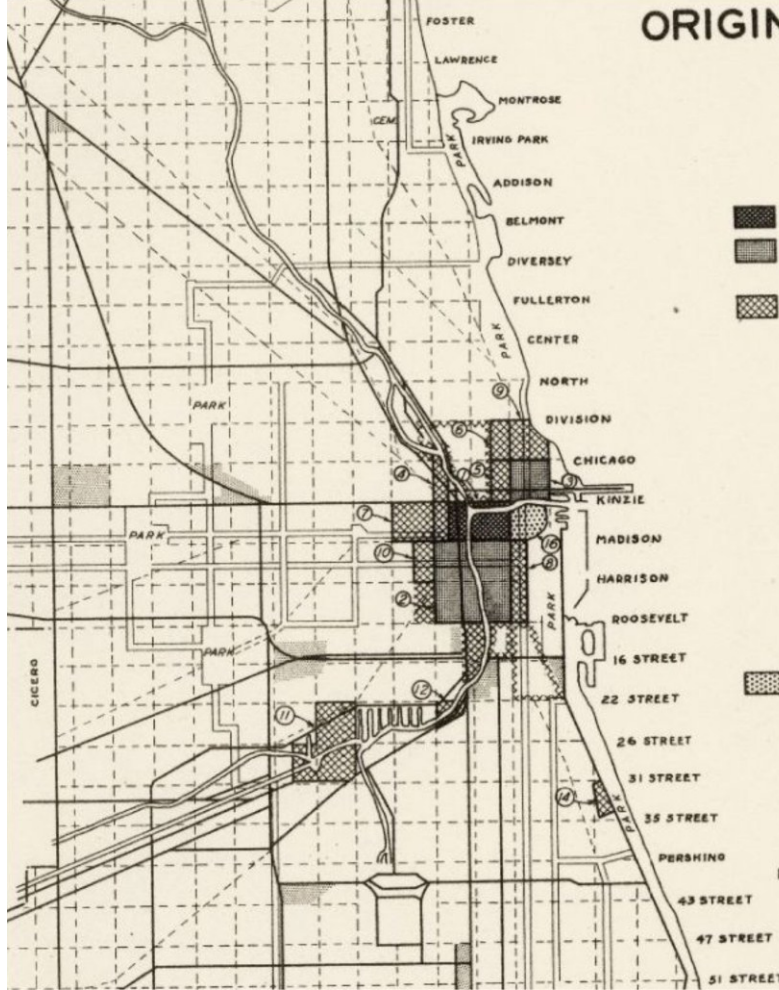


Map of Chicago, showing original subdivisions, 1830 to 1843 / prepared by Homer Hoyt from ante-fire plats of the Chicago Title and Trust Company. Land use--Illinois--Chicago--Maps.

Real property--Illinois--Chicago--Maps. Scale [ca. 1:190,000]. [Chicago] : Social Science Research Committee, 1932. 1 map ; 24 x 18 cm.  
<http://www.lib.uchicago.edu/e/su/maps/chisoc/G4104-C6-1933-U5-a.html>



# ORIGINAL SUBDIVISIONS 1830 TO 1843



## LEGEND FOR DATA

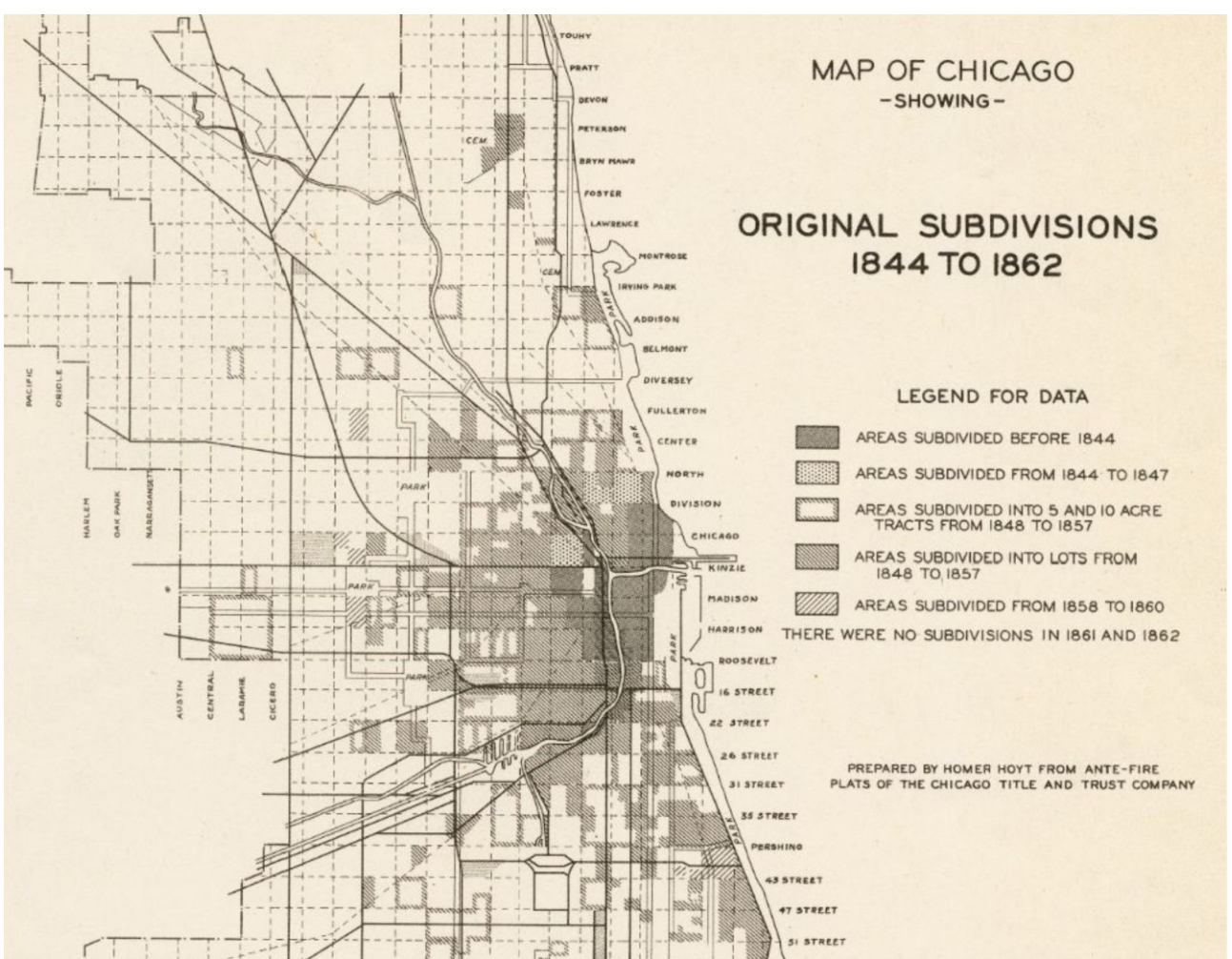
- 1830 ① ORIGINAL TOWN OF CHICAGO
- 1833 ② SCHOOL SECTION
- ③ KINZIE'S ADDITION
- 1835-1837
  - ④ RUSSELL, MATHER, ROBERTS ADDITION 1835
  - ⑤ WOLCOTT'S ADDITION 1835
  - ⑥ BUSHNELL'S ADDITION 1835
  - ⑦ CARPENTER'S ADDITION 1836
  - ⑧ FRACTIONAL SECTION 15 ADDITION 1836
  - ⑨ CANAL TRUSTEES SUBDIVISION S3:T39:R14 1836
  - ⑩ DUNCAN'S ADDITION 1836
  - ⑪ CANAL PORT (VACATED LATER) 1835
  - ⑫ SOUTH BRANCH ADDITION 1836
  - ⑬ TOWNS OF CALUMET AND GEORGE 1836 (VACATED LATER)
  - ⑭ TOWN OF COTTAGE GROVE (VACATED LATER) 1837
  - ⑮ TOWN OF SUMMIT 1837
- 1839 ⑯ FORT DEARBORN ADDITION

THERE WERE NO NEW SUBDIVISIONS IN  
1831, 1832, 1834, 1838, 1840, 1841, 1842 AND 1843

PREPARED BY HOMER HOYT FROM ANTE-FIRE  
PLATS OF THE CHICAGO TITLE AND TRUST COMPANY

Map of Chicago, showing original subdivisions, 1830 to 1843 / prepared by Homer Hoyt from ante-fire plats of the Chicago Title and Trust Company. Land use--Illinois--Chicago--Maps.

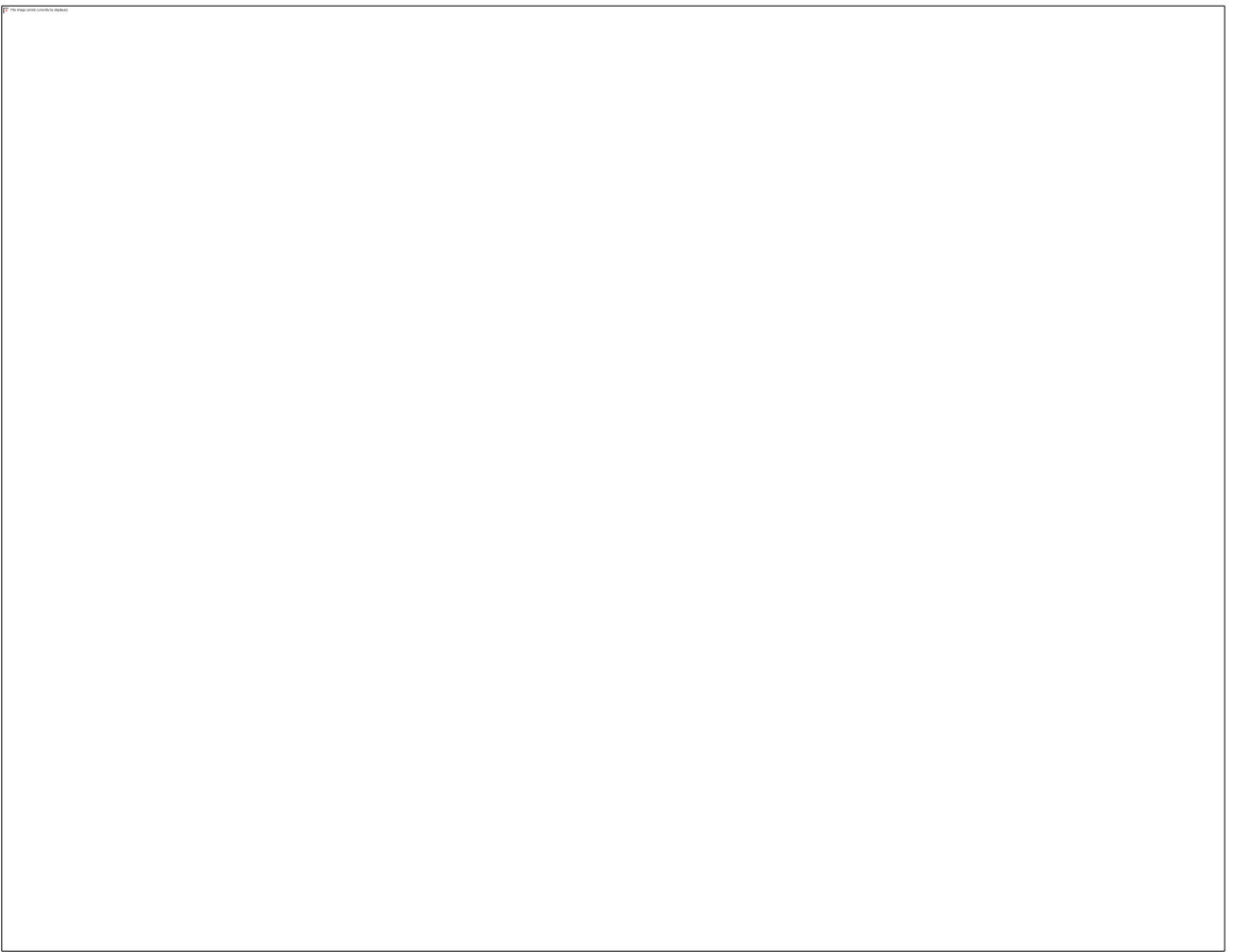
Real property--Illinois--Chicago--Maps. Scale [ca. 1:190,000]. [Chicago] : Social Science Research Committee, 1932. 1 map ; 24 x 18 cm.  
<http://www.lib.uchicago.edu/e/su/maps/chisoc/G4104-C6-1933-U5-a.html>



Map of Chicago, showing original subdivisions, 1844 to 1862 / prepared by Homer Hoyt from ante-fire plats of the Chicago Title and Trust Company. Land use--Illinois--Chicago--Maps.

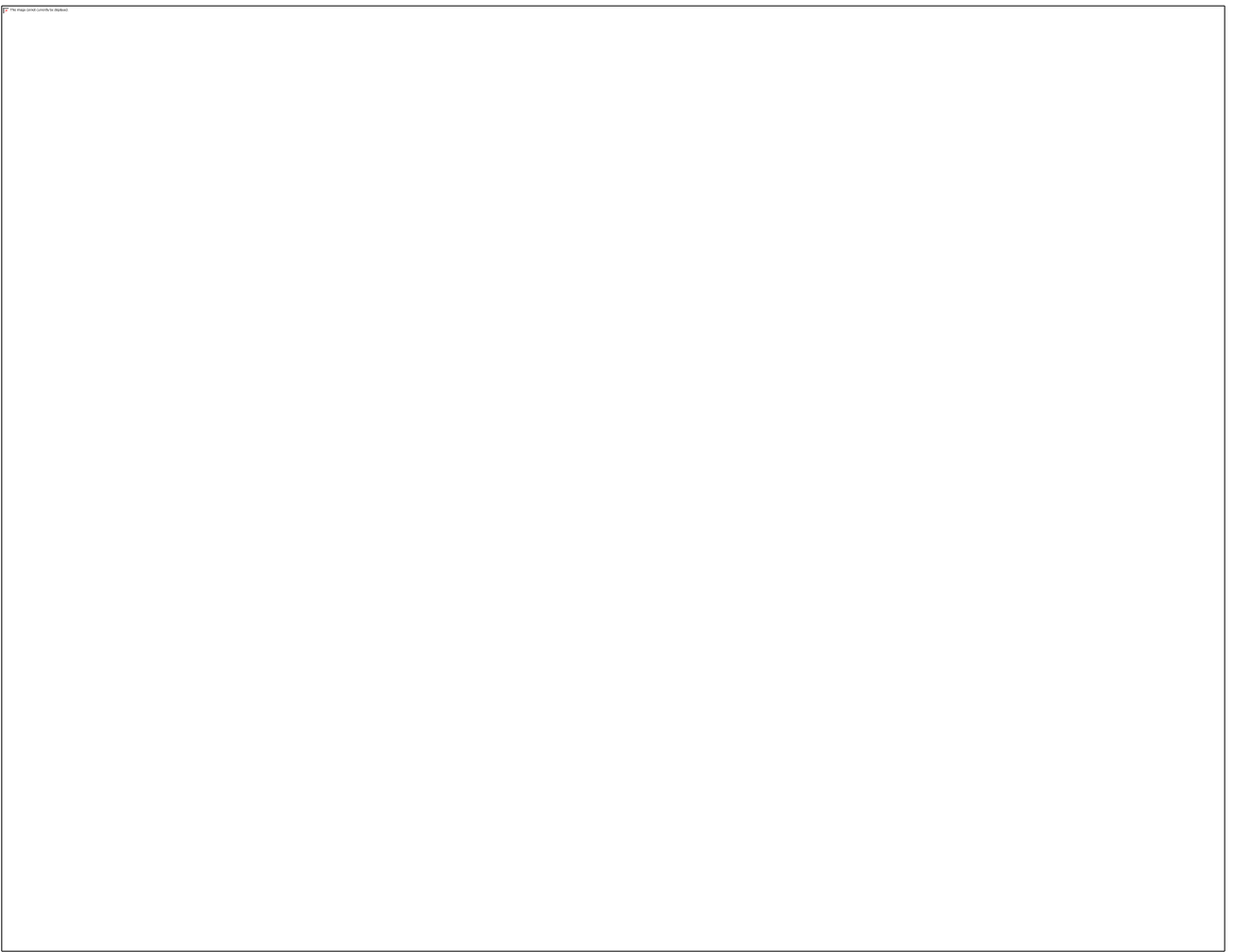
Real property--Illinois--Chicago--Maps. Scale [ca. 1:190,000]. [Chicago] : Social Science Research Committee, 1932. 1 map ; 24 x 18 cm.  
<http://www.lib.uchicago.edu/e/su/maps/chisoc/G4104-C6-1933-U5-b.html>





Map of Chicago, showing original subdivisions, 1863 to 1879 / prepared by Homer Hoyt from the plats of the Chicago Title and Trust Company.  
Land use--Illinois--Chicago--Maps.

Real property--Illinois--Chicago--Maps. Scale [ca. 1:190,000]. [Chicago] : Social Science Research Committee, 1932. 1 map ; 24 x 18 cm.  
<http://www.lib.uchicago.edu/e/su/maps/chisoc/G4104-C6-1933-U5-c.html>



Map of Chicago, showing original subdivisions, 1880 to 1932 / prepared by Homer Hoyt from the plats of the Chicago Title and Trust Company.

Land use--Illinois--Chicago--Maps.

Real property--Illinois--Chicago--Maps.

Scale [ca. 1:190,000]. [Chicago] : Social Science Research Committee, 1932. 1 map ; 24 x 18 cm.

<http://www.lib.uchicago.edu/e/su/maps/chisoc/G4104-C6-1933-U5-d.html>























































Friends of Pedro DeJesus (2004). Campaign flyer for candidate for 39th district representative, Illinois General Assembly.



Friends of Pedro DeJesus (2004). Campaign flyer for candidate for 39th district representative, Illinois General Assembly.





Friends of Pedro DeJesus (2004). Campaign flyer for candidate for 39th district representative, Illinois General Assembly.

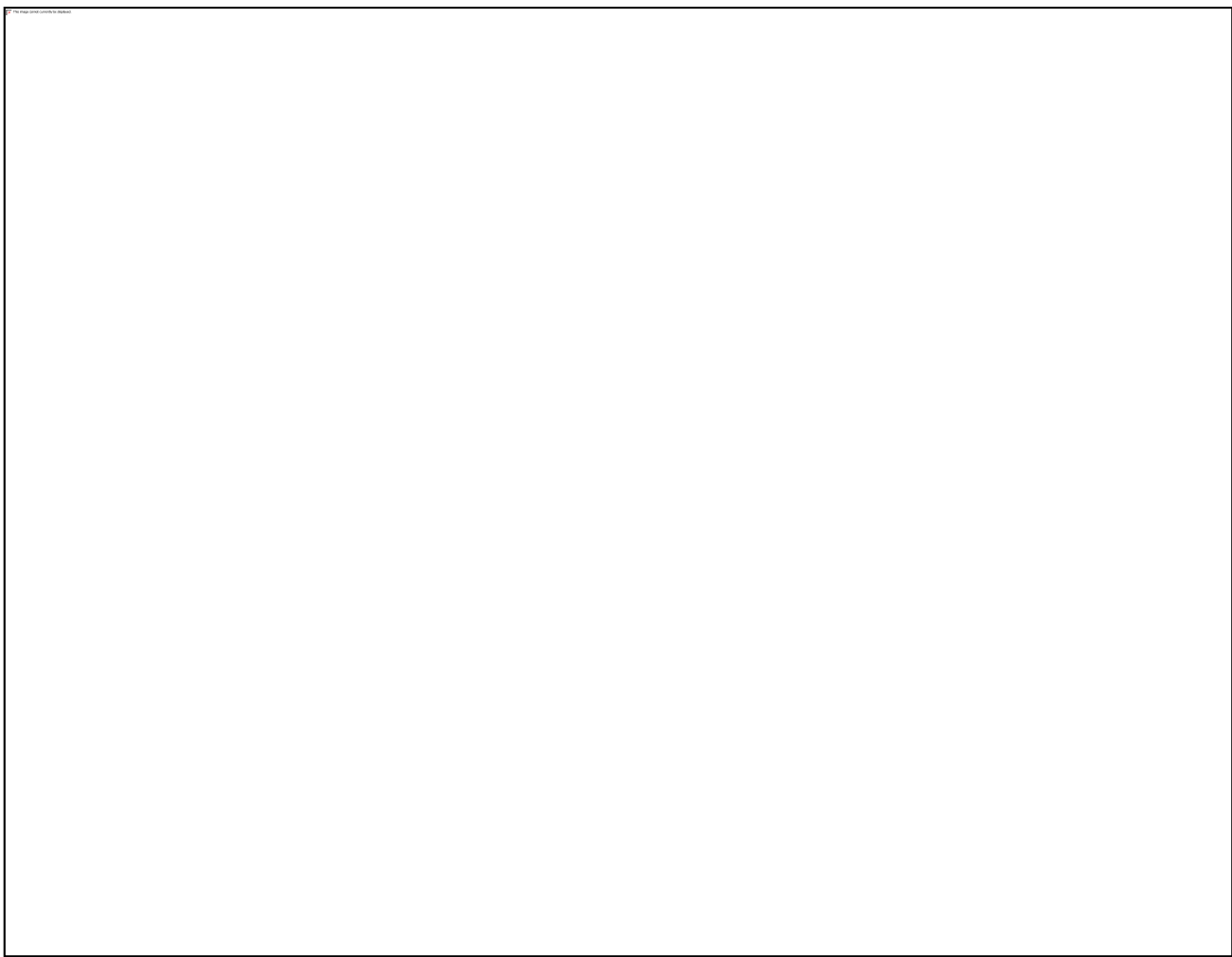


Friends of Pedro DeJesus (2004). Campaign flyer for candidate for 39th district representative, Illinois General Assembly.



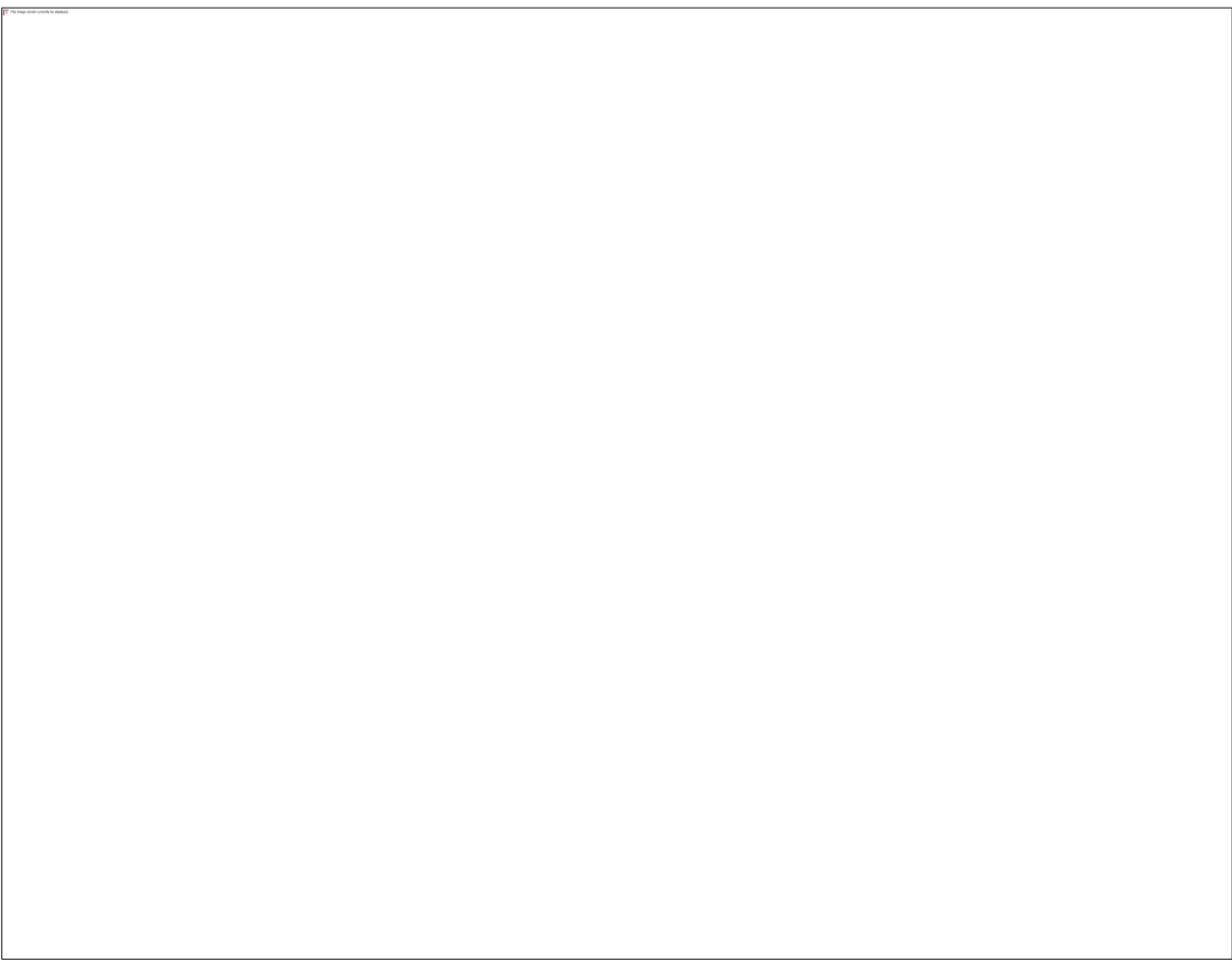
Friends of Pedro DeJesus (2004). Campaign flyer for candidate for 39th district representative, Illinois General Assembly.





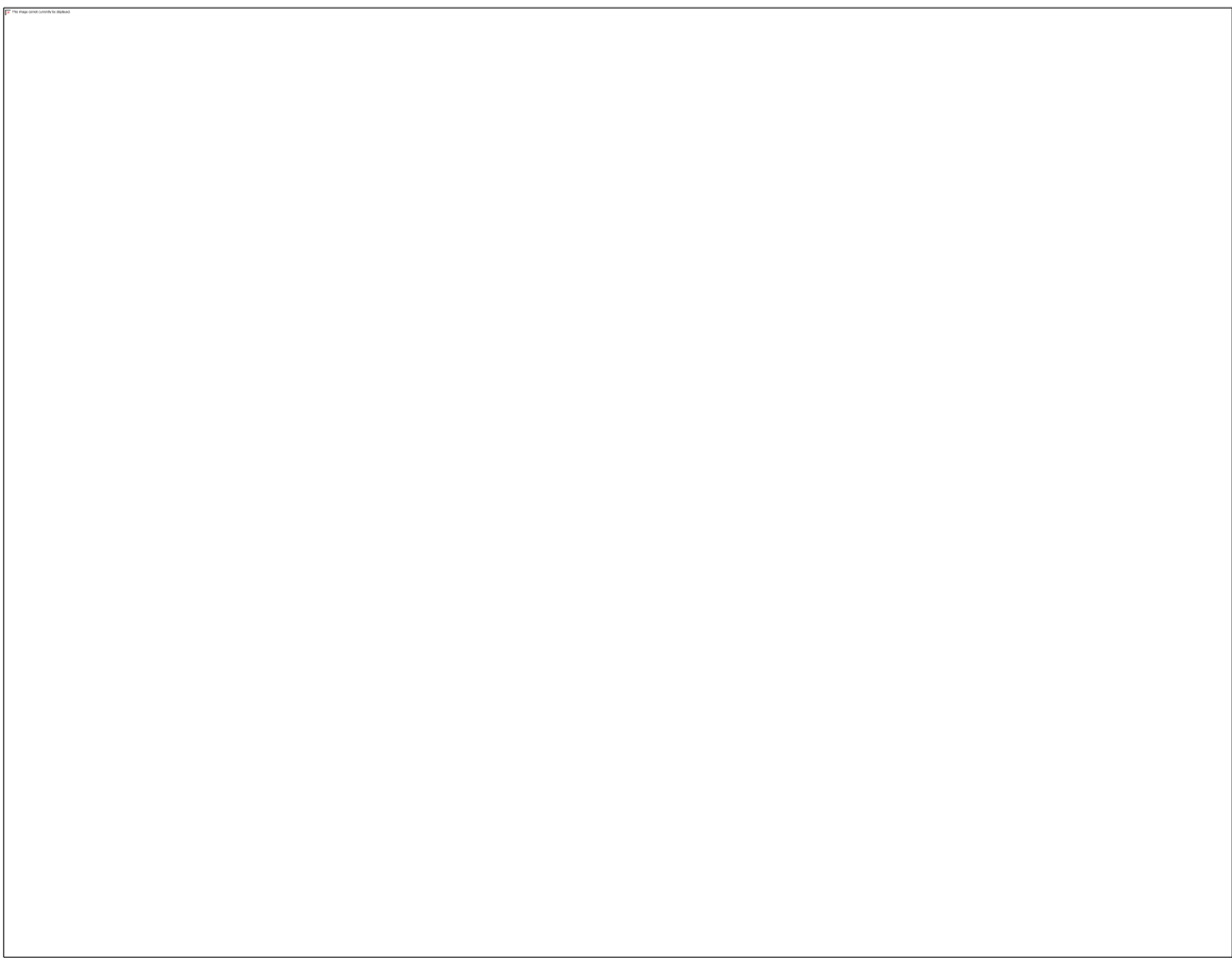
- (a) County assessor determines market value once per 3-year cycle. Triennial reassessments occurred in 2006 and 2009.
- (b) 2010 market value should be the same as 2009 unless assessor changed the value because of an appeal or other reason. Property owners and other interested parties can't compare and contrast market values between triennial reassessments because assessor's online page for each property shows two consecutive years (2009 and 2010) instead of two consecutive triennial reassessment periods (2006 and 2009).
- (c) Assessor grants the higher one of two possible homeowner exemptions.
- (d) The long-time homeowner exemption depends on owner's income and number of years he's owned and occupied the property
- (e) Narrow house shoe-horned on narrow lot.
- (f) Frequent turnover; foreclosure(s); and/or tax delinquent seizure(s)
- (g) Low assessed market value compared to identical properties might be due to owner's race (Hispanic, Puerto Rican), religion (attends St. A's RC church with Puerto Rican alderman); and/or current or family history of city/county/state job/contract or other financial transactions with local Hispanic elected official and family.
- (h) Current owner/occupant is black city worker.
- (i) Current owner/occupant is Hispanic with private sector job. Property sold for \$290,000 in 2006 before 2006 and 2009 reassessments; sold again for \$180,000 in 2010 after 2009 reassessment.
- (j) Current owner/occupant is Polish-American, is a retired city worker, and attends St. A's. Her family has owned house 50 plus-minus years.
- (k) Current owner/occupant is white and has private sector job. Property sold for \$102,500 in 1995; refinanced for \$84,750 in 2004.
- (l) Current owner/occupants are Cuban and Puerto Rican. Husband is brother of a political hack. Wife is a chronic complainer who demands and receives many unusual city services on basis of unfounded complaints, on her own behalf and on behalf of elderly Polish-American woman at 22 D Street, who is St. A's parishioner.

(m) Motives and opportunity to tamper with the assessor's property descriptions and alleged market values are also motives and opportunities to tamper with the treasurer's data for tax paid. Therefore, the treasurer's data for tax paid isn't necessarily the actual tax a property owner paid.



- (n) Triennial reassessed market value \$264,390 in 2009.
- (o) Unusually wide lot. House is set at back of lot, next to garage to create large front yard.
- (p) Sole owner/occupant's elderly mother died in 2008. The young able-bodied white male owner continues to display a disabled parking tag for his mother in his car in 2010, in addition to claiming a senior citizen exemption on his property tax for 2009.
- (q) Assessor doesn't raise alleged market value for improvements after purchase that cost less than \$75,000.
- (r) Property was offered for sale at \$189,900 in 2010 September and remains unsold in 2010 December after several cosmetic improvements.
- (s) Owner/occupants, their 3 adult children and their children's partners have 4 separate apartments. One son moved out recently and a non-relative moved into the attic apartment in 2010 November. The male owner has reached retirement age, his wife hasn't. The family exploits senior citizen exemptions intended for single-family homeowners. The family scorns parking regulations and other reasonable ordinance; and makes more than the average number of calls for emergency services. Owners put another For Rent sign on display 2010 December 16.
- (t) 40 D Street was built in 1900, around 25 years before other houses on the block. A 1988 buyer paid an original occupant/owner \$67,000. The 2005 buyer paid the 1988 buyer \$245,000 for this 110 year old wood structure with neighbors from hell. How did the selling agent and mortgage lender talk him into doing such a foolish thing?
- (u) Moderately wide lot has room for driveway next to average-sized house. Owner/occupant uses garage to store materials for his plumbing business. Business phone used to be listed at 44 D Street home address, and wife continues to answer business phone at home.
- (v) Effective 2010 November, property photos don't appear on data pages of newly-elected assessor Joe Berrios' website. Links to property photos are now often broken.





(w) In 1986 a man with an Irish name got 44 D Street with a warranty deed valued at \$0; and a county sheriff's police and his Puerto Rican wife moved in. In 1987, the county sheriff seized the 35 D Street 3-flat from a white owner and an Hispanic family moved in. A Puerto Rican cousin of the new #44 owner rented the #35 basement apartment from the new owner. The extended Puerto Rican family then abused the fire hydrant until neighbors' complaints forced them to move. In 2010, despite sales documents for #44 for the 1997 Puerto Rican buyer, the tax bill is still addressed to the 1986 Irish purchaser. Other factors that point to fraud are:

(1) Current owner/occupant has been involved in deals for a local commercial property with persons who have the Puerto Rican alderman's surname.

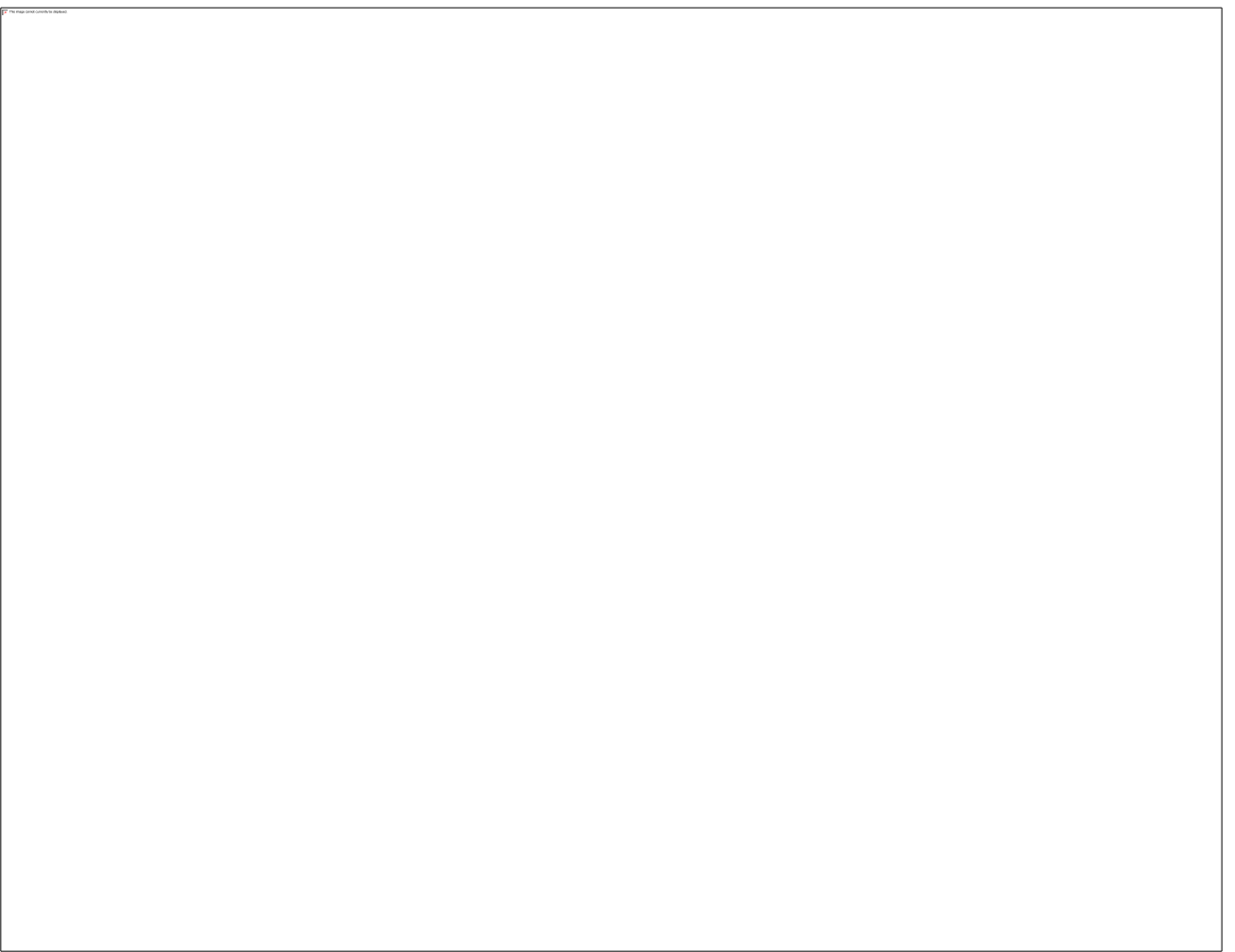
(2) Current owner/occupant operates a plumbing business on the property;

(3) The Puerto Rican plumber might rely on the Puerto Rican alderman for influence and actual city contracts for income;

(4) The plumber's wife's has the same surname as the 49 D Street owner/occupant.

(5) 49 D Street is a mis-described, undervalued, undertaxed property used to overvalue and overtax other properties, including white-owned properties on the block."

(x) 46 D Street, like 24 D Street and other houses on the block, is overvalued and overtaxed because the assessor has underdescribed 49 D Street.



Mural on railroad underpass. Blue Island 1600S, Chicago, Illinois.