

**Christopher J. Lauzen CPA, MBA Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **15-23-178-007**



**1st**  
2  
0  
1  
7

**\*\*DUPLICATE\*\***

CSMA BLT LLC  
 CERBERUS CAPITAL MANAGEMENT LP  
 875 3RD AVE FL 12  
 NEW YORK NY 10022-7223

|  |                           |
|--|---------------------------|
| 1ST INSTALLMENT 2017                                 | 1,610.80                  |
| ADJUSTMENT   |                           |
| PENALTY  |                           |
| INSTALLMENT AMOUNT PAID                              | \$1,610.80                |
| INSTALLMENT BALANCE DUE<br>DUE ON OR BEFORE 06/04/18 | Paid on 06/04/2018 \$0.00 |

Check for mailing address change / Remove stub and remit with payment

15231780071000000000000604182

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Parcel Number: **15-23-178-007**



**2nd**  
2  
0  
1  
7

**\*\*DUPLICATE\*\***

CSMA BLT LLC  
 CERBERUS CAPITAL MANAGEMENT LP  
 875 3RD AVE FL 12  
 NEW YORK NY 10022-7223

|  |                           |
|--|---------------------------|
| 2ND INSTALLMENT 2017                                 | 1,610.80                  |
| ADJUSTMENT   |                           |
| PENALTY  |                           |
| INSTALLMENT AMOUNT PAID                              | \$1,610.80                |
| INSTALLMENT BALANCE DUE<br>DUE ON OR BEFORE 09/04/18 | Paid on 09/04/2018 \$0.00 |

Check for mailing address change / Remove stub and remit with payment

15231780072000000000000904189

| Rate 2016 | Tax 2016   | Taxing District          | Rate 2017 | Tax 2017   |
|-----------|------------|--------------------------|-----------|------------|
| 0.340128  | \$98.07    | KANE COUNTY              | 0.327853  | \$107.70   |
| 0.079934  | \$23.04    | KANE COUNTY              | 0.074645  | \$24.52    |
| 0.219292  | \$63.22    | KANE FOREST PRESERVE     | 0.165693  | \$54.44    |
| 0.006030  | \$1.74     | KANE FOREST PRESERVE     | 0.000148  | \$0.04     |
| 0.203546  | \$58.68    | AURORA TOWNSHIP          | 0.194760  | \$63.98    |
| 0.022552  | \$6.50     | AURORA TOWNSHIP          | 0.021580  | \$7.09     |
| 0.095471  | \$27.52    | AURORA TWP ROAD DIST     | 0.091180  | \$29.95    |
| 0.004919  | \$1.42     | AURORA TWP ROAD DIST     | 0.004880  | \$1.61     |
| 1.336453  | \$385.30   | AURORA CITY              | 1.251823  | \$411.23   |
| 0.756497  | \$218.10   | AURORA CITY              | 0.796661  | \$261.72   |
| 5.575810  | \$1,607.51 | EAST AURORA SCH DIST 131 | 5.073080  | \$1,666.55 |
| 0.471602  | \$135.96   | EAST AURORA SCH DIST 131 | 0.430110  | \$141.30   |
| 0.560691  | \$161.65   | WAUBONSEE COLLEGE 516    | 0.553304  | \$181.77   |
| 0.539797  | \$155.62   | FOX VALLEY PARK DISTRICT | 0.498607  | \$163.80   |
| 0.019178  | \$5.53     | FOX VALLEY PARK DISTRICT | 0.033642  | \$11.05    |
| 0.291080  | \$83.92    | AURORA PUBLIC LIBRARY    | 0.288730  | \$94.85    |
| 0.000000  | \$0.00     | FOX METRO WATER REC DIST | 0.000000  | \$0.00     |

|   |     |  |
|---|-----|--|
| Parcel Number<br><b>15-23-178-007</b>   |     |  |
| <b>Late Payment Schedule</b>  |     |  |
| 1st   | 2nd |  |
| Payment on or after Sept 15, 2018: Please see Instructions on reverse side for LATE PAYMENTS. |     |  |

**Mail To:**  
 CSMA BLT LLC  
 CERBERUS CAPITAL MANAGEMENT LP  
 875 3RD AVE FL 12  
 NEW YORK NY 10022-7223

**Property Location:**  
 815 GROVE ST  
 AURORA, IL 60505

|                                   |                                    |               |
|-----------------------------------|------------------------------------|---------------|
| Township<br>AU                    | Tax Code<br>AU021                  | Acres         |
| Tax Rate<br>9.806696              | Sold at Tax Sale                   | Forfeited Tax |
| First Installment Tax<br>1,610.80 | Second Installment Tax<br>1,610.80 |               |
| Adjustment                        | Adjustment                         |               |
| Penalty                           | Penalty                            |               |
| Other Fees                        | Other Fees                         |               |
| Paid on<br>06/04/2018             | Paid on<br>09/04/2018              |               |

|                          |                   |
|--------------------------|-------------------|
| TIF BASE                 | N/A               |
| FAIR CASH VALUE          | 98,563.00         |
| LAND VALUE               | 5,586.00          |
| + BUILDING VALUE         | 27,265.00         |
| - HOME IMPROVEMENT / VET | 0.00              |
| = ASSESSED VALUE         | 32,851.00         |
| x STATE MULTIPLIER       | 1.0000            |
| = EQUALIZED VALUE        | 32,851.00         |
| - HOMESTEAD EXEMPTION    | 0.00              |
| - SENIOR EXEMPTION       | 0.00              |
| - OTHER EXEMPTIONS       | 0.00              |
| + FARM LAND              | 0.00              |
| + FARM BUILDING          | 0.00              |
| = NET TAXABLE VAL.       | 32,851.00         |
| x TAX RATE               | 9.806696          |
| = CURRENT TAX            | \$3,221.60        |
| + NON AD VALOREM TAX     | \$0.00            |
| + BACK TAX / FORF AMOUNT | \$0.00            |
| - ENTERPRISE ZONE        | \$0.00            |
| <b>= TOTAL TAX DUE</b>   | <b>\$3,221.60</b> |

**2017 Kane County Real Estate Tax Bill**  
 Christopher J. Lauzen CPA, MBA  
 719 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

|           |            |       |          |            |
|-----------|------------|-------|----------|------------|
| 10.522980 | \$3,033.78 | TOTAL | 9.806696 | \$3,221.60 |
|-----------|------------|-------|----------|------------|

Change of Mailing Address form. For Address change you must include Pin #

|                      |            |          |
|----------------------|------------|----------|
| Last Name            | First Name | M.I.     |
| In Care of:          |            |          |
| Street or P.O. Box   |            |          |
| City and State       |            | Zip Code |
| Signature Required   |            | Date     |
| Daytime Phone Number |            |          |

|          |        |       |        |
|----------|--------|-------|--------|
|          |        |       |        |
| Township | Sector | Block | Parcel |

Change of Mailing Address form. For Address change you must include Pin #

|                      |            |          |
|----------------------|------------|----------|
| Last Name            | First Name | M.I.     |
| In Care of:          |            |          |
| Street or P.O. Box   |            |          |
| City and State       |            | Zip Code |
| Signature Required   |            | Date     |
| Daytime Phone Number |            |          |

|          |        |       |        |
|----------|--------|-------|--------|
|          |        |       |        |
| Township | Sector | Block | Parcel |

**THIS IS YOUR TOTAL REAL ESTATE TAX BILL PAYABLE IN TWO INSTALLMENTS. THIS IS THE ONLY BILL YOU WILL RECEIVE.**

1. You may pay online at [treasurer.kanecountyil.gov](http://treasurer.kanecountyil.gov). E-check transactions are free. There is a 2.35% convenience fee for credit card/debit card transactions. Please call for additional payment instructions.
2. You may pay in person at many designated banks (see website for listing) in Kane County, during their normal business hours, on or before the due date of the installment. Bring the entire statement with you including the coupons. **FINANCIAL INSTITUTIONS CANNOT ACCEPT LATE PAYMENTS ON PAST DUE INSTALLMENTS.**
3. You may pay by mail. Keep the bottom portion of the statement for your records, but send the appropriate coupon and your check or money order payable to the KANE COUNTY TREASURER.
4. You may place your payment in the drive-up Drop Box located behind building (A) from May 1 - . The drop box will be closed for one week following both installment due dates. Installments not paid by the due date require a 1.5% penalty to be added per month.
5. We do not hold post dated checks nor can we accept partial payments. Parts of a month are computed as a whole month, until paid. Delinquent taxes will be published about 20 days after the second installment due date. Additional costs and interest are added after Tax Sale or forfeiture. A charge of \$30 will be added for all payments returned to us by a financial institution and payment will be voided.
6. LATE PAYMENTS - Payment of this bill after September 14, 2018 requires an additional \$10 publication fee. For payment options please see our website. The last day to pay is by close of business 4:30 pm on October 25th. Tax Sale will take place at 9 am on October 29, 2018.
7. Failure to receive a tax bill or receiving one late, for any reason, will not relieve the taxpayer from paying taxes or late penalties. The County Treasurer is not responsible if a taxpayer incorrectly pays the wrong bill. If you sold this property please forward the tax bill to the new owner.



**QUESTIONS ON YOUR ASSESSMENT?  
PLEASE CALL YOUR TOWNSHIP ASSESSOR.**



**QUESTIONS ON YOUR EXEMPTIONS OR THE BOARD OF REVIEW?  
PLEASE CALL THE SUPERVISOR OF ASSESSMENTS AT (630) 208-3818.**



**QUESTIONS ON THE TAX RATES, LEVIES, BACK TAXES? PLEASE CALL  
THE COUNTY CLERK'S OFFICE AT (630) 232-5964.**



**THE COUNTY TREASURER'S PHONE NUMBER IS (630)232-3565.  
OUR WEB ADDRESS IS: [treasurer.kanecountyil.gov](http://treasurer.kanecountyil.gov)**

**FIND YOUR  
TOWNSHIP ASSESSOR**

|                      |                |
|----------------------|----------------|
| Aurora Township      | (630) 896-7792 |
| Batavia Township     | (630) 879-1323 |
| Big Rock Township    | (630) 556-4340 |
| Blackberry Township  | (630) 365-9109 |
| Burlington Township  | (847) 683-2555 |
| Campton Township     | (630) 513-5430 |
| Dundee Township      | (847) 428-2634 |
| Elgin Township       | (847) 741-5110 |
| Geneva Township      | (630) 232-3607 |
| Hampshire Township   | (847) 683-4480 |
| Kaneville Township   | (630) 557-2858 |
| Plato Township       | (847) 464-4221 |
| Rutland Township     | (847) 428-5219 |
| St. Charles Township | (630) 584-2040 |
| Sugar Grove Township | (630) 466-5255 |
| Virgil Township      | (815) 827-3383 |