



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

Chicago Six-County Region	2009		2008		Change 1Ho8 to 1Hog
	1Hog #	Total YTD	1Ho8 #	Total #	
<i>By County</i>					
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%
<i>North Cook.....</i>	1,056	1,056	803	1,845	31.5%
<i>Northwest Cook...</i>	2,038	2,038	1,558	3,700	30.8%
<i>West Cook.....</i>	2,216	2,216	1,817	4,344	22.0%
<i>Southwest Cook...</i>	1,353	1,353	1,048	2,465	29.1%
<i>South Cook.....</i>	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

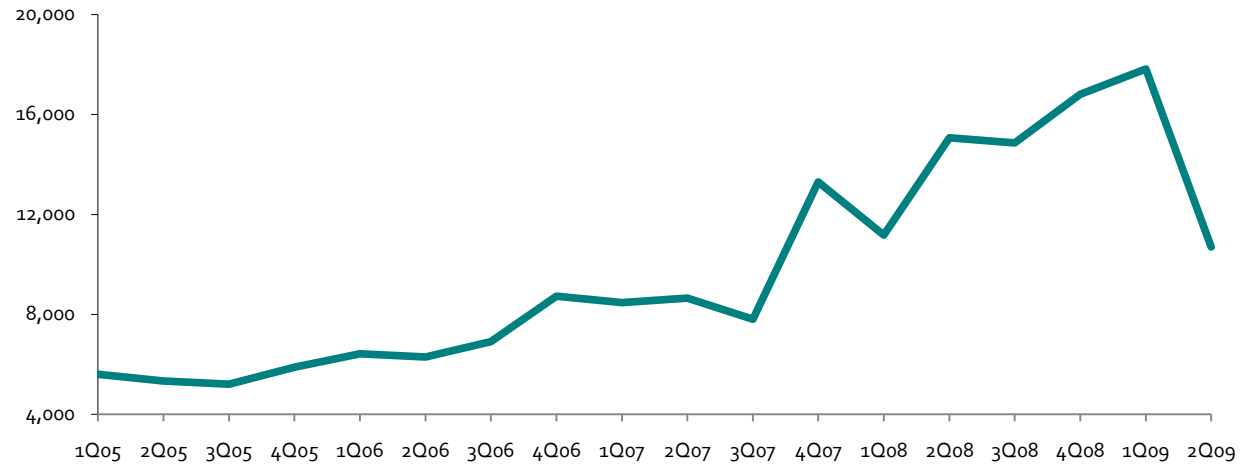


Table 2. Properties with Foreclosure Filings by City of Chicago Community Area

Community	2009		2008		Change 1Ho8 to 1Hog
	1Hog #	Total YTD	1Ho8 #	Total 2008	
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 1Ho8 to 1Hog
	1Hog #	Total YTD	1Ho8 #	Total 2008	
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 1Ho8 to 1Hog
	1Hog #	Total YTD	1Ho8 #	Total 2008	
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%

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

Community	2009		2008		Change 1Ho8 to 1Hog
	1Hog #	Total YTD	1Ho8 2008	Total #	
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%
Bloomington.....	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%
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 1Ho8 to 1Hog
	1Hog #	Total YTD	1Ho8 #	Total 2008	
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%

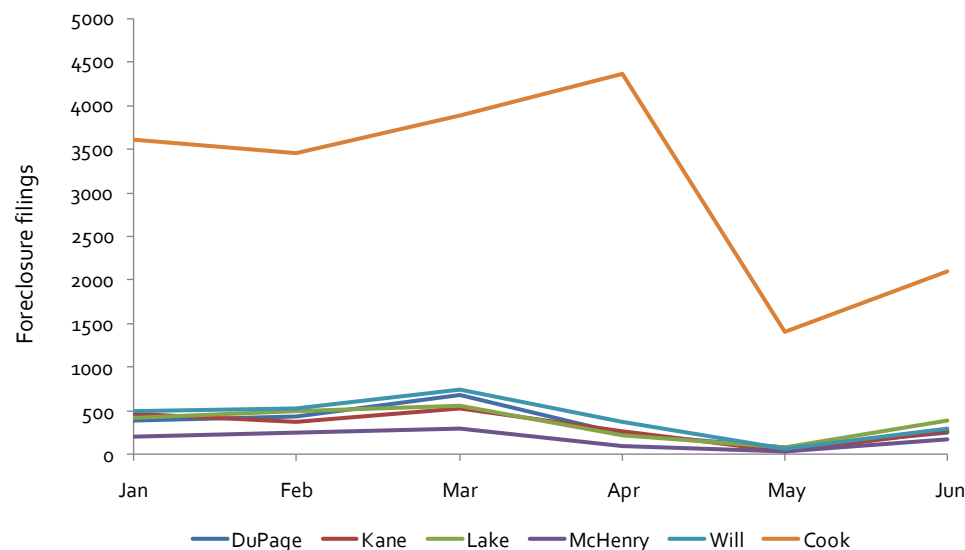
While the trends illustrated in the attached Fact Sheet show continued regional growth in new foreclosure filing activity on a year-over-year basis between the first half of 2008 and the first half of 2009, the numbers also show a sharp decline in new filings from the first quarter of 2009 to the second 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.