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Chicago City and Regional Foreclosure Activity

First Half 2009 Foreclosure Figures

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Table 1. Six-County Chicago Region, Properties with Foreclosure Filings

Chicago Six-County Region	2009		2008		Change
	1H09 #	Total YTD	1H08 #	Total #	1H08 to 1H09
By County					
Cook	18,817	18,817	16,737	38,959	12.4%
DuPage	2,058	2,058	2,204	4,470	-6.6%
Kane	1,929	1,929	1,853	3,451	4.1%
Lake	2,162	2,162	2,044	4,124	5.8%
McHenry	1,050	1,050	1,010	2,091	4.0%
Will	2,504	2,504	2,400	4,832	4.3%
Suburban Cook	9,078	9,078	7,910	18,367	14.8%
North Cook	1,056	1,056	803	1,845	31.5%
Northwest Cook	2,038	2,038	1,558	3,700	30.8%
West Cook	2,216	2,216	1,817	4,344	22.0%
Southwest Cook	1,353	1,353	1,048	2,465	29.1%
South Cook	2,415	2,415	2,684	6,013	-10.0%
Six-County Region	28,520	28,520	26,248	57,927	8.7%

Figure 1. Properties with Foreclosure Filings, Chicago Six-County Regional Aggregate

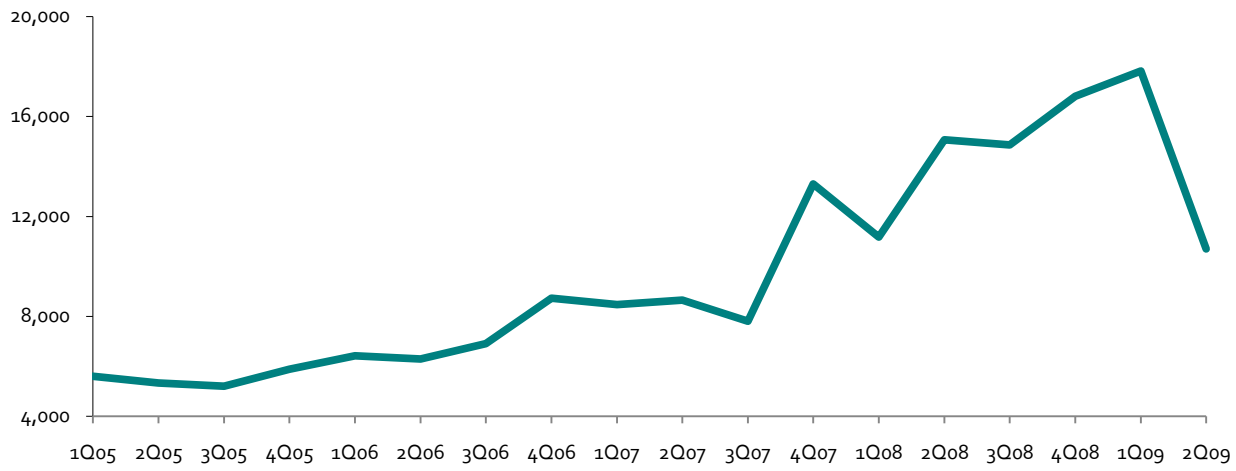

Table 2. Properties with Foreclosure Filings by City of Chicago Community Area

Community	2009		2008		Change
	1H09 #	Total YTD	1H08 #	Total 2008	1H08 to 1H09
Albany Park	145	145	94	222	54.3%
Archer Heights	45	45	33	96	36.4%
Armour Square	2	2	1	7	100.0%
Ashburn	224	224	207	508	8.2%
Auburn Gresham	225	225	250	565	-10.0%
Austin	466	466	475	1,017	-1.9%
Avalon Park	61	61	52	129	17.3%
Avondale	129	129	109	259	18.3%
Belmont Cragin	375	375	271	687	38.4%
Beverly	56	56	48	104	16.7%
Bridgeport	50	50	48	93	4.2%
Brighton Park	153	153	103	253	48.5%
Burnside	21	21	28	67	-25.0%
Calumet Heights	76	76	68	155	11.8%
Chatham	145	145	140	295	3.6%
Chicago Lawn	348	348	331	744	5.1%
Clearing	65	65	62	167	4.8%
Douglas	57	57	36	85	58.3%
Dunning	180	180	156	377	15.4%
East Garfield Park	119	119	125	271	-4.8%
East Side	62	62	42	86	47.6%
Edgewater	112	112	87	202	28.7%
Edison Park	13	13	11	34	18.2%
Englewood	218	218	269	622	-19.0%
Forest Glen	47	47	31	65	51.6 %
Fuller Park	16	16	25	48	-36.0%

Community	2009		2008		Change
	1H09 #	Total YTD	1H08 #	Total 2008	1H08 to 1H09
Gage Park	159	159	113	313	40.7%
Garfield Ridge	105	105	84	207	25.0%
Grand Blvd	157	157	176	351	-10.8%
Gr. Grand Crossing	173	173	181	415	-4.4%
Hegewisch	24	24	17	37	41.2%
Hermosa	120	120	85	208	41.2%
Humboldt Park	289	289	285	666	1.4%
Hyde Park	37	37	31	83	19.4%
Irving Park	155	155	119	316	30.3%
Jefferson Park	60	60	47	135	27.7%
Kenwood	32	32	41	111	-22.0%
Lakeview	100	100	90	210	11.1%
Lincoln Park	81	81	31	94	161.3%
Lincoln Square	84	84	52	152	61.5%
Logan Square	221	221	151	358	46.4%
Loop	60	60	56	127	7.1%
Lower West Side	54	54	43	109	25.6%
McKinley Park	42	42	24	51	75.0%
Montclare	69	69	50	129	38.0%
Morgan Park	92	92	97	235	-5.2%
Mt. Greenwood	33	33	30	71	10.0%
Near North Side	238	238	192	455	24.0%
Near South Side	85	85	61	140	39.3%
Near West Side	132	132	106	260	24.5%
New City	212	212	229	525	-7.4%
North Center	37	37	36	86	2.8%

Community	2009		2008		Change
	1H09 #	Total YTD	1H08 #	Total 2008	1H08 to 1H09
North Lawndale	163	163	172	405	-5.2%
North Park	29	29	29	88	0.0%
Norwood Park	89	89	75	180	18.7%
Oakland	13	13	13	27	0.0%
O'Hare	45	45	43	97	4.7%
Portage Park	250	250	184	427	35.9%
Pullman	34	34	47	91	-27.7%
Riverdale	16	16	14	32	14.3%
Rogers Park	145	145	111	208	30.6%
Roseland	234	234	259	607	-9.7 %
South Chicago	163	163	179	407	-8.9%
South Deering	67	67	82	170	-18.3%
South Lawndale	176	176	130	318	35.4%
South Shore	222	222	231	513	-3.9%
Uptown	87	87	52	127	67.3%
Washington Park	62	62	79	163	-21.5%
Washington Heights	143	143	146	338	-2.1%
West Elsdon	78	78	45	125	73.3%
West Englewood	292	292	343	719	-14.9%
West Garfield Park	100	100	93	203	7.5%
West Lawn	203	203	131	353	55.0%
West Pullman	213	213	253	580	-15.8%
West Ridge	309	309	211	526	46.4%
West Town	201	201	166	409	21.1%
Woodlawn	144	144	210	397	-31.4%
City of Chicago	9,739	9,739	8,827	20,592	10.3%

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Table 3. Properties with Foreclosure Filings by 100 Most Populous Chicago Region Census Places (in alphabetical order)

Community	2009		2008		Change
	1H09 #	Total YTD	1H08 2008	Total #	1H08 to 1H09
Addison	130	130	123	257	5.7%
Algonquin	80	80	86	173	-7.0%
Alsip	76	76	53	133	43.4%
Arlington Heights	150	150	120	271	25.0%
Aurora	783	783	805	1,531	-2.7%
Bartlett	81	81	94	223	-13.8%
Batavia	39	39	36	76	8.3%
Bellwood	145	145	124	276	16.9%
Bensenville	61	61	57	125	7.0%
Berwyn	270	270	258	587	4.7%
Bloomingdale	53	53	57	101	-7.0%
Blue Island	87	87	76	182	14.5%
Bolingbrook	340	340	396	843	-14.1%
Brookfield	42	42	44	89	-4.5%
Buffalo Grove	104	104	92	201	13.0%
Burbank	110	110	68	178	61.8%
Calumet City	216	216	256	606	-15.6%
Carol Stream	100	100	89	214	12.4%
Carpentersville	213	213	243	451	-12.3%
Chicago Heights	130	130	191	375	-31.9%
Cicero	408	408	271	690	50.6%
Country Club Hills	161	161	138	347	16.7%
Crystal Lake	110	110	112	245	-1.8%
Darien	33	33	37	73	-10.8%
Deerfield	34	34	21	48	61.9%
Des Plaines	195	195	143	343	36.4%
Dolton	202	202	228	513	-11.4%
Downers Grove	70	70	89	166	-21.3%
Elgin	442	442	471	922	-6.2%
Elk Grove Village	80	80	58	143	37.9%
Elmhurst	55	55	58	134	-5.2%
Elmwood Park	120	120	103	221	16.5%
Evanston	149	149	126	267	18.3%
Evergreen Park	131	131	58	155	125.9%
Forest Park	45	45	46	110	-2.2%
Franklin Park	86	86	61	175	41.0%
Geneva	37	37	37	61	0.0%
Glen Ellyn	34	34	47	77	-27.7%
Glendale Heights	169	169	171	368	-1.2%
Glenview	85	85	87	190	-2.3%
Goodings Grove	42	42	9	22	366.7%
Grayslake	61	61	43	99	41.9%
Gurnee	76	76	61	129	24.6%
Hanover Park	210	210	193	407	8.8%
Harvey	181	181	263	530	-31.2%
Highland Park	58	58	59	121	-1.7%
Hinsdale	30	30	29	56	3.4%
Hoffman Estates	133	133	127	305	4.7%
Homewood	75	75	57	148	31.6%
Joliet	530	530	548	1,076	-3.3%

Community	2009		2008		Change
	1H09 #	Total YTD	1H08 #	Total 2008	1H08 to 1H09
Lake Forest	19	19	16	50	18.8%
Lake in the Hills	127	127	144	294	-11.8%
Lake Zurich	46	46	34	81	35.3%
Lansing	116	116	121	264	-4.1%
Libertyville	26	26	18	36	44.4%
Lisle	51	51	41	81	24.4%
Lombard	75	75	98	188	-23.5%
Maywood	161	161	141	328	14.2%
McHenry	74	74	112	228	-33.9%
Melrose Park	101	101	74	170	36.5%
Morton Grove	83	83	71	150	16.9%
Mount Prospect	110	110	86	216	27.9%
Mundelein	109	109	99	175	10.1%
Naperville	162	162	191	377	-15.2%
New Lenox	34	34	38	76	-10.5%
Niles	96	96	58	155	65.5%
North Chicago	75	75	80	170	-6.3%
Northbrook	79	79	69	150	14.5%
Oak Forest	73	73	72	162	1.4%
Oak Lawn	171	171	135	313	26.7%
Oak Park	81	81	91	205	-11.0%
Orland Park	90	90	69	183	30.4%
Palatine	222	222	158	377	40.5%
Palos Hills	49	49	41	96	19.5%
Park Forest	161	161	161	337	0.0%
Park Ridge	77	77	61	137	26.2%
Prospect Heights	72	72	50	135	44.0%
Rolling Meadows	75	75	60	122	25.0%
Romeoville	221	221	245	465	-9.8%
Roselle	63	63	73	148	-13.7%
Round Lake Beach	140	140	176	355	-20.5%
Schaumburg	228	228	118	291	93.2%
Skokie	227	227	146	346	55.5%
South Elgin	70	70	92	156	-23.9%
South Holland	153	153	170	376	-10.0%
St. Charles	80	80	54	105	48.1%
Streamwood	197	197	186	426	5.9%
Tinley Park	118	118	97	225	21.6%
Vernon Hills	58	58	60	90	-3.3%
Villa Park	49	49	53	118	-7.5%
Waukegan	359	359	370	732	-3.0%
West Chicago	69	69	72	146	-4.2%
Westchester	73	73	48	114	52.1%
Westmont	32	32	39	70	-17.9%
Wheaton	66	66	64	115	3.1%
Wheeling	148	148	100	252	48.0%
Wilmette	36	36	12	43	200.0%
Woodridge	58	58	92	152	-37.0%
Woodstock	69	69	36	88	91.7%
Zion	132	132	157	292	-15.9

Table 4. Properties with Foreclosure Filings by Chicago Ward

Ward		2009		2008		Change
		1H09 #	Total YTD	1H08 #	Total 2008	1H08 to 1H09
1	Flores	162	162	106	266	52.8%
2	Fioretti	270	270	193	469	39.9%
3	Dowell	240	240	248	518	-3.2%
4	Preckwinkle	98	98	124	290	-21.0%
5	Hairston	178	178	155	368	14.8%
6	Lyle	251	251	272	602	-7.7%
7	Jackson	231	231	269	557	-14.1%
8	Harris	256	256	245	593	4.5%
9	Beale	238	238	264	573	-9.8%
10	Pope	167	167	145	309	15.2%
11	Balcer	108	108	93	191	16.1%
12	Cardenas	133	133	95	236	40.0%
13	Olivo	334	334	236	622	41.5%
14	Burke	221	221	150	409	47.3%
15	Foulkes	324	324	339	728	-4.4%
16	Thompson	303	303	354	802	-14.4%
17	Thomas	302	302	333	722	-9.3%
18	Lane	304	304	290	721	4.8%
19	Rugai	124	124	110	265	12.7%
20	Cochran	226	226	322	655	-29.8%
21	Brookins	251	251	273	596	-8.1%
22	Munoz	139	139	95	237	46.3%
23	Zalewski	175	175	137	350	27.7%
24	Dixon	244	244	257	575	-5.1%
25	Solis	83	83	71	168	16.9%
26	Ocasio	200	200	156	389	28.2%
27	Burnett	156	156	198	444	-21.2%
28	E. Smith	204	204	236	501	-13.6%
29	Carothers	236	236	178	435	32.6%
30	Reboyras	208	208	174	436	19.5%
31	Suarez	275	275	177	457	55.4%
32	Waguespack	92	92	66	155	39.4%
33	Mell	145	145	107	262	35.5%
34	Austin	321	321	364	875	-11.8%
35	Colon	140	140	107	260	30.8%
36	Banks	276	276	232	555	19.0%
37	Mitts	282	282	282	611	0.0%
38	Allen	213	213	164	386	29.9%
39	Laurino	175	175	115	274	52.2%
40	O'Conner	160	160	116	320	37.9%
41	Doherty	146	146	111	279	31.5%
42	Reilly	242	242	204	470	18.6%
43	Daley	71	71	30	96	136.7%
44	Tunney	51	51	42	100	21.4%
45	Levar	156	156	123	316	26.8%
46	Shiller	95	95	62	157	53.2%
47	Schulter	48	48	45	99	6.7%
48	M. Smith	107	107	82	188	30.5%
49	Moore	133	133	102	256	30.4%
50	Stone	261	261	169	430	54.4%

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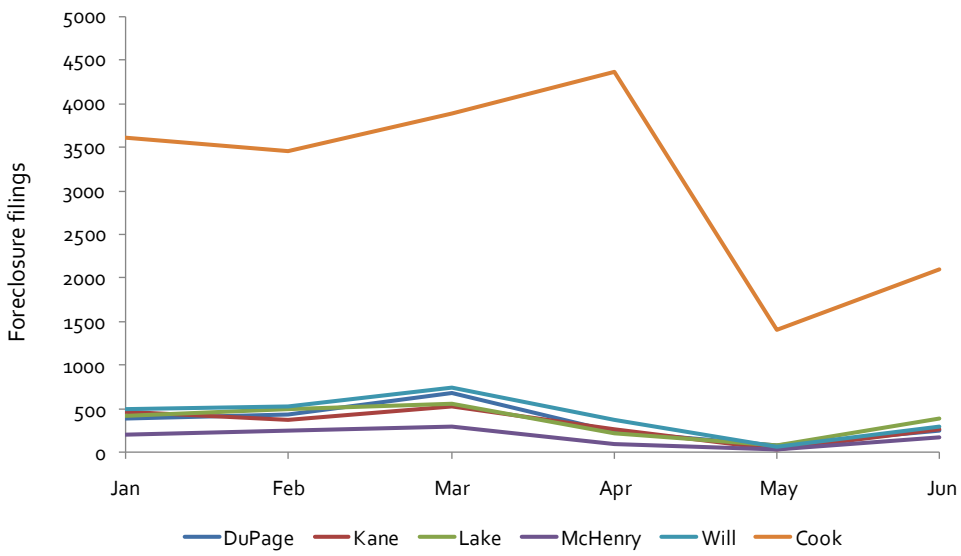
While the trends illustrated in the attached Fact Sheet show continued regional growth in new foreclosure filing activity on a year-over-year basis between the first half of 2008 and the first half of 2009, the numbers also show a sharp decline in new filings from the first quarter of 2009 to the second quarter of 2009. In the Chicago Six-County region in the first half of 2009, five of six counties and 53 of 77 Chicago community areas experienced increases in the number of foreclosure filings, compared to the same period in 2008. All of this growth, however, occurred in the first quarter of 2009. In the second quarter of 2009, significant declines in the number of foreclosure filings were observed region-wide. Figure 1 illustrates the distribution of foreclosure filings by county and month between January and June 2009. Each county has a similar pattern of a sharp decline April to May, followed by an uptick in the number of foreclosure starts through June.

These region-wide declines in foreclosure starts were largely isolated to April and May and coincided with the signing of the Homeowner Protection Act (SB2513) in April and the implementation of the federal Home Affordable Modification Program (HAMP), which went into effect on May 4.

Signed into law April 6, 2009, the Homeowner Protection Act amended Illinois mortgage foreclosure law by placing restrictions on foreclosing lenders and servicers as to when they are allowed to take legal action on a homeowner in default. Under the new law, homeowners at least 30 days late on their mortgage are given a 30-day grace period in which mortgage holders are prohibited from filing an intent to foreclose. This period is extended an additional 30 days should the homeowner seek out a HUD-certified counselor for foreclosure counseling. Effective immediately upon the bill's signing, lenders were unable to proceed with any new foreclosure action until at least 30 days after notifying the defaulting homeowner of the law.

The HAMP program creates a structure to facilitate loan modifications for borrowers who meet certain criteria. The program is sponsored by the Treasury Department. It gives incentives to mortgage servicers and investors to be proactive about putting troubled mortgage borrowers into sustainable loan modifications and gives incentives to borrowers who stay current on their loans after receiving a modification. Although the program has been in operation since May 4, there are concerns that, because the program is voluntary, mortgage servicers are not being proactive about putting qualified borrowers into sustainable loan modifications. A recent report by the Treasury Department estimated that only nine percent of eligible borrowers who are at least 60 days delinquent had received a loan modification as of July 2009.

Figure 2. Foreclosure Starts by County and Month, First Half 2009



While it would appear that these state and federal interventions have slowed the foreclosure process for many Chicago area homeowners, the long-term effectiveness of both will rest on the ability of homeowners to take advantage of this additional time to modify their loans. On the Foreclosure Front Lines: Surveying the Capacity of HUD-Certified Housing Counseling Agencies in Illinois (July, 2009), shows that there are significant gaps in access to foreclosure counseling in many parts of the region. If additional resources are not made available for housing counselors to work with troubled borrowers and if servicers are not more proactive about putting borrowers into sustainable loan modifications, then foreclosure levels will likely grow to, or even surpass, previous levels.