



Cook County Assessor's Office First Quarter 2010 Foreclosure Update

The Cook County Assessor's Office receives foreclosure filing and auction data from Record Information Services (RIS; www.public-record.com), a company that specializes in compiling public records data. The CCAO maintains current property information on all parcels in Cook County and has the most current and comprehensive residential foreclosure data set.

This first quarter 2010 foreclosure update includes data for three major property classes: residential, apartments, and commercial. The latest foreclosure trends for each property type are described, and full data tables are included at the end of the report. A *foreclosure filing* in this report designates the beginning of the foreclosure process. A foreclosure filing, or *lis pendens*, is a legal document which is submitted to the Cook County Circuit Court by the mortgagor, initiating the judicial foreclosure process. A *completed foreclosure* here refers to a property which has been foreclosed upon by the mortgagor and is no longer owned by the mortgagee. When a property has been foreclosed upon, it either enters the lender's real-estate owned (REO) portfolio or is sold at a judicial foreclosure sale to a third party. Generally, it takes from nine months to well over a year for a property to be foreclosed upon after the foreclosure filing.

Overall, changes in foreclosure filings and completed foreclosures in early 2010 show a pattern of decreasing numbers of foreclosure filings, but higher levels of completed foreclosures. Residential and commercial foreclosure filings decreased fairly significantly from fourth quarter peak levels, though these declines will become somewhat smaller as the remaining filings from early 2010 are recorded.¹ New foreclosure filings on apartment buildings during the first quarter remained fairly steady from the fourth quarter of 2009, but were lower than peak levels seen in the first quarter of 2009. Completed foreclosures spiked to new highs for each type of property in the first quarter of 2010, reflecting the backlog of properties that have received a foreclosure filing in recent years but have not been foreclosed upon. While quarterly declines in new foreclosure filings for each property class are promising developments, the sharply higher number of completed foreclosures in the first quarter and the high number of properties remaining in the foreclosure pipeline indicate that 2010 will be another difficult year in Cook County.

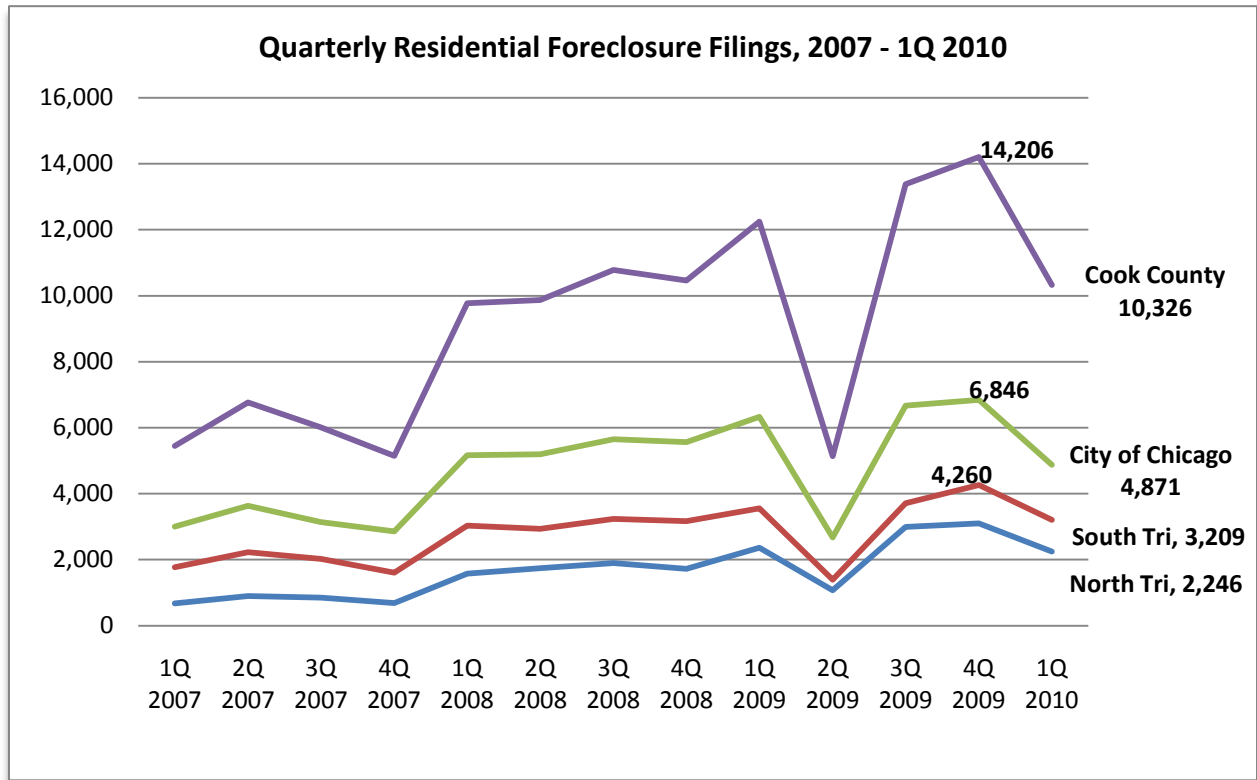
RESIDENTIAL FORECLOSURES

Residential refers to Class 2 single family homes, condominiums, townhouses, and two- to six-flats.

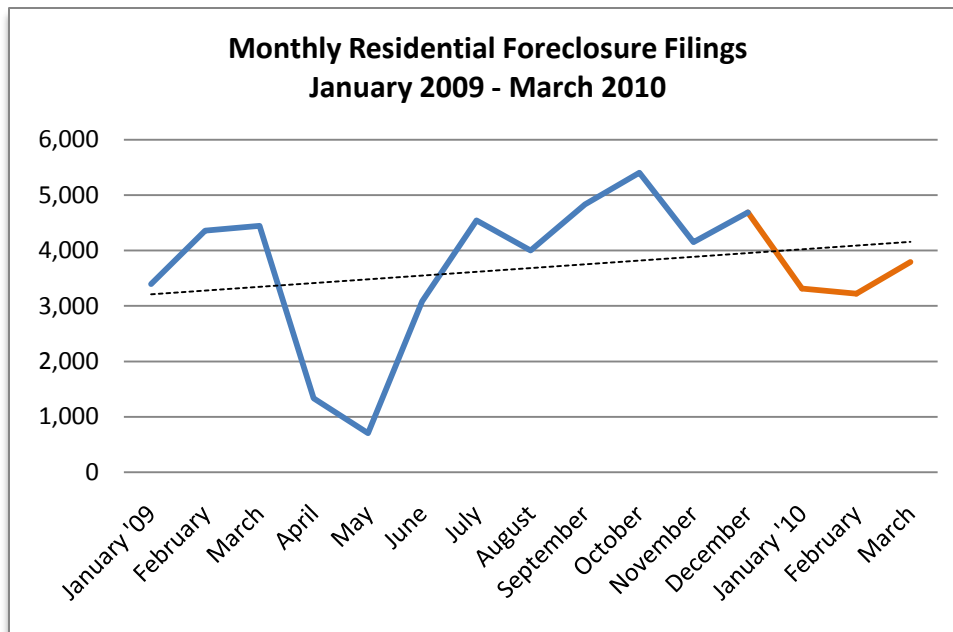
Foreclosure Filings

New foreclosure filings on residential properties in the first quarter of 2010 declined by over 25% from the fourth quarter of 2009 and over 15% from one year ago, as the chart on the next page shows. The magnitude of the decline might be slightly overstated here since some foreclosure filings have yet to be recorded, but the final counts will likely show significant declines. With the exception of the second quarter of 2009, when a number of foreclosure moratoria and foreclosure prevention programs temporarily slowed the number of new foreclosure filings, the first quarter of 2010 had the lowest number of residential foreclosure filings since the second quarter of 2008. Even first quarter filings recorded in coming weeks are unlikely to push the final first quarter count up to the levels seen throughout much of 2009.

¹ Foreclosure filings in this report were recorded through 5/14/2010.



While first quarter residential filings were lower than recent quarterly levels, when filings are shown monthly a more nuanced picture emerges, as can be seen in the chart below. Despite significant decreases in new foreclosure filings in April, May, and June of 2009, monthly foreclosure filings have trended upward, as indicated by the dashed line. In January and February of 2010, foreclosure filings were lower than in many months of 2009, but filings increased by 18% from February to March 2010.

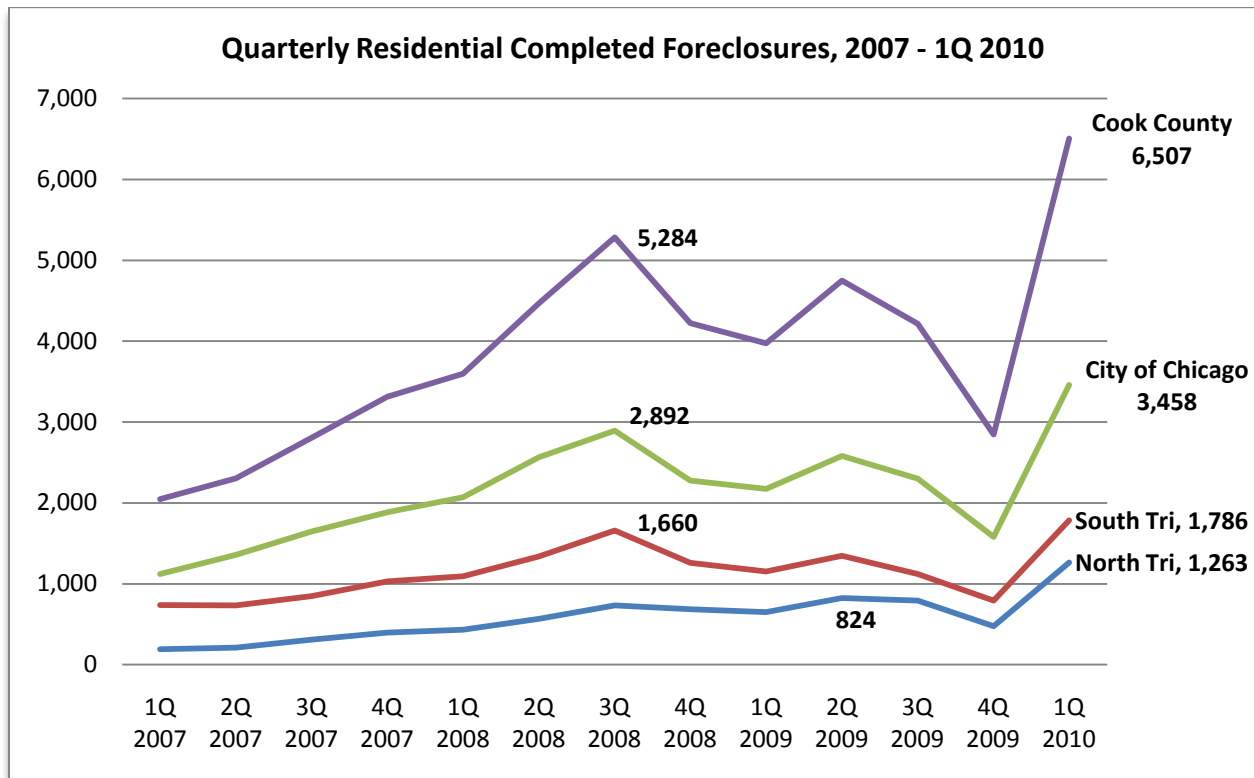


Whether this uptick indicates the beginning of a new period of increasing foreclosure filings or is only a temporary rise remains to be seen; what is clear is that foreclosures will remain a problem in Cook County for quite some time.

Completed Foreclosures

After consecutive declines in the last two quarters of 2009, completed foreclosures more than doubled from the fourth quarter of 2009 to the first quarter of 2010 and increased almost 65% from one year ago. Completed residential foreclosures reached new highs in the county overall and in each triennial district, as can be seen in the chart on the next page. While it seemed in late 2009 that federal and state programs encouraging mortgage modification by lenders and servicers and other programs aiming to prevent foreclosures were having some success in stemming the number of foreclosures in Cook County, it now seems that foreclosures were just being delayed.

Completed foreclosures in the first quarter of 2010 were up 23% from the previous peak in the third quarter of 2008. In the North Triennial district (“North Tri”, north and northwest suburbs), foreclosures increased by 53% from their previous peak in the second quarter of 2009. In the City of Chicago, the number of foreclosures was 19% higher than the previous quarterly peak during the third quarter of 2008, while in the South Triennial district (“South Tri”, south and west suburbs) the new peak was only 7.6% higher than in the third quarter of 2008.



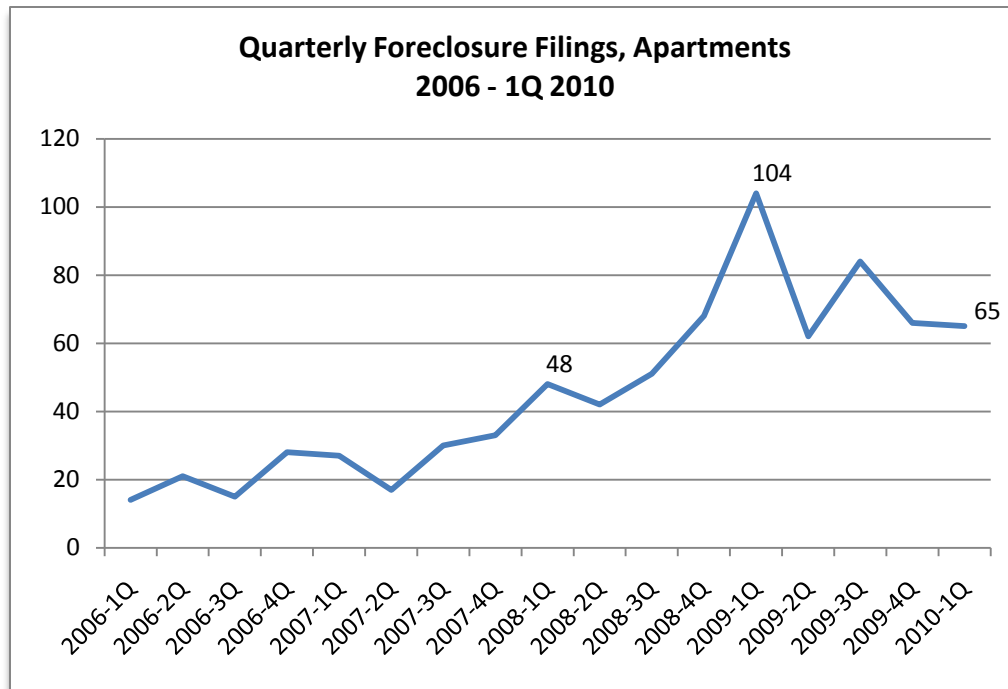
The high numbers of new foreclosure filings in recent years, compared with sustained declines in completed foreclosures from late 2008 through most of 2009, show that there are many homes in some stage of foreclosure which could be foreclosed upon in the future. In the first quarter of 2010 we saw a dramatic increase in the number of completed residential foreclosures; if this level is sustained, 2010

will be the worst year yet for residential foreclosures in Cook County. While over 15,000 mortgages have been permanently modified in the greater Chicago metropolitan area through the federal Making Home Affordable Program, there were almost 45,000 new foreclosure filings in 2009 in Cook County alone. Even if individual lenders are more proactively working with borrowers to work out new mortgage terms, the number of homes in the foreclosure pipeline continues to increase each quarter.

APARTMENT FORECLOSURES

Apartments are Class 3 and Class 9 buildings with seven or more rental units; rental condos, garages, and other minor improvements are excluded.

As with residential foreclosures, the number of new foreclosure filings on multifamily apartment buildings in the first quarter of 2010 decreased from the last two quarters in 2009. After a peak of over 100 multifamily filings in the first quarter of 2009, filings have averaged close to 70 over the past four quarters. In the first quarter of 2010, foreclosure filings were 40% lower than the same period one year earlier. The chart below shows the quarterly number of foreclosure filings on apartment buildings

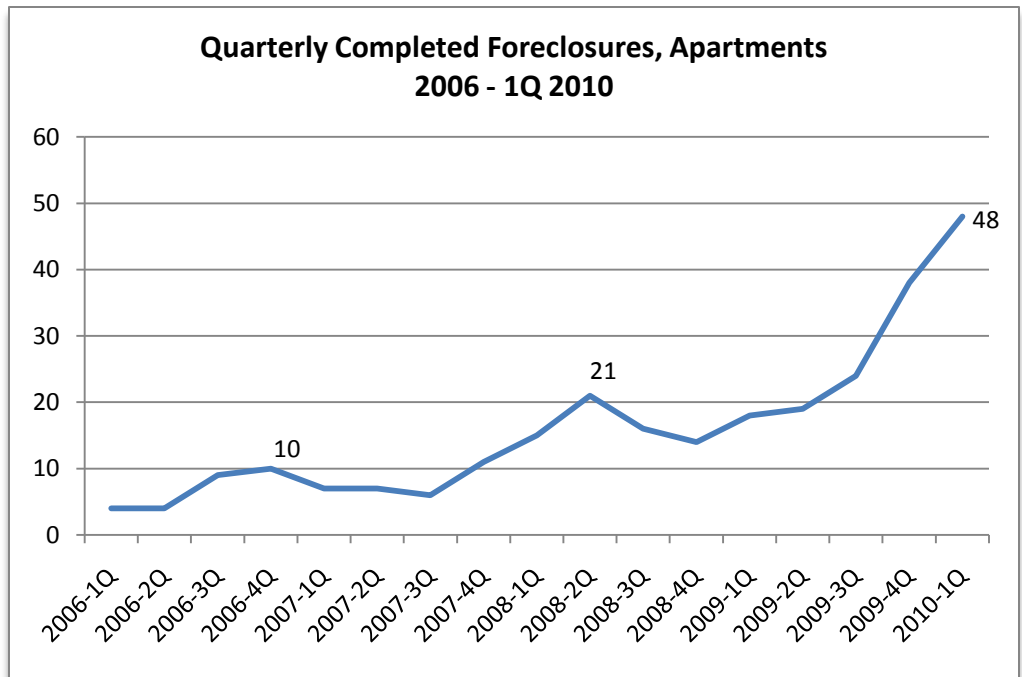


throughout Cook County.

Overall, 5.1% of apartment buildings in Cook County have received a foreclosure filing in the past four years. One half of those filings occurred in 2009 or the first quarter of 2010. The number of apartment buildings in

financial distress has increased substantially in recent years, especially in the three City of Chicago townships covering the south and west sides of the city: Hyde Park, West, and Lake Townships. Thirty percent of foreclosure filings in recent years have been in Hyde Park Township; 10.4% of the apartment buildings in Hyde Park have been in foreclosure since 2006. West and Lake Townships have also borne disproportionate shares of foreclosure filings, with 9.4% and 8.6%, respectively, of their apartment buildings receiving foreclosure filings over the same period.

While new foreclosure filings on apartment buildings have moderated in recent quarters, completed foreclosures have continued to rise, reaching a new high of 48 foreclosures during the first three months of 2010, as can be seen in the chart on the right. The number of foreclosures has increased over 160% from the same period in 2009; completed foreclosures have increased every quarter for the past five quarters. Close to 75% of foreclosed apartment buildings in Cook County are located in the south and west sides of Chicago, though those areas contain less than 40% of the total apartments in the county.



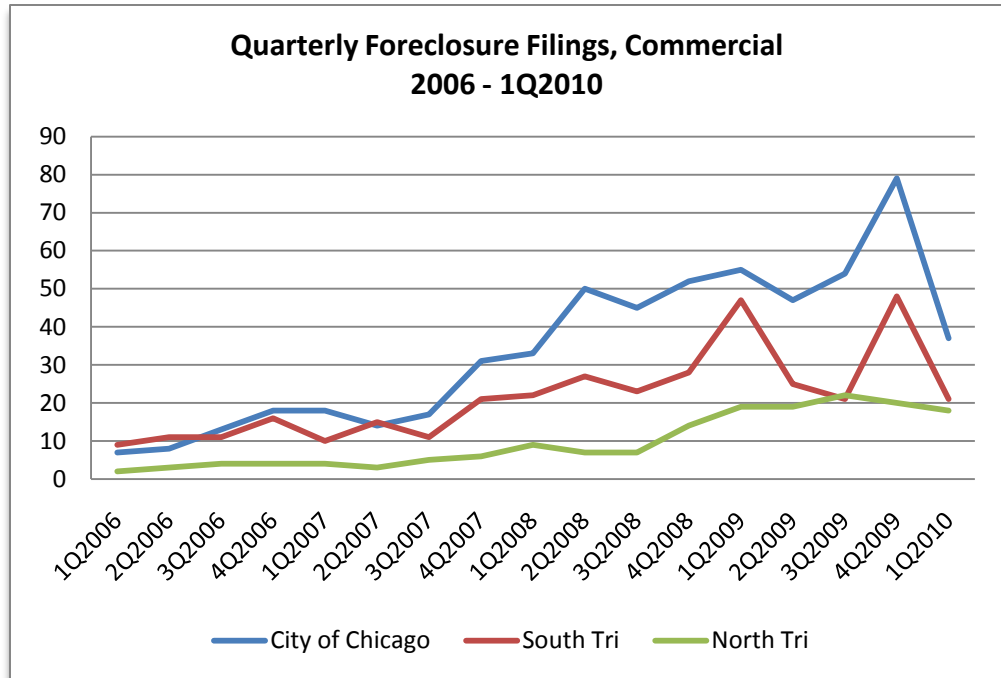
A total of 271 apartment buildings have been foreclosed on since 2006; almost 150 of those foreclosures occurred in 2009 or the first quarter of 2010. While this may seem like a small number of foreclosures in comparison with the thousands of residential foreclosures, the increasing incidence of multifamily foreclosures is troubling because each foreclosure can impact many families, there are limited rental options in some townships, and multifamily foreclosures are disproportionately affecting the south and west sides of Chicago.

COMMERCIAL FORECLOSURES

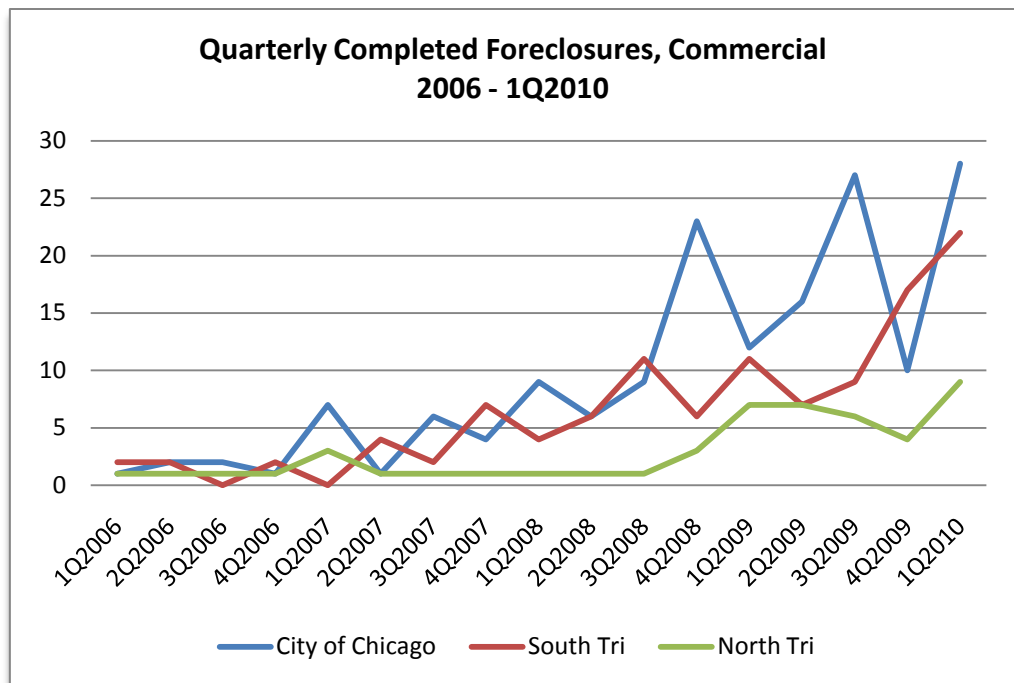
Commercial properties are Class 5a buildings with a wide range of uses; commercial condos, garages, and other minor improvements are excluded.

As with multifamily rental foreclosures, the number and percentage of commercial foreclosures is relatively low, especially when compared with residential properties. The chart below shows the quarterly number of commercial foreclosure filings from 2006 through the beginning of 2010. Filings rose fairly steadily through the end of 2009 before declining substantially across much of the county in the first quarter of 2010. From 2006 through early 2010, 2.4% of commercial properties in Cook County have received a foreclosure filing; as compared to the residential and multifamily rental foreclosure filing rates over the same period – 9.2% and 5.1%, respectively – the commercial foreclosure problem seems rather modest.

The percentage of commercial properties in Cook County that have been foreclosed on in recent years is even lower – the cumulative rate from 2006 through early 2010 is 0.7%. Commercial foreclosure rates are similar across the three triennial districts: North Tri, 0.5%; City of Chicago, 0.7%; South Tri, 0.9%. No township has a cumulative foreclosure rate of over 2.1%.



The chart below shows the quarterly number of commercial foreclosures by triennial district. Three hundred twenty-five commercial properties have been foreclosed on since 2006; the majority of these foreclosures occurred in 2009 or early 2010. The low overall incidence of commercial foreclosures indicates that, at least thus far, commercial property owners have been better able to weather the economic downturn than residential or apartment property owners, or that commercial lenders have been more willing to negotiate loan terms. Completed commercial foreclosures did reach a new high in the first quarter of 2010, increasing forty percent over the previous peak in the third quarter of 2009, so it may be that commercial foreclosures have just been delayed.



Township	Number of Residential Foreclosure Filings													Quarterly Change 4Q 09 - 1Q 10	YOY Change 1Q 09 - 1Q 10	% PINs w/Filing 2006- 1Q2010
	1Q 2007	2Q 2007	3Q 2007	4Q 2007	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010			
10 Barrington	2	6	7	6	8	21	11	13	23	8	22	25	24	-4.0%	4.3%	3.4%
16 Elk Grove	40	66	53	44	111	113	122	106	145	68	219	256	156	-39.1%	7.6%	5.6%
17 Evanston	32	53	38	35	69	69	72	68	87	44	95	96	86	-10.4%	-1.1%	4.7%
18 Hanover	107	114	132	112	208	225	262	222	280	129	400	407	274	-32.7%	-2.1%	10.2%
20 Leyden	69	105	116	70	195	237	261	216	269	132	368	397	241	-39.3%	-10.4%	10.3%
22 Maine	72	110	109	79	196	220	193	220	303	147	354	364	251	-31.0%	-17.2%	6.0%
23 New Trier	13	20	11	7	25	25	38	28	46	28	76	64	42	-34.4%	-8.7%	2.3%
24 Niles	57	76	74	48	140	164	171	180	237	103	290	290	187	-35.5%	-21.1%	5.4%
25 Northfield	37	40	37	28	85	96	112	80	119	56	174	172	121	-29.7%	1.7%	4.0%
26 Norwood Park	11	19	13	13	32	40	41	40	56	24	70	59	36	-39.0%	-35.7%	5.2%
29 Palatine	83	86	72	54	148	155	153	139	211	100	254	261	280	7.3%	32.7%	5.6%
35 Schaumburg	88	108	100	97	177	172	197	213	277	111	321	333	260	-21.9%	-6.1%	6.3%
38 Wheeling	62	92	83	87	183	205	260	199	309	124	353	376	288	-23.4%	-6.8%	5.2%
North Tri Overall	673	895	845	680	1,577	1,742	1,893	1,724	2,362	1,074	2,996	3,100	2,246	-27.5%	-4.9%	6.0%
11 Berwyn	63	84	72	50	143	143	157	160	189	77	195	228	163	-28.5%	-13.8%	12.6%
12 Bloom	161	235	209	154	277	297	298	278	286	114	296	360	276	-23.3%	-3.5%	12.4%
13 Bremen	186	248	203	170	307	279	305	283	325	123	349	421	298	-29.2%	-8.3%	10.0%
14 Calumet	38	55	38	33	70	49	54	57	56	24	62	67	50	-25.4%	-10.7%	13.8%
15 Cicero	82	102	105	76	164	163	201	211	286	101	322	262	250	-4.6%	-12.6%	16.1%
19 Lemont	11	9	10	8	17	17	17	14	21	6	24	33	29	-12.1%	38.1%	3.2%
21 Lyons	58	81	89	58	156	149	163	145	198	76	207	238	161	-32.4%	-18.7%	5.2%
27 Oak Park	34	43	41	27	56	47	51	57	61	18	86	93	55	-40.9%	-9.8%	4.3%
28 Orland	44	44	43	48	74	76	117	103	120	45	148	168	118	-29.8%	-1.7%	3.3%
30 Palos	35	40	38	21	59	71	57	55	76	34	110	103	90	-12.6%	18.4%	4.1%
31 Proviso	196	235	213	183	332	326	393	355	455	197	477	472	374	-20.8%	-17.8%	9.7%
32 Rich	213	247	227	182	337	301	332	323	318	124	287	390	292	-25.1%	-8.2%	15.1%
33 River Forest	4	5	3	6	3	6	10	12	10	3	8	29	11	-62.1%	10.0%	2.9%
34 Riverside	13	9	6	3	16	13	15	15	23	6	24	30	15	-50.0%	-34.8%	3.5%
36 Stickney	46	42	49	34	64	84	81	95	116	51	124	131	113	-13.7%	-2.6%	7.8%
37 Thornton	462	584	529	437	761	661	711	716	697	277	681	823	618	-24.9%	-11.3%	15.6%
39 Worth	123	166	152	114	196	252	270	287	317	113	314	412	296	-28.2%	-6.6%	5.6%
South Tri Overall	1,769	2,229	2,027	1,604	3,032	2,934	3,232	3,166	3,554	1,389	3,714	4,260	3,209	-24.7%	-9.7%	9.2%

Township	Number of Residential Foreclosure Filings													Quarterly Change 4Q 09 - 1Q 10	YOY Change 1Q 09 - 1Q 10	% PINs w/Filing 2006- 1Q2010
	1Q 2007	2Q 2007	3Q 2007	4Q 2007	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010			
70 Hyde Park	669	765	674	645	1,048	939	1,006	907	996	387	930	994	677	-31.9%	-32.0%	15.7%
71 Jefferson	377	560	441	321	927	1,061	1,126	1,191	1,369	637	1,660	1,577	1,122	-28.9%	-18.0%	9.8%
72 Lake	1,111	1,289	1,141	1,161	1,718	1,634	1,908	1,884	1,912	811	1,943	1,961	1,398	-28.7%	-26.9%	15.4%
73 Lakeview	102	142	110	94	188	245	217	217	291	145	360	452	276	-38.9%	-5.2%	3.9%
74 North	52	64	67	52	110	153	139	122	180	74	214	270	165	-38.9%	-8.3%	3.4%
75 Rogers Park	53	73	68	39	127	152	169	149	220	96	250	294	198	-32.7%	-10.0%	10.3%
76 South	74	77	72	69	140	133	141	151	222	108	221	231	207	-10.4%	-6.8%	4.9%
77 West	564	668	564	479	903	877	947	947	1,137	411	1,092	1,067	828	-22.4%	-27.2%	12.6%
City Overall	3,002	3,638	3,137	2,860	5,161	5,194	5,653	5,568	6,327	2,669	6,670	6,846	4,871	-28.8%	-23.0%	10.7%
Cook County	5,444	6,762	6,009	5,144	9,770	9,870	10,778	10,458	12,243	5,132	13,380	14,206	10,326	-27.3%	-15.7%	9.2%

Counts are for residential parcels with a valid 2008 PIN; only the most recent filing for each parcel is counted. As recorded through 5/14/10.

= highest quarterly number of foreclosure filings

Township	Number of Residential Foreclosures Completed													Quarterly Change 4Q 09 - 1Q 10	YOY Change 1Q 09 - 1Q 10	% PINs Foreclose d on 06- 1Q10
	1Q 2007	2Q 2007	3Q 2007	4Q 2007	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010			
10 Barrington	1	1	0	2	3	2	5	1	4	5	4	1	8	700.0%	100.0%	0.8%
16 Elk Grove	19	8	12	30	21	41	48	55	39	39	55	37	91	145.9%	133.3%	1.8%
17 Evanston	12	14	19	15	15	24	38	27	30	28	36	18	53	194.4%	76.7%	1.7%
18 Hanover	25	25	49	74	54	81	102	88	83	108	110	47	162	244.7%	95.2%	3.6%
20 Leyden	20	34	43	41	56	67	103	93	90	99	112	58	161	177.6%	78.9%	3.7%
22 Maine	22	22	32	46	56	67	96	84	95	99	88	56	159	183.9%	67.4%	2.1%
23 New Trier	3	5	3	2	6	9	7	7	12	9	7	8	19	137.5%	58.3%	0.5%
24 Niles	11	17	16	34	39	46	52	68	53	89	83	43	113	162.8%	113.2%	1.7%
25 Northfield	4	8	16	14	24	20	31	33	38	48	42	29	51	75.9%	34.2%	1.2%
26 Norwood Park	4	2	3	2	9	11	16	20	13	10	24	13	26	100.0%	100.0%	1.7%
29 Palatine	21	25	38	50	43	68	77	62	52	87	67	46	113	145.7%	117.3%	2.1%
35 Schaumburg	30	27	32	54	50	59	84	74	70	93	76	53	147	177.4%	110.0%	2.1%
38 Wheeling	20	23	48	34	57	70	73	75	69	110	89	67	160	138.8%	131.9%	1.8%
North Tri Overall	192	211	311	398	433	565	732	687	648	824	793	476	1,263	165.3%	94.9%	2.0%
11 Berwyn	22	19	39	35	53	56	75	63	57	62	72	41	104	153.7%	82.5%	5.4%
12 Bloom	103	98	84	123	114	131	173	125	128	135	100	75	141	88.0%	10.2%	6.2%
13 Bremen	65	68	73	116	102	145	168	111	119	116	90	58	158	172.4%	32.8%	4.2%
14 Calumet	20	17	19	23	17	28	40	19	15	24	21	16	37	131.3%	146.7%	6.9%
15 Cicero	26	30	50	51	68	92	104	79	58	95	92	56	124	121.4%	113.8%	7.0%
19 Lemont	5	1	3	8	6	6	6	7	9	2	7	3	6	100.0%	-33.3%	1.1%
21 Lyons	13	25	17	32	37	54	76	57	57	87	53	37	123	232.4%	115.8%	2.0%
27 Oak Park	10	9	16	21	26	23	21	24	15	34	23	10	26	160.0%	73.3%	1.7%
28 Orland	6	12	16	22	16	33	35	23	22	31	30	21	49	133.3%	122.7%	1.0%
30 Palos	10	7	8	16	20	22	21	33	26	26	13	14	40	185.7%	53.8%	1.4%
31 Proviso	64	70	82	122	123	127	175	138	132	170	121	109	210	92.7%	59.1%	4.0%
32 Rich	91	109	99	110	144	141	152	154	113	128	106	65	177	172.3%	56.6%	7.3%
33 River Forest	4	2	1	4	3	0	2	2	1	1	2	6	4	-33.3%	300.0%	0.9%
34 Riverside	2	2	3	4	2	4	7	2	5	13	4	3	10	233.3%	100.0%	1.2%
36 Stickney	10	13	17	22	23	33	46	35	25	25	31	25	55	120.0%	120.0%	3.0%
37 Thornton	251	226	275	259	275	349	457	308	293	296	248	168	367	118.5%	25.3%	7.9%
39 Worth	35	25	44	62	63	93	102	79	76	100	106	84	155	84.5%	103.9%	2.0%
South Tri Overall	737	733	846	1,030	1,092	1,337	1,660	1,259	1,151	1,345	1,119	791	1,786	125.8%	55.2%	4.1%

Township	Number of Residential Foreclosures Completed													Quarterly Change 4Q 09 - 1Q 10	YOY Change 1Q 09 - 1Q 10	% PINs Foreclosed on 07- 1Q10
	1Q 2007	2Q 2007	3Q 2007	4Q 2007	1Q 2008	2Q 2008	3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009	4Q 2009	1Q 2010			
70 Hyde Park	288	313	355	405	446	557	592	452	410	457	389	270	588	117.8%	43.4%	7.8%
71 Jefferson	93	126	161	183	317	381	469	409	377	507	491	322	743	130.7%	97.1%	3.5%
72 Lake	458	563	705	814	743	914	1,032	774	769	864	705	490	975	99.0%	26.8%	7.3%
73 Lakeview	29	42	63	60	53	85	89	77	72	115	103	74	174	135.1%	141.7%	1.4%
74 North	24	24	21	24	22	42	36	41	41	50	50	54	98	81.5%	139.0%	1.1%
75 Rogers Park	15	26	38	33	39	47	77	57	57	78	78	58	142	144.8%	149.1%	4.0%
76 South	20	21	27	39	43	66	50	52	51	70	59	45	119	164.4%	133.3%	1.8%
77 West	192	245	278	328	409	475	547	414	398	440	427	266	619	132.7%	55.5%	5.8%
City Overall	1,119	1,360	1,648	1,886	2,072	2,567	2,892	2,276	2,175	2,581	2,302	1,579	3,458	119.0%	59.0%	4.7%
Cook County	2,048	2,304	2,805	3,314	3,597	4,469	5,284	4,222	3,974	4,750	4,214	2,846	6,507	128.6%	63.7%	3.8%

Counts are for residential parcels with a valid 2008 PIN; only the most recent foreclosure on each parcel is counted. As recorded through 5/14/10.

= highest quarterly number of completed foreclosures

RESIDENTIAL Township	Residential Foreclosure Filings					Residential Completed Foreclosures				
	2006	2007	2008	2009	1Q2010	2006	2007	2008	2009	1Q2010
10 Barrington	10	21	53	78	24	5	4	11	14	8
16 Elk Grove	100	203	452	688	156	18	69	165	170	91
17 Evanston	89	158	278	322	86	15	60	104	112	53
18 Hanover	253	465	917	1,216	274	98	173	325	348	162
20 Leyden	194	360	909	1,166	241	49	138	319	359	161
22 Maine	172	370	829	1,168	251	42	122	303	338	159
23 New Trier	47	51	116	214	42	4	13	29	36	19
24 Niles	102	255	655	920	187	14	78	205	268	113
25 Northfield	86	142	373	521	121	23	42	108	157	51
26 Norwood Park	16	56	153	209	36	4	11	56	60	26
29 Palatine	169	295	595	826	280	51	134	250	252	113
35 Schaumburg	295	393	759	1,042	260	69	143	267	292	147
38 Wheeling	205	324	847	1,162	288	63	125	275	335	160
North Tri Overall	1,738	3,093	6,936	9,532	2,246	455	1,112	2,417	2,741	1,263
11 Berwyn	164	269	603	689	163	40	115	247	232	104
12 Bloom	581	759	1,150	1,056	276	243	408	543	438	141
13 Bremen	582	807	1,174	1,218	298	215	322	526	383	158
14 Calumet	105	164	230	209	50	55	79	104	76	37
15 Cicero	181	365	739	971	250	47	157	343	301	124
19 Lemont	34	38	65	84	29	8	17	25	21	6
21 Lyons	165	286	613	719	161	25	87	224	234	123
27 Oak Park	82	145	211	258	55	20	56	94	82	26
28 Orland	130	179	370	481	118	30	56	107	104	49
30 Palos	80	134	242	323	90	13	41	96	79	40
31 Proviso	560	827	1,406	1,601	374	167	338	563	532	210
32 Rich	644	869	1,293	1,119	292	299	409	591	412	177
33 River Forest	17	18	31	50	11	3	11	7	10	4
34 Riverside	19	31	59	83	15	3	11	15	25	10
36 Stickney	83	171	324	422	113	21	62	137	106	55
37 Thornton	1,481	2,012	2,849	2,478	618	679	1,011	1,389	1,005	367
39 Worth	331	555	1,005	1,156	296	71	166	337	366	155
South Tri Overall	5,239	7,629	12,364	12,917	3,209	1,939	3,346	5,348	4,406	1,786
70 Hyde Park	1,862	2,753	3,900	3,307	677	644	1,361	2,047	1,526	588
71 Jefferson	768	1,699	4,305	5,243	1,122	179	563	1,576	1,697	743
72 Lake	3,128	4,702	7,144	6,627	1,398	1,171	2,540	3,463	2,828	975
73 Lakeview	264	448	867	1,248	276	71	194	304	364	174
74 North	173	235	524	738	165	63	93	141	195	98
75 Rogers Park	120	233	597	860	198	27	112	220	271	142
76 South	178	292	565	782	207	62	107	211	225	119
77 West	1,315	2,275	3,674	3,707	828	423	1,043	1,845	1,531	619
City Overall	7,808	12,637	21,576	22,512	4,871	2,640	6,013	9,807	8,637	3,458
Cook County	14,785	23,359	40,876	44,961	10,326	5,034	10,471	17,572	15,784	6,507

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RESIDENTIAL	Foreclosure Filings 2006 - 1Q2010	Percent of Residential Parcels with 2006 - 1Q2010 Filing	Completed Foreclosures 2006 - 1Q2010	Percent of Residential Parcels Foreclosed On 2006 - 1Q2010
Township				
10 Barrington	186	3.4%	42	0.8%
16 Elk Grove	1,599	5.6%	513	1.8%
17 Evanston	933	4.7%	344	1.7%
18 Hanover	3,125	10.2%	1,106	3.6%
20 Leyden	2,870	10.3%	1,026	3.7%
22 Maine	2,790	6.0%	964	2.1%
23 New Trier	470	2.3%	101	0.5%
24 Niles	2,119	5.4%	678	1.7%
25 Northfield	1,243	4.0%	381	1.2%
26 Norwood Park	470	5.2%	157	1.7%
29 Palatine	2,165	5.6%	800	2.1%
35 Schaumburg	2,749	6.3%	918	2.1%
38 Wheeling	2,826	5.2%	958	1.8%
North Tri Overall	23,545	6.0%	7,988	2.0%
11 Berwyn	1,888	13.8%	738	5.4%
12 Bloom	3,822	13.3%	1,773	6.2%
13 Bremen	4,079	10.8%	1,604	4.2%
14 Calumet	758	14.8%	351	6.9%
15 Cicero	2,506	17.9%	972	7.0%
19 Lemont	250	3.6%	77	1.1%
21 Lyons	1,944	5.6%	693	2.0%
27 Oak Park	751	4.7%	278	1.7%
28 Orland	1,278	3.6%	346	1.0%
30 Palos	869	4.6%	269	1.4%
31 Proviso	4,768	10.5%	1,810	4.0%
32 Rich	4,217	16.2%	1,888	7.3%
33 River Forest	127	3.2%	35	0.9%
34 Riverside	207	3.7%	64	1.2%
36 Stickney	1,113	8.7%	381	3.0%
37 Thornton	9,438	16.7%	4,451	7.9%
39 Worth	3,343	6.2%	1,095	2.0%
South Tri Overall	41,358	10.0%	16,825	4.1%
70 Hyde Park	12,499	15.7%	6,166	7.8%
71 Jefferson	13,137	9.8%	4,758	3.5%
72 Lake	22,999	15.4%	10,977	7.3%
73 Lakeview	3,103	3.9%	1,107	1.4%
74 North	1,835	3.4%	590	1.1%
75 Rogers Park	2,008	10.3%	772	4.0%
76 South	2,024	4.9%	724	1.8%
77 West	11,799	12.6%	5,461	5.8%
City Overall	69,404	10.7%	30,555	4.7%
Cook County	134,307	9.2%	55,368	3.8%

Data as recorded by 5/14/2010.

APARTMENTS Township	Apartment Foreclosure Filings					Apartment Completed Foreclosures				
	2006	2007	2008	2009	1Q2010	2006	2007	2008	2009	1Q2010
10 Barrington	0	0	0	0	0	0	0	0	0	0
16 Elk Grove	0	0	1	0	0	0	0	0	0	0
17 Evanston	0	0	1	3	0	0	0	0	0	0
18 Hanover	0	0	0	1	0	0	0	1	0	0
20 Leyden	0	0	3	4	0	0	0	1	2	2
22 Maine	0	0	0	2	0	0	0	0	0	0
23 New Trier	0	0	0	0	0	0	0	0	0	0
24 Niles	0	0	0	0	1	0	0	0	0	0
25 Northfield	0	0	0	0	0	0	0	0	0	0
26 Norwood Park	0	0	3	0	1	0	0	1	2	0
29 Palatine	0	0	0	0	0	0	0	0	0	0
35 Schaumburg	0	1	0	2	1	0	0	0	0	0
38 Wheeling	0	0	0	2	0	0	0	0	0	0
North Tri Overall	0	1	8	14	3	0	0	3	4	2
11 Berwyn	0	0	0	4	0	0	0	0	1	1
12 Bloom	0	1	1	2	0	0	0	0	0	1
13 Bremen	1	0	1	0	0	0	0	0	1	0
14 Calumet	1	1	1	1	1	0	0	0	1	1
15 Cicero	1	1	2	6	1	1	1	0	2	0
19 Lemont	0	0	0	0	0	0	0	0	0	0
21 Lyons	0	0	2	0	1	0	0	0	0	0
27 Oak Park	0	2	0	2	1	0	0	0	1	0
28 Orland	0	0	0	0	0	0	0	0	0	0
30 Palos	0	0	1	2	0	0	0	0	0	0
31 Proviso	5	4	7	7	1	1	0	2	3	1
32 Rich	1	0	0	1	0	0	0	0	0	0
33 River Forest	0	0	0	0	0	0	0	0	0	0
34 Riverside	0	0	0	0	1	0	0	0	0	0
36 Stickney	0	0	0	0	0	0	0	0	0	0
37 Thornton	3	6	10	4	5	2	0	4	6	2
39 Worth	0	0	5	3	0	0	0	1	3	0
South Tri Overall	12	15	30	32	11	4	1	7	18	6
70 Hyde Park	29	39	50	115	17	6	9	21	20	18
71 Jefferson	1	7	18	20	3	0	0	1	8	3
72 Lake	13	26	49	49	9	7	7	14	16	8
73 Lakeview	4	4	8	15	4	0	1	4	0	0
74 North	0	3	0	0	0	0	0	1	0	0
75 Rogers Park	4	3	9	13	6	0	1	0	5	3
76 South	1	0	1	0	1	0	1	0	0	0
77 West	34	33	59	60	11	11	13	16	28	8
City Overall	86	115	194	272	51	24	32	57	77	40
Cook County	98	131	232	318	65	28	33	67	99	48

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APARTMENTS	Foreclosure Filings 2006 - 1Q2010	Percent of Apartments with 2006 - 1Q2010 Filing	Completed Foreclosures 2006 - 1Q2010	Percent of Apartments Foreclosed On 2006 - 1Q2010
Township				
10 Barrington	0	0.0%	0	0.0%
16 Elk Grove	1	1.1%	0	0.0%
17 Evanston	4	1.1%	0	0.0%
18 Hanover	1	1.0%	1	1.0%
20 Leyden	7	2.6%	5	1.9%
22 Maine	2	1.1%	0	0.0%
23 New Trier	0	0.0%	0	0.0%
24 Niles	1	0.6%	0	0.0%
25 Northfield	0	0.0%	0	0.0%
26 Norwood Park	4	5.1%	3	3.8%
29 Palatine	0	0.0%	0	0.0%
35 Schaumburg	4	8.9%	0	0.0%
38 Wheeling	2	1.4%	0	0.0%
North Tri Overall	26	1.6%	9	0.5%
11 Berwyn	4	2.2%	2	1.1%
12 Bloom	4	5.3%	1	1.3%
13 Bremen	2	1.3%	1	0.6%
14 Calumet	5	2.7%	2	1.1%
15 Cicero	11	5.1%	4	1.8%
19 Lemont	0	0.0%	0	0.0%
21 Lyons	3	1.1%	0	0.0%
27 Oak Park	5	2.0%	1	0.4%
28 Orland	0	0.0%	0	0.0%
30 Palos	3	2.8%	0	0.0%
31 Proviso	24	4.7%	7	1.4%
32 Rich	2	2.9%	0	0.0%
33 River Forest	0	0.0%	0	0.0%
34 Riverside	1	2.4%	0	0.0%
36 Stickney	0	0.0%	0	0.0%
37 Thornton	28	5.7%	14	2.9%
39 Worth	8	2.0%	4	1.0%
South Tri Overall	100	3.2%	36	1.1%
70 Hyde Park	250	10.8%	74	3.2%
71 Jefferson	49	2.6%	12	0.6%
72 Lake	146	9.5%	52	3.4%
73 Lakeview	35	1.9%	5	0.3%
74 North	3	0.6%	1	0.2%
75 Rogers Park	35	4.6%	9	1.2%
76 South	3	0.9%	1	0.3%
77 West	197	9.9%	76	3.8%
City Overall	718	6.4%	230	2.1%
Cook County	844	5.3%	275	1.7%

Data as recorded by 5/14/2010.

COMMERCIAL Township	Commercial Foreclosure Filings					Commercial Completed Foreclosures				
	2006	2007	2008	2009	1Q2010	2006	2007	2008	2009	1Q2010
10 Barrington	0	0	1	3	1	0	0	0	1	0
16 Elk Grove	0	0	1	8	1	0	0	0	0	1
17 Evanston	1	4	2	6	1	2	0	0	2	2
18 Hanover	0	1	3	5	3	0	0	0	2	1
20 Leyden	4	3	6	8	1	0	0	1	3	0
22 Maine	1	2	5	8	2	0	0	1	4	1
23 New Trier	0	0	1	2	0	0	0	0	0	0
24 Niles	3	2	7	9	3	0	3	2	4	1
25 Northfield	0	1	1	3	0	1	0	0	1	0
26 Norwood Park	0	0	0	1	0	0	0	0	0	0
29 Palatine	2	1	1	7	1	1	1	0	1	2
35 Schaumburg	0	1	5	14	3	0	0	2	2	1
38 Wheeling	2	3	4	6	2	0	2	0	4	0
North Tri Overall	13	18	37	80	18	4	6	6	24	9
11 Berwyn	5	1	9	14	1	0	0	0	1	0
12 Bloom	2	5	10	12	3	0	1	2	6	2
13 Bremen	4	7	8	20	1	0	1	4	3	2
14 Calumet	2	0	2	3	0	0	0	0	0	0
15 Cicero	3	2	6	12	2	0	0	2	1	2
19 Lemont	1	1	2	2	0	0	0	0	3	0
21 Lyons	2	1	4	6	1	2	0	0	4	1
27 Oak Park	2	2	2	4	1	0	0	1	1	2
28 Orland	2	4	3	8	2	0	1	1	1	0
30 Palos	0	1	3	2	0	0	0	0	0	0
31 Proviso	8	8	10	9	1	0	1	4	8	3
32 Rich	3	1	6	6	4	2	0	0	2	1
33 River Forest	0	0	0	0	0	0	0	0	0	0
34 Riverside	0	0	1	3	0	0	0	0	1	0
36 Stickney	1	1	2	4	0	0	0	0	1	1
37 Thornton	10	17	23	24	5	2	8	12	6	6
39 Worth	4	4	9	12	0	0	1	1	6	2
South Tri Overall	49	55	100	141	21	6	13	27	44	22
70 Hyde Park	12	22	31	33	6	1	6	15	9	5
71 Jefferson	6	11	35	44	5	0	0	9	10	5
72 Lake	10	18	42	59	5	3	6	10	24	7
73 Lakeview	4	5	5	22	7	0	0	3	3	1
74 North	2	3	4	5	1	0	2	1	1	0
75 Rogers Park	0	0	1	10	0	0	0	0	0	2
76 South	4	2	9	15	3	2	1	0	1	3
77 West	10	17	53	47	10	0	3	9	17	5
City Overall	48	78	180	235	37	6	18	47	65	28
Cook County	110	151	317	456	76	16	37	80	133	59

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COMMERCIAL	Foreclosure Filings 2006 - 1Q2010	Percent of Commercial Parcels with 2006 - 1Q2010 Filing	Completed Foreclosures 2006 - 1Q2010	Percent of Commercial Parcels Foreclosed On 2006 - 1Q2010
Township				
10 Barrington	5	2.7%	1	0.5%
16 Elk Grove	10	1.4%	1	0.1%
17 Evanston	14	2.5%	6	1.1%
18 Hanover	12	2.8%	3	0.7%
20 Leyden	22	2.5%	4	0.5%
22 Maine	18	1.8%	6	0.6%
23 New Trier	3	0.8%	0	0.0%
24 Niles	24	1.6%	10	0.7%
25 Northfield	5	0.7%	2	0.3%
26 Norwood Park	1	0.4%	0	0.0%
29 Palatine	12	2.0%	5	0.8%
35 Schaumburg	23	3.3%	5	0.7%
38 Wheeling	17	1.7%	6	0.6%
North Tri Overall	166	1.9%	49	0.5%
11 Berwyn	30	4.8%	1	0.2%
12 Bloom	32	3.6%	11	1.3%
13 Bremen	40	4.0%	10	1.0%
14 Calumet	7	3.2%	0	0.0%
15 Cicero	25	4.2%	5	0.8%
19 Lemont	6	4.3%	3	2.1%
21 Lyons	14	1.1%	7	0.6%
27 Oak Park	11	2.2%	4	0.8%
28 Orland	19	3.6%	3	0.6%
30 Palos	6	1.3%	0	0.0%
31 Proviso	36	2.2%	16	1.0%
32 Rich	20	5.2%	5	1.3%
33 River Forest	0	0.0%	0	0.0%
34 Riverside	4	3.1%	1	0.8%
36 Stickney	8	2.1%	2	0.5%
37 Thornton	79	3.4%	34	1.5%
39 Worth	29	1.7%	10	0.6%
South Tri Overall	366	2.9%	112	0.9%
70 Hyde Park	104	3.9%	36	1.3%
71 Jefferson	101	1.9%	24	0.5%
72 Lake	134	2.4%	50	0.9%
73 Lakeview	43	2.2%	7	0.4%
74 North	15	0.8%	4	0.2%
75 Rogers Park	11	1.9%	2	0.3%
76 South	33	1.5%	7	0.3%
77 West	137	3.1%	34	0.8%
City Overall	578	2.3%	164	0.7%
Cook County	1,110	2.4%	325	0.7%

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