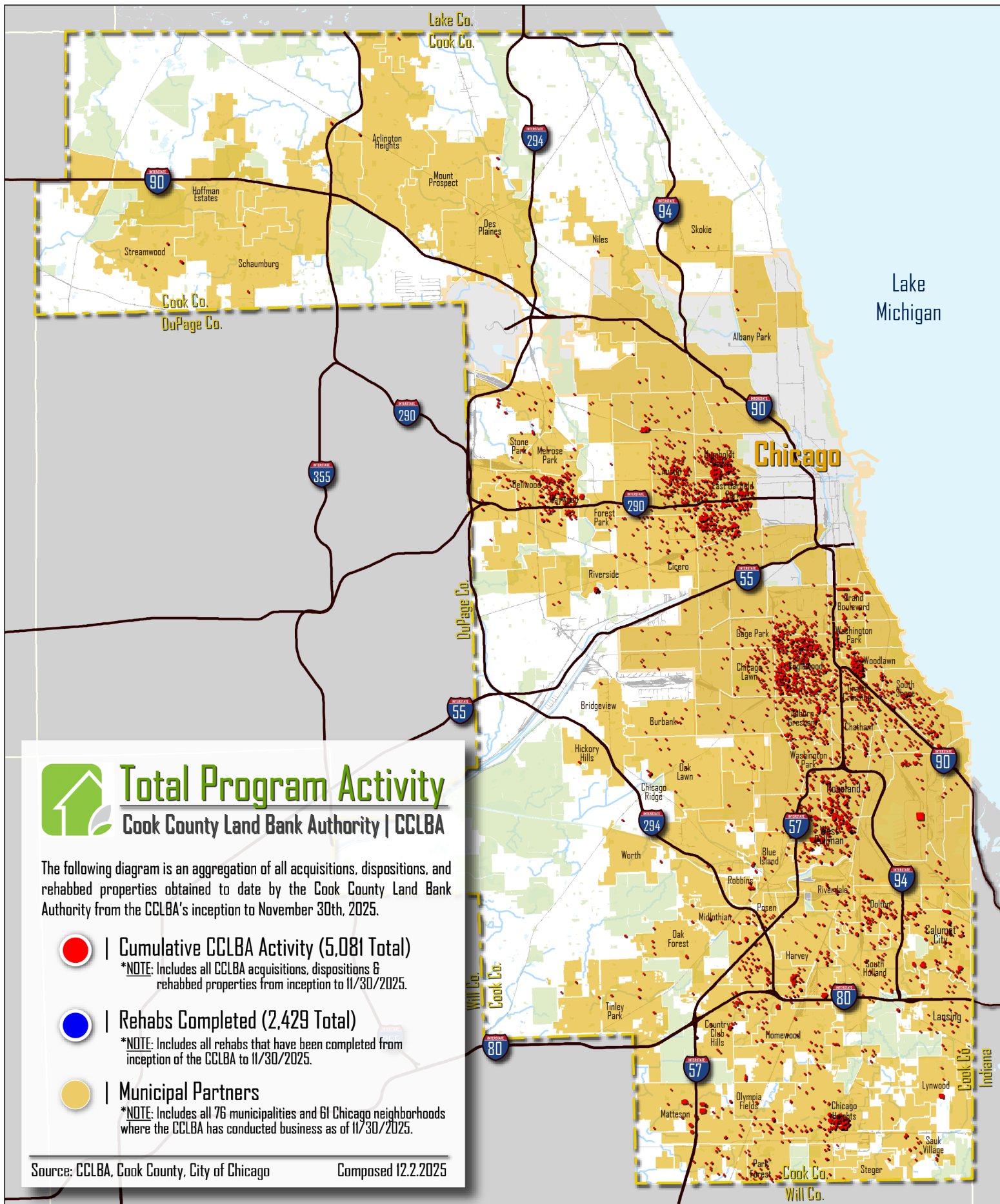


Cook County Land Bank Authority (CCLBA) Quarterly Report | FY 2025 Q4

County of Cook Agency | September 1st, 2025 - November 30th, 2025





Cook County Land Bank Authority (CCLBA)

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COOK COUNTY LAND BANK AUTHORITY | FISCAL YEAR 2025 Q4

The following report is a breakdown of all activity conducted by the Cook County Land Bank Authority (CCLBA) during the fourth quarter of the 2025 Fiscal Year (9/1/2025 - 11/30/2025). 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 - 4th QUARTER			
ACQUISITION METHOD	QUANTITY	SUBURBAN MUNICIPALITIES	CITY OF CHICAGO
ACQUISITIONS	117	16	101
DISPOSITIONS	139	30	109
DEMOLITIONS	8	2	6
REHABS	66	13	53
INVENTORY (As of 11/30/2025)	1,936	345	1,592
REACTIVATED PROPERTIES (As of 11/30/2025)	2,379	1,165	1,214
HOMEBUYER DIRECT PROGRAM - HOMES SOLD	5	2	3
EARNED PROGRAM INCOME	\$3,231,128.10	*All figures represent unaudited numbers for FY 2025.	

COOK COUNTY LAND BANK AUTHORITY | CORE BUSINESS ACTIVITIES

FY 2025 Core Business Activities (December 1 st , 2024 – November 30 th , 2025)			
Metric	FY 2025 Goals		In Progress
Acquisition	500	386	932
Disposition	250	503	170
Rehab	250	346	696
Cumulative Core Business Activities (As of 11/30/2025)			
Community Wealth		\$291,310,492	
Property Taxes – Total Amount Generated		\$33,503,429	
Redemptions – Long-Term Tax Delinquent Prop.		\$37,471,317	
Cumulative Core Business Activities (As of 11/30/2025)			
Acquisition	5,081	Demolition	207
Disposition	3,144	Rehab	2,429
Inventory	1,937	Reactivated	2,379

COOK COUNTY LAND BANK ACTIVITY | FISCAL YEAR 2025 Q4

The following table is a breakdown of all Cook County Land Bank Activity conducted within the fourth 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	-	-	-	-	Auburn Gresham	4	1	-	2
BERKELEY	-	-	-	-	Austin	6	8	-	4
BERWYN	-	-	-	-	Avalon Park	3	2	-	-
BLUE ISLAND	-	-	1	-	Avondale	-	-	-	-
BRIDGEVIEW	-	-	-	-	Belmont Cragin	-	-	-	-
BROADVIEW	-	1	-	-	Beverly	-	-	-	-
BROOKFIELD	-	-	-	-	Bridgeport	-	-	-	-
BUFFALO GROVE	-	-	-	-	Brighton Park	-	-	-	-
BURBANK	-	-	-	-	Burnside	-	-	-	-
BURNHAM	-	-	-	-	Calumet Heights	1	-	-	-
CALUMET CITY	-	-	-	-	Chatham	2	1	-	-
CALUMET PARK	-	-	-	-	Chicago Lawn	2	2	-	1
CHICAGO HEIGHTS	-	-	-	-	Clearing	-	-	-	-
CICERO	6	5	-	-	Douglas	-	-	-	-
COUNTRY CLUB HILLS	-	-	1	1	Dunning	-	-	-	-
CRESTWOOD	-	-	-	-	East Garfield Park	-	8	-	1
DES PLAINES	-	-	-	-	East Side	-	-	-	-
DIXMOOR	-	-	-	-	Englewood - East	-	8	-	3
DOLTON	-	2	-	-	Englewood - West	7	8	-	4
EAST HAZEL CREST	-	-	-	-	Fuller Park	-	1	1	-
ELMWOOD PARK	-	-	-	-	Gage Park	-	1	-	-
EVERGREEN PARK	-	-	-	-	Galewood	-	-	-	-
FRANKLIN PARK	-	-	-	-	Garfield Ridge	-	-	-	1
FLOSSMOOR	4	-	-	-	Grand Boulevard	1	1	-	-
FORD HEIGHTS	-	-	-	-	Grand Crossing	1	2	-	1
FOREST PARK	-	-	-	-	Hegewisch	-	-	-	-
GLENWOOD	-	-	-	-	Hermosa	-	-	-	-
HARVEY	-	3	-	-	Humboldt Park	-	3	-	4
HARWOOD HEIGHTS	-	-	-	-	Hyde Park	-	-	-	-
HAZEL CREST	-	-	-	-	Irving Park	-	-	-	-
HICKORY HILLS	-	-	-	-	Jefferson Park	-	-	-	-
HILLSIDE	1	-	-	-	Kenwood	-	-	-	-
HOFFMAN ESTATES	-	-	-	-	Little Village	-	1	-	-
HOMEWOOD	-	-	-	-	Logan Square	-	-	-	-
LA GRANGE PARK	-	-	-	-	Lower West Side	-	-	-	-
LANSING	-	-	-	-	Montclare	-	-	-	-
LYNWOOD	-	-	-	-	Morgan Park	-	2	-	-
MARKHAM	-	-	-	2	Mount Greenwood	-	-	-	-
MATTESON	-	-	-	3	New City	-	2	-	3

on the preceding page as well as a map of all activity from the Land Bank's inception. In total, there were **117** parcels acquired this fiscal quarter, **139** parcels were sold, **8** were demolished, and **66** were successfully rehabbed and occupied.

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
MAYWOOD	1	12	-	-	North Lawndale	48	7	-	-
MELROSE PARK	-	-	-	-	Norwood Park	-	-	-	-
MERRIONETTE PARK	-	-	-	-	Portage Park	-	-	-	-
MIDLOTHIAN	-	-	-	-	Pullman	-	-	-	-
MOUNT PROSPECT	-	-	-	-	Riverdale	-	24	-	24
NILES	-	-	-	-	Roseland	2	4	2	-
NORTHLAKE	-	-	-	-	South Chicago	-	-	-	-
OAK FOREST	-	-	-	-	South Deering	-	-	-	-
OAK LAWN	-	-	-	-	South Shore	19	6	-	1
OAK PARK	-	2	-	1	Washington Heights	1	1	1	2
OLYMPIA FIELDS	4	-	-	-	Washington Park	2	1	-	-
ORLAND HILLS	-	-	-	-	West Elsdon	-	-	-	-
ORLAND PARK	-	1	-	-	West Garfield Park	2	2	2	-
PALOS HEIGHTS	-	-	-	1	West Lawn	-	-	-	-
PARK FOREST	-	1	-	-	West Pullman	-	6	-	-
PHOENIX	-	-	-	-	West Ridge	-	-	-	-
POSEN	-	-	-	-	Woodlawn	-	7	-	2
RIGHTON PARK	-	-	-	2					
RIVERDALE	-	-	-	-					
RIVERSIDE	-	-	-	-					
ROBBINS	-	-	-	-					
ROLLING MEADOWS	-	-	-	-					
SAUK VILLAGE	-	2	-	-					
SCHAUMBURG	-	-	-	-					
SKOKIE	-	-	-	-					
SOUTH CHICAGO HEIGHTS	-	-	-	3					
SOUTH HOLLAND	-	1	-	-					
STEGER	-	-	-	-					
STONE PARK	-	-	-	-					
STREAMWOOD	-	-	-	-					
THORNTON	-	-	-	-					
TINLEY PARK	-	-	-	-					
WESTCHESTER	-	-	-	-					
WORTH	-	-	-	-					
UNINCORPORATED	-	-	-	-					

HOMEBUYER DIRECT PROGRAM | FY 2025 Q4

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

SUBURBAN MUNICIPALITIES		CITY OF CHICAGO	
MUNICIPALITY	QUANTITY	NEIGHBORHOOD	QUANTITY
Oak Park	1	Auburn Gresham	1
South Holland	1	Avalon Park	1
		Englewood - West	1

INVENTORY & REACTIVATED PROPERTIES | AS OF 11/30/2025

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 (November 30th, 2025). A

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REACTIVATED PROPERTIES	NEIGHBORHOOD	INVENTORY	REACTIVATED PROPERTIES
ALSIP	1	2	Archer Heights	-	1
ARLINGTON HEIGHTS	-	-	Ashburn	4	7
BELLWOOD	-	47	Auburn Gresham	72	66
BERKELEY	1	-	Austin	87	107
BERWYN	2	13	Avalon Park	7	13
BLUE ISLAND	4	4	Avondale	-	3
BRIDGEVIEW	-	1	Belmont Cragin	-	17
BROADVIEW	3	6	Beverly	-	1
BROOKFIELD	-	3	Bridgeport	-	1
BUFFALO GROVE	-	1	Brighton Park	-	6
BURBANK	-	5	Burnside	5	3
BURNHAM	1	3	Calumet Heights	4	13
CALUMET CITY	41	57	Chatham	26	29
CALUMET PARK	-	33	Chicago Lawn	16	30
CHICAGO HEIGHTS	2	358	Clearing	-	5
CICERO	49	11	Douglas	-	2
COUNTRY CLUB HILLS	7	6	Dunning	2	2
CRESTWOOD	-	1	East Garfield Park	82	72
DES PLAINES	-	3	East Side	5	6
DIXMOOR	-	1	Edgewater	-	1
DOLTON	38	30	Englewood - East	137	53
EAST HAZEL CREST	-	1	Englewood - West	213	93
ELMWOOD PARK	-	3	Fuller Park	3	5
EVERGREEN PARK	-	12	Gage Park	2	8
FLOSSMOOR	4	8	Garfield Ridge	-	-
FORD HEIGHTS	-	1	Galewood	-	5
FOREST PARK	1	2	Grand Boulevard	2	10
FRANKLIN PARK	2	12	Grand Crossing	68	50
GLENWOOD	1	10	Hegewisch	1	6
HARVEY	26	9	Hermosa	-	-
HARWOOD HEIGHTS	-	1	Humboldt Park	114	118
HAZEL CREST	4	48	Hyde Park	-	1
HICKORY HILLS	1	-	Irving Park	-	1
HILLSIDE	2	5	Jefferson Park	-	1
HOFFMAN ESTATES	-	1	Kenwood	1	-
HOMEWOOD	-	21	Lincoln Square	-	2
LA GRANGE PARK	-	1	Little Village	7	12
LANSING	4	25	Logan Square	-	1

summary page of all inventory and occupancies can be found on the third page of this report. In total, there were **1,937** parcels in the Cook County Land Bank's inventory as of 11/30/2025, with **1,592** parcels located in the City of Chicago and **345** parcels located in suburban Cook County. **2,379** properties were successfully reactivated by the end of 11/30/2025, with **1,214** located in the City of Chicago and **1,165** located in suburban Cook County.

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REACTIVATED PROPERTIES	NEIGHBORHOOD	INVENTORY	REACTIVATED PROPERTIES
LYNWOOD	-	2	Lower West Side	-	3
MARKHAM	-	78	Montclare	-	1
MATTESON	10	17	Morgan Park	14	14
MAYWOOD	60	109	Mount Greenwood	-	2
MELROSE PARK	1	13	New City	35	19
MERRIONETTE PARK	-	2	North Lawndale	162	30
MIDLOTHIAN	-	13	Norwood Park	-	1
MOUNT PROSPECT	3	-	Portage Park	-	1
NILES	-	2	Oakland	6	-
NORTHLAKE	-	-	Pullman	1	15
OAK FOREST	1	7	Riverdale	3	25
OAK LAWN	-	22	Roseland	115	81
OAK PARK	-	2	South Chicago	38	25
OLYMPIA FIELDS	7	1	South Deering	19	6
ORLAND HILLS	-	2	South Shore	62	54
ORLAND PARK	-	-	Washington Heights	22	32
PALOS HEIGHTS	-	1	Washington Park	28	13
PARK FOREST	7	36	West Elsdon	-	2
PHOENIX	1	1	West Garfield Park	65	16
POSEN	1	14	West Lawn	-	3
RIGHTON PARK	2	11	West Pullman	128	41
RIVERDALE	21	5	West Ridge	2	1
RIVERSIDE	4	19	Woodlawn	34	78
ROBBINS	-	7			
ROLLING MEADOWS	-	2			
SAUK VILLAGE	6	4			
SCHAUMBURG	-	1			
SKOKIE	1	-			
SOUTH CHICAGO HEIGHTS	5	4			
SOUTH HOLLAND	8	28			
STEGER	4	1			
STONE PARK	1	2			
STREAMWOOD	2	4			
THORNTON	-	2			
TINLEY PARK	4	6			
WESTCHESTER	-	1			
WORTH	2	-			
UNINCORPORATED	-	1			

