

# Park Forest Cooperative III

Area J

294 Lakewood Blvd  
Park Forest, IL 60466  
Phone: 708-481-9280  
Fax: 708-481-9297

Real Estate PIN # 31-25-400-020-0000  
31-25-400-021-0000  
31-25-400-022-0000  
31-25-400-023-0000  
31-25-400-024-0000

**\*Please turn over to find your PIN.**

January 30, 2025

Dear Member,

As a Cooperative Member, you are entitled to deduct your **proportionate share of the Cooperative's real estate taxes and the Corporation's interest** on your Federal Income Tax return, **if you itemize your deductions.** You may also deduct Real Estate taxes from your Illinois tax return. Our Bookkeeper calculates Senior Exemption refunds. **Senior Citizens who received a Senior Exemption check from the Co-op must deduct that amount from their total Real Estate tax deduction.**

For Shareholders who are not Seniors, our Bookkeeper has calculated the amount you can deduct for Real Estate Taxes. The amount you can deduct for Real Estate Taxes on your 2025 return is equal to the number of months in 2024 for which you paid carrying charges to the Cooperative, multiplied by the amount in the REAL ESTATE TAXES column below, opposite the amount of your MONTHLY CARRYING CHARGES for 2024. The amount you can deduct for the interest is calculated in the same manner, using the INTEREST column.

<u>MONTHLY</u> <u>CARRYING CHARGES-2024</u> (DO NOT INCLUDE Lawn Mowing)	<u>REAL ESTATE</u> <u>TAXES</u> (Per Month)	<u>CORPORATIONS</u> <u>INTEREST</u> (Per Month)	
2 Bd. Int.	\$ 570	\$ 179.15	\$ 28.48
2 Bd. End	\$ 575	\$ 180.72	\$ 28.73
2 Bd. Twin Ct.	\$ 580	\$ 182.29	\$ 28.98
2 Bd. Twin Dr.	\$ 585	\$ 183.86	\$ 29.23
3 Bd. End	\$ 595	\$ 187.01	\$ 29.73
3 Bd. Twin Ct.	\$ 600	\$ 188.58	\$ 29.98
3 Bd. Twin Dr.	\$ 605	\$ 190.15	\$ 30.23
4 Bd. Int. (combos)	\$ 875	\$ 275.01	\$ 43.72

EXAMPLE: A Member who paid carrying charges of \$570 for nine (9) months during 2024, (which would reflect an April 1, 2024, move in) would compute Real Estate Taxes & Interest as follows:

<u>REAL ESTATE TAXES</u>	<u>INTEREST</u>
\$ 179.15	\$ 28.48
<u>x 9</u>	<u>x 9</u>
\$1,612.35	\$256.32

Sincerely,

*Euricka K. Young*

Euricka K. Young  
Property Manager

**P.I.N. # 31-25-400-020-0000      18 UNITS**

**COURT J-20**

78-100 NORWOOD  
78,80,82,84,86,88,90,92,94,96,98,100

151-161 PARK ST.  
151,153,155,157,159,161

**P.I.N. # 31-25-400-021-0000      48 UNITS**

**COURT J-1**

2-12 FOREST BLVD.      204-210 KROTIK  
2,4,6,8,10,12      204,206,208,210

**COURT J-18**

176-198 PARK ST.  
176,178,180,182,184,186,188,190,192,194,196,198

**COURT J-19**

152-174 PARK ST.  
152,154,156,158,160,162,164,166,168,170,172,174

**KROTIK (Even Numbered Units)**

228-254 KROTIK RD.  
228,230,232,234,236,238,240,242,244,246,248,250,252,254

**P.I.N. # 31-25-400-022-0000      114 UNITS**

**COURT J-2**

16-44 FOREST BLVD.  
16,18,20,22,24,26,28,30,32,34,36,38,40,42,44

201-229 KROTIK RD.  
201,203,205,207,209,211,213,215,217,219,221,223,225,227,  
229

**COURT J-3**

46-70 FOREST BLVD.  
46,48,50,52,54,56,58,60,62,64,66,68,70

202-218 JUNIPER ST.  
202,204,206,208,210,212,214,216,218

**COURT J-4**

220-274 JUNIPER ST.  
220,222,224,226,228,230,232,234,236,238,240,242,244,246,  
248,250,252,254,256,258,260,262,264,266,268,270,272,274

**COURT J-5**

276-318 JUNIPER ST.  
276,278,280,282,284,286,288,290,292,294,296,298,300,302,  
304,306,308,310,312,314,316,318

**KROTIK (Odd Numbered Units)**

231-253 KROTIK RD.  
231,233,235,237,239,241,243,245,247,249,251,253

**P.I.N. # 31-25-400-023-0000      92 UNITS**

**COURT J-6**

281-307 JUNIPER ST.  
281,283,285,287,289,291,293,295,297,299,301,303,305,307

222-252 FIR ST.  
222,224,226,228,230,232,234,236,238,240,242,244,246,248,  
250,252

**COURT J-7**

225-279 JUNIPER  
225,227,229,231,233,235,237,239,241,243,245,247,249,251,  
253,255,257,259,261,263,265,267,269,271,273,275,277,279

**COURT J-8**

100-120 FOREST BLVD.  
100,102,104,106,108,110,112,114,116,118,120

200-220 FIR ST.  
200,202,204,206,208,210,212,214,216,218,220

201-223 JUNIPER ST.  
201,203,205,207,209,211,213,215,217,219,221,223

**P.I.N. # 31-25-400-024-0000      114 UNITS (OFFICE)-115**

**COURT J-11**

287-341 FIR  
287,289,291,293,295,297,299,301,303,305,307,309,311,313,  
315,317,319,321,323,325,(327/329),331,333,335,337,339,341

**COURT J-13**

286-316 LAKEWOOD  
286,288,290,292,(294),296,298,300,302,304,306,308,310,312,314,316  
Office

**COURT J-14**

250-284 LAKEWOOD  
250,252,254,256,258,260,262,264,266,268,(270/272),274,276,  
278,280,282,284

**COURT J-16**

231-285 FIR  
231,233,235,237,239,241,243,245,247,249,251,253,255,257,  
259,261,263,265,267,269,271,273,275,277,279,(281/283),285

**COURT J-17**

201-229 FIR  
201,203,205,207,209,211,213,215,217,219,221,223,225,227,229

126-150 FOREST BLVD.  
126,128,130,132,134,136,138,140,142,144,146,148,150

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January 23, 2023

Dear Member,

As a cooperative member, you are entitled to deduct your **proportionate share of the Cooperative's real estate taxes and the Corporation's interest** on your Federal Income Tax return, **if you itemize your deductions.** You may also deduct Real Estate taxes from your Illinois tax return. **Our bookkeeper calculates Senior Exemption refunds. Senior citizens who received a Senior Exemption check from the co-op must deduct that amount from their total Real Estate tax deduction.**

Our bookkeeper has calculated the amount you can deduct for Real Estate Taxes on your 2022 return. This amount is equal to the number of months in 2022 for which you paid carrying charges to the Cooperative, multiplied by the amount in the REAL ESTATE TAXES column below opposite the amount of your MONTHLY CARRYING CHARGES for 2022. the amount you can deduct for the interest is calculated in the same manner, using the INTEREST column.

<u>MONTHLY CARRYING CHARGES-2022</u> (DO NOT INCLUDE Lawn Mowing)	<u>REAL ESTATE TAXES</u> (Per Month)	<u>CORPORATIONS INTEREST</u> (Per Month)
2 Bd. Int.                   \$ 560	\$ 92.83	\$ 32.16
2 Bd. End                   \$ 565	\$ 93.65	\$ 32.45
2 Bd. Twin Ct.             \$ 570	\$ 94.48	\$ 32.74
2 Bd. Twin Dr.            \$ 575	\$ 95.31	\$ 33.02
3 Bd. End                   \$ 585	\$ 96.97	\$ 33.60
3 Bd. Twin Ct.             \$ 590	\$ 97.80	\$ 33.88
3 Bd. Twin Dr.            \$ 595	\$ 98.63	\$ 34.17
4 Bd. Int. (combos)       \$ 865	\$ 143.38	\$ 49.68

EXAMPLE: A member who paid carrying charges of \$560 for nine (9) months during 2022 (which would reflect an April 1, 2022 move in) would compute Real Estate Taxes & Interest as follows:

<u>REAL ESTATE TAXES</u>	<u>INTEREST</u>
\$ 92.83	\$ 32.16
x 9	x 9
<u>\$835.47</u>	<u>\$289.44</u>

Sincerely,

*Euricka K. Young*

Euricka K. Young



**P.I.N. # 31-25-400-020-0000 18 UNITS**

**COURT J-20**

78-100 NORWOOD  
78,80,82,84,86,88,90,92,94,96,98,100

151-161 PARK ST.  
151,153,155,157,159,161

**P.I.N. # 31-25-400-021-0000 48 UNITS**

**COURT J-1**

2-12 FOREST BLVD. 204-210 KROTIK  
2,4,6,8,10,12 204,206,208,210

**COURT J-18**

176-198 PARK ST.  
176,178,180,182,184,186,188,190,192,194,196,198

**COURT J-19**

152-174 PARK ST.  
152,154,156,158,160,162,164,166,168,170,172,174

**KROTIK (Even Numbered Units)**

228-254 KROTIK RD.  
228,230,232,234,236,238,240,242,244,246,248,250,252,254

**P.I.N. # 31-25-400-022-0000 114 UNITS**

**COURT J-2**

16-44 FOREST BLVD.  
16,18,20,22,24,26,28,30,32,34,36,38,40,42,44

201-229 KROTIK RD.  
201,203,205,207,209,211,213,215,217,219,221,223,225,227,  
229

**COURT J-3**

46-70 FOREST BLVD.  
46,48,50,52,54,56,58,60,62,64,66,68,70

202-218 JUNIPER ST.  
202,204,206,208,210,212,214,216,218

**COURT J-4**

220-274 JUNIPER ST.  
220,222,224,226,228,230,232,234,236,238,240,242,244,246,  
248,250,252,254,256,258,260,262,264,266,268,270,272,274

**COURT J-5**

276-318 JUNIPER ST.  
276,278,280,282,284,286,288,290,292,294,296,298,300,302,  
304,306,308,310,312,314,316,318

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281-307 JUNIPER ST.  
281,283,285,287,289,291,293,295,297,299,301,303,305,307

222-252 FIR ST.  
222,224,226,228,230,232,234,236,238,240,242,244,246,248,  
250,252

**COURT J-7**

225-279 JUNIPER ST

225,227,229,231,233,235,237,239,241,243,245,247,249,251,  
253,255,257,259,261,263,265,267,269,271,273,275,277,279

**COURT J-8**

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100,102,104,106,108,110,112,114,116,118,120

200-220 FIR ST.  
200,202,204,206,208,210,212,214,216,218,220

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**P.I.N. # 31-25-400-024-0000 114 UNITS (OFFICE)-115**

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315,317,319,321,323,325,(327/329),331,333,335,337,339,341

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286-316 LAKEWOOD  
286,288,290,292,(294),296,298,300,302,304,306,308,310,312,314,316  
Office

**COURT J-14**

250-284 LAKEWOOD  
250,252,254,256,258,260,262,264,266,268,(270/272),274,276,  
278,280,282,284

**COURT J-16**

231-285 FIR  
231,233,235,237,239,241,243,245,247,249,251,253,255,257,  
259,261,263,265,267,269,271,273,275,277,279,(281/283),285

**COURT J-17**

201-229 FIR  
201,203,205,207,209,211,213,215,217,219,221,223,225,227,229

126-150 FOREST BLVD.  
126,128,130,132,134,136,138,140,142,144,146,148,150