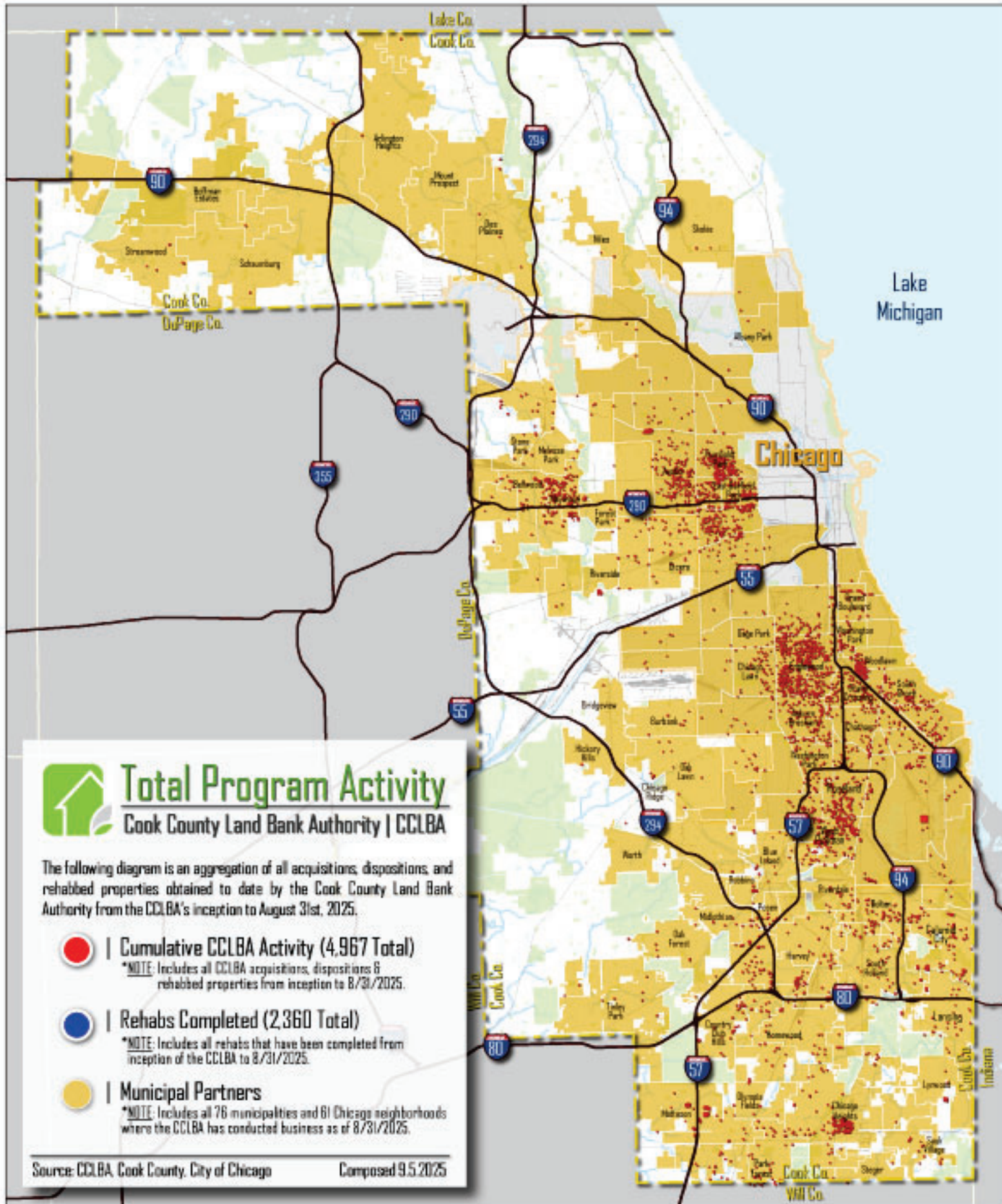


# Cook County Land Bank Authority (CCLBA) Quarterly Report | FY 2025 Q3

County of Cook Agency | June 1, 2025 - August 31, 2025







## Cook County Land Bank Authority (CCLBA)

69 W. Washington St., Suite 3145, Chicago, IL 60602 | (312) 603.8015 | [info@cookcountylandbank.org](mailto:info@cookcountylandbank.org)



# COOK COUNTY LAND BANK AUTHORITY | FISCAL YEAR 2025 Q3

The following report is a breakdown of all activity conducted by the Cook County Land Bank Authority (CCLBA) during the third quarter of the 2025 Fiscal Year (6/1/2025 - 8/31/2025). This includes all acquisitions, dispositions, demolitions, and rehabs performed during the fiscal quarter. In addition, a cumulative tally of CCLBA inventory and reactivated properties has been added to document the running total from the end of the fiscal quarter. Finally, the CCLBA has documented all Earned Program Income for this fiscal quarter as well as homes sold through the Homebuyer Direct Program.

## 2025 FISCAL YEAR - 3rd QUARTER

ACQUISITION METHOD	QUANTITY	SUBURBAN MUNICIPALITIES	CITY OF CHICAGO
ACQUISITIONS	37	7	30
DISPOSITIONS	163	88	75
DEMOLITIONS	3	1	2
REHABS	56	10	46
INVENTORY (As of 8/31/2025)	1,960	359	1,601
REACTIVATED PROPERTIES (As of 8/31/2025)	2,333	1,157	1,176
HOMEBUYER DIRECT PROGRAM - HOMES SOLD	5	0	5
EARNED PROGRAM INCOME	\$1,753,182.62	*All figures represent unaudited numbers for FY 2025.	

# COOK COUNTY LAND BANK AUTHORITY | CORE BUSINESS ACTIVITIES

## FY 2025 Core Business Activities (December 1, 2024 – August 31, 2025)

Metric	FY 2025 Goals	Completed	In Progress
Acquisition	500	271	1143
Disposition	250	365	258
Rehab	250	278	627

## Cumulative Core Business Activities (As of 8/31/2025)

Community Wealth	\$290,471,142
Property Taxes – Total Amount Generated	\$33,503,429
Redemptions – Long-Term Tax Delinquent Prop.	\$37,471,317

## Cumulative Core Business Activities (As of 8/31/2025)

Acquisition	4,967	Demolition	199
Disposition	3,007	Rehab	2,360
Inventory	1,960	Reactivated	2,333

# COOK COUNTY LAND BANK ACTIVITY | FISCAL YEAR 2025 Q3

The following table is a breakdown of all Cook County Land Bank Activity conducted within the third quarter of the 2025 fiscal year. It includes an itemization of all CCLBA acquisitions, dispositions, demolitions, and completed rehabs by neighborhoods located in the City of Chicago and suburban municipalities within Cook County. A summary page of all activity can be found

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
ALSIP	-	-	-	-	Archer Heights	-	-	-	-
ARLINGTON HEIGHTS	-	-	-	-	Ashburn	-	-	-	-
BELLWOOD	-	24	-	-	Auburn Gresham	1	2	-	1
BERKELEY	-	-	-	-	Austin	2	1	-	5
BERWYN	-	-	-	1	Avalon Park	1	1	-	-
BLUE ISLAND	-	-	-	-	Avondale	-	-	-	-
BRIDGEVIEW	-	-	-	-	Belmont Cragin	-	-	-	-
BROADVIEW	-	-	-	-	Beverly	-	-	-	-
BROOKFIELD	-	-	-	-	Bridgeport	-	-	-	-
BUFFALO GROVE	-	-	-	-	Brighton Park	-	-	-	-
BURBANK	-	-	-	-	Burnside	-	-	-	-
BURNHAM	-	-	-	-	Calumet Heights	-	-	-	-
CALUMET CITY	-	3	-	-	Chatham	-	6	-	1
CALUMET PARK	-	-	-	-	Chicago Lawn	1	-	-	-
CHICAGO HEIGHTS	-	-	-	-	Clearing	-	-	-	-
CICERO	-	2	-	-	Douglas	-	-	-	-
COUNTRY CLUB HILLS	-	3	-	-	Dunning	-	-	-	-
CRESTWOOD	-	-	-	-	East Garfield Park	-	3	-	4
DES PLAINES	-	-	-	-	East Side	-	-	-	-
DIXMOOR	-	-	-	-	Englewood - East	2	6	-	4
DOLTON	-	-	-	1	Englewood - West	-	4	1	2
EAST HAZEL CREST	-	-	-	-	Fuller Park	-	1	-	-
ELMWOOD PARK	-	-	-	-	Gage Park	-	-	-	1
EVERGREEN PARK	-	-	-	-	Galewood	-	-	-	-
FRANKLIN PARK	-	1	-	-	Garfield Ridge	-	-	-	-
FLOSSMOOR	-	-	-	-	Grand Boulevard	-	3	-	-
FORD HEIGHTS	-	-	-	-	Grand Crossing	2	7	1	-
FOREST PARK	-	-	-	-	Hegewisch	-	-	-	-
GLENWOOD	-	-	-	-	Hermosa	-	-	-	-
HARVEY	-	1	-	-	Humboldt Park	-	5	-	16
HARWOOD HEIGHTS	-	-	-	-	Hyde Park	-	-	-	-
HAZEL CREST	-	-	-	-	Irving Park	-	-	-	-
HICKORY HILLS	-	-	-	-	Jefferson Park	-	-	-	-
HILLSIDE	-	-	-	-	Kenwood	-	-	-	-
HOFFMAN ESTATES	-	-	-	-	Little Village	-	1	-	-
HOMEWOOD	-	-	-	-	Logan Square	-	-	-	-
LA GRANGE PARK	-	-	-	-	Lower West Side	-	-	-	-
LANSING	-	-	-	-	Montclare	-	-	-	-
LYNWOOD	-	-	-	-	Morgan Park	-	1	-	-
MARKHAM	1	43	-	7	Mount Greenwood	-	-	-	-
MATTESON	-	1	-	-	New City	-	4	-	1



on the preceding page as well as a map of all activity from the Land Bank's inception. In total, there were **37** parcels acquired this fiscal quarter, **163** parcels were sold, **3** were demolished, and **56** were successfully rehabbed and occupied.

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
MAYWOOD	2	4	1	-	North Lawndale	8	2	-	4
MELROSE PARK	-	-	-	-	Norwood Park	-	-	-	-
MERRIONETTE PARK	-	-	-	-	Portage Park	-	-	-	-
MIDLOTHIAN	-	-	-	-	Pullman	-	-	-	-
MOUNT PROSPECT	-	-	-	-	Riverdale	-	-	-	-
NILES	-	-	-	-	Roseland	4	2	-	-
NORTHLAKE	-	-	-	-	South Chicago	-	7	-	-
OAK FOREST	-	-	-	-	South Deering	-	-	-	-
OAK LAWN	-	-	-	-	South Shore	3	2	-	-
OAK PARK	-	-	-	-	Washington Heights	1	-	-	-
OLYMPIA FIELDS	-	-	-	-	Washington Park	1	1	-	1
ORLAND HILLS	-	-	-	-	West Elsdon	-	-	-	-
ORLAND PARK	-	-	-	-	West Garfield Park	1	1	-	3
PALOS HEIGHTS	-	-	-	-	West Lawn	-	-	-	-
PARK FOREST	-	2	-	1	West Pullman	3	11	-	-
PHOENIX	-	-	-	-	West Ridge	-	-	-	-
POSEN	-	-	-	-	Woodlawn	-	4	-	3
RIGHTON PARK	-	1	-	-					
RIVERDALE	-	-	-	-					
RIVERSIDE	-	-	-	-					
ROBBINS	-	-	-	-					
ROLLING MEADOWS	-	-	-	-					
SAUK VILLAGE	1	-	-	-					
SCHAUMBURG	-	-	-	-					
SKOKIE	-	-	-	-					
SOUTH CHICAGO HEIGHTS	3	3	-	-					
SOUTH HOLLAND	-	-	-	-					
STEGER	-	-	-	-					
STONE PARK	-	-	-	-					
STREAMWOOD	-	-	-	-					
THORNTON	-	-	-	-					
TINLEY PARK	-	-	-	-					
WESTCHESTER	-	-	-	-					
WORTH	-	-	-	-					
UNINCORPORATED	-	-	-	-					

### HOME BUYER DIRECT PROGRAM | FY 2025 Q3

The following table is a breakdown of homes sold through the Homebuyer Direct Program within the third quarter of the 2025 fiscal year.

SUBURBAN MUNICIPALITIES		CITY OF CHICAGO	
MUNICIPALITY	QUANTITY	NEIGHBORHOOD	QUANTITY
		East Side	1
		Englewood - West	2
		Little Village	1
		Roseland	1

# INVENTORY & REACTIVATED PROPERTIES | AS OF 8/31/2025

The following is a breakdown of all Cook County Land Bank existing inventory as well as a breakdown of properties successfully rehabbed and reactivated. Inventory can be defined as properties/parcels that the CCLBA currently owns at a specific point in time. Reactivated properties are a subset of all completed rehabs, and denotes when the parcel/property has not only been successfully rehabbed, but has been converted back to a productive and sustainable use. Both of these fields have been tallied from the CCLBA's inception to the end of the most recent fiscal quarter (August 31st, 2025). A summary

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REOCCUPIED PROPERTIES	NEIGHBORHOOD	INVENTORY	REOCCUPIED PROPERTIES
ALSIP	1	2	Archer Heights	-	1
ARLINGTON HEIGHTS	-	-	Ashburn	4	7
BELLWOOD	-	47	Auburn Gresham	70	62
BERKELEY	1	-	Austin	88	98
BERWYN	2	13	Avalon Park	6	13
BLUE ISLAND	4	4	Avondale	-	3
BRIDGEVIEW	-	1	Belmont Cragin	-	17
BROADVIEW	4	6	Beverly	-	1
BROOKFIELD	-	3	Bridgeport	-	1
BUFFALO GROVE	-	1	Brighton Park	-	6
BURBANK	-	5	Burnside	5	3
BURNHAM	1	3	Calumet Heights	3	13
CALUMET CITY	41	57	Chatham	31	28
CALUMET PARK	-	33	Chicago Lawn	15	30
CHICAGO HEIGHTS	2	358	Clearing	-	5
CICERO	48	11	Douglas	-	2
COUNTRY CLUB HILLS	7	4	Dunning	2	2
CRESTWOOD	-	1	East Garfield Park	93	65
DES PLAINES	-	3	East Side	5	6
DIXMOOR	-	1	Edgewater	-	1
DOLTON	40	30	Englewood - East	149	45
EAST HAZEL CREST	-	1	Englewood - West	218	83
ELMWOOD PARK	-	3	Fuller Park	5	5
EVERGREEN PARK	-	12	Gage Park	3	7
FLOSSMOOR	-	8	Garfield Ridge	-	-
FORD HEIGHTS	-	1	Galewood	-	4
FOREST PARK	1	2	Grand Boulevard	5	10
FRANKLIN PARK	2	12	Grand Crossing	73	49
GLENWOOD	1	10	Hegewisch	1	6
HARVEY	29	9	Hermosa	-	-
HARWOOD HEIGHTS	-	1	Humboldt Park	122	102
HAZEL CREST	4	48	Hyde Park	-	1
HICKORY HILLS	1	-	Irving Park	-	1
HILLSIDE	1	5	Jefferson Park	-	1
HOFFMAN ESTATES	-	1	Kenwood	1	-
HOMEWOOD	-	21	Lincoln Square	-	2
LA GRANGE PARK	-	1	Little Village	9	12
LANSING	4	25	Logan Square	-	1

page of all inventory and occupancies can be found on the third page of this report. In total, there were **1,960** parcels in the Cook County Land Bank's inventory as of 8/31/2025, with **1,601** parcels located in the City of Chicago and **359** parcels located in suburban Cook County. **2,333** properties were successfully reactivated by the end of 8/31/2025, with **1,176** located in the City of Chicago and **1,157** located in suburban Cook County.

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REOCCUPIED PROPERTIES	NEIGHBORHOOD	INVENTORY	REOCCUPIED PROPERTIES
LYNWOOD	-	2	Lower West Side	-	3
MARKHAM	-	78	Montclare	-	1
MATTESON	10	17	Morgan Park	17	13
MAYWOOD	71	107	Mount Greenwood	-	2
MELROSE PARK	1	13	New City	41	16
MERRIONETTE PARK	-	2	North Lawndale	115	25
MIDLOTHIAN	-	13	Norwood Park	-	1
MOUNT PROSPECT	3	-	Portage Park	-	1
NILES	-	2	Oakland	6	-
NORTHLAKE	-	-	Pullman	1	15
OAK FOREST	1	7	Riverdale	27	1
OAK LAWN	-	22	Roseland	116	79
OAK PARK	2	1	South Chicago	45	24
OLYMPIA FIELDS	3	1	South Deering	19	6
ORLAND HILLS	-	2	South Shore	48	53
ORLAND PARK	1	-	Washington Heights	22	31
PALOS HEIGHTS	-	1	Washington Park	27	9
PARK FOREST	8	36	West Elsdon	-	2
PHOENIX	1	1	West Garfield Park	65	12
POSEN	1	14	West Lawn	-	3
RIGHTON PARK	2	11	West Pullman	142	40
RIVERDALE	21	5	West Ridge	2	1
RIVERSIDE	4	19	Woodlawn	45	76
ROBBINS	-	7			
ROLLING MEADOWS	-	2			
SAUK VILLAGE	8	4			
SCHAUMBURG	-	1			
SKOKIE	1	-			
SOUTH CHICAGO HEIGHTS	5	1			
SOUTH HOLLAND	9	28			
STEGER	4	1			
STONE PARK	1	2			
STREAMWOOD	2	4			
THORNTON	-	2			
TINLEY PARK	4	6			
WESTCHESTER	-	1			
WORTH	2	-			
UNINCORPORATED	-	1			

