

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: **06-14-284-014**



1st
2
0
2
3

****DUPLICATE****

LEATH PARTNERS LLC
 164 E CHICAGO ST
 ELGIN IL 60120-5524

Remove stub and remit with payment

1ST INSTALLMENT 2023	10,959.72
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$10,959.72
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/03/24	Paid on 05/30/2024 \$0.00

06142840141000000000000603246

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Parcel Number: **06-14-284-014**



2nd
2
0
2
3

****DUPLICATE****

LEATH PARTNERS LLC
 164 E CHICAGO ST
 ELGIN IL 60120-5524

Remove stub and remit with payment

2ND INSTALLMENT 2023	10,959.72
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$0.00
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/03/24	\$10,959.72

0614284014200010959720903245

Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023
0.274784	\$216.55	KANE COUNTY	0.256450	\$202.10
0.057460	\$45.28	KANE COUNTY	0.052912	\$41.70
0.136626	\$107.67	KANE FOREST PRESERVE	0.128782	\$101.50
0.000116	\$0.10	KANE FOREST PRESERVE	0.000108	\$0.08
0.097483	\$76.83	ELGIN TOWNSHIP	0.093481	\$73.67
0.000000	\$0.00	ELGIN TOWNSHIP	0.003035	\$2.39
0.003158	\$2.49	ELGIN TOWNSHIP	0.002152	\$1.70
0.065248	\$51.42	ELGIN TWP ROAD DIST	0.063592	\$50.11
0.001493	\$1.18	ELGIN TWP ROAD DIST	0.001428	\$1.13
1.049084	\$826.79	ELGIN CITY	0.954178	\$751.99
0.489357	\$385.66	ELGIN CITY	0.619851	\$488.50
5.501462	\$4,335.70	ELGIN SCH DIST U46	5.404586	\$4,259.35
0.095661	\$75.39	ELGIN SCH DIST U46	0.057250	\$45.12
0.422447	\$332.93	ELGIN COLLEGE 509	0.420660	\$331.53
0.000032	\$0.03	ELGIN COLLEGE 509	0.000030	\$0.02
0.413689	\$326.03	GAIL BORDEN LIBRARY	0.406910	\$320.68
0.038092	\$30.02	GAIL BORDEN LIBRARY	0.035400	\$27.90
0.024933	\$19.65	FOX RIVER WATER RECLAM DIST	0.023715	\$18.69
0.000000	\$13,496.78	ELGIN TIF 3	0.000000	\$15,201.28
0.000000	\$0.00	ELGIN RIVERS EDGE REDEVELPMNT ZONE	0.000000	\$0.00

Parcel Number			TIF BASE
06-14-284-014			78,810.00
Late Payment Schedule			FAIR CASH VALUE 771,479.00
			LAND VALUE 30,315.00
			+ BUILDING VALUE 226,819.00
			- HOME IMPROVEMENT / VET 0.00
			= ASSESSED VALUE 257,134.00
			x STATE MULTIPLIER 1.0000
			= EQUALIZED VALUE 257,134.00
			- HOMESTEAD EXEMPTION 0.00
			- SENIOR EXEMPTION 0.00
			- OTHER EXEMPTIONS 0.00
			+ FARM LAND 0.00
			+ FARM BUILDING 0.00
			= NET TAXABLE VAL. 257,134.00
			x TAX RATE 8.524520
			= CURRENT TAX \$21,919.44
			+ NON AD VALOREM TAX \$0.00
			+ BACK TAX / FORF AMOUNT \$0.00
			- ENTERPRISE ZONE \$0.00
			= TOTAL TAX DUE \$21,919.44

Mail To:			34797
LEATH PARTNERS LLC 164 E CHICAGO ST ELGIN IL 60120-5524			
Property Location:			
164-166 E CHICAGO ST ELGIN, IL 60120			
Township	Tax Code	Acres	
EL	EL914		
Tax Rate	Sold at Tax Sale	Forfeited Tax	
8.524520			
First Installment Tax	Second Installment Tax		
10,959.72	10,959.72		
Adjustment	Adjustment		
Penalty	Penalty		
Other Fees	Other Fees		
Paid on	Total Due		
05/30/2024	Due by 09/03/2024		

2023 Kane County Real Estate Tax Bill
 Christopher J. Lauzen CPA, MBA
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

8.671125	\$20,330.50	TOTAL	8.524520	\$21,919.44
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