

Top 20 Taxpayers Listing

Kane County

District 055 - ST CHARLES CITY

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
LEGIA ST CHARLES ASSOCIATES LLC 11777 SAN VICENTE BLVD FL 9 LOS ANGELES, CA 90049-6626								
	09-25-301-020	0060-Commercial	SC081	0	0	1	0	1
	09-25-301-021	0060-Commercial	SC081	0	0	1	0	1
	09-25-301-025	0-Vac Commercial Lots-Land	SC081	0	0	2,770,471	23,849,061	26,619,532
	09-25-301-026	0-Vac Commercial Lots-Land	SC081	0	0	3	0	3
Total Assessed Value								26,619,537

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
PRAIRIE WINDS II LLC & PRAIRIE WINDS TIC LLC TLC MANAGEMENT CO 1 N LA SALLE ST STE 400CHICAGO, IL 60601								
	09-32-451-001	0-Vac Commercial Lots-Land	SC005	0	0	2,634,236	17,030,640	19,664,876
Total Assessed Value								19,664,876

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
Q CENTER LLC CHIEF FINANCIAL OFFICER 1405 N 5TH AVESAINT CHARLES, IL 601								
	09-22-100-028	0060-Commercial	SC005	0	0	51,299	842,846	894,145
	09-22-200-016	0060-Commercial	SC005	0	0	3,879,275	8,468,633	12,347,908
	09-22-452-057	0060-Commercial	SC005	0	0	816,794	2,002,330	2,819,124
Total Assessed Value								16,061,177

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AMVF ST CHARLES LLC								
ROBERT A KAPLAN 815 W VAN BUREN ST STE 550CHICAGO, IL 6061								
	09-33-329-023	0-Vac Commercial Lots-Land	SC005	0	0	22,750	198,824	221,574
	09-33-329-024	0-Vac Commercial Lots-Land	SC005	0	0	40,086	359,425	399,511
	09-33-329-025	0-Vac Commercial Lots-Land	SC005	0	0	43,659	359,425	403,084
	09-33-329-026	0-Vac Commercial Lots-Land	SC005	0	0	23,057	295,258	318,315
	09-33-329-028	0-Vac Commercial Lots-Land	SC005	0	0	31,277	359,425	390,702
	09-33-329-029	0-Vac Commercial Lots-Land	SC005	0	0	32,539	359,425	391,964
	09-33-329-030	0-Vac Commercial Lots-Land	SC005	0	0	33,037	359,425	392,462
	09-33-329-031	0-Vac Commercial Lots-Land	SC005	0	0	28,775	295,258	324,033
	09-33-329-032	0-Vac Commercial Lots-Land	SC005	0	0	34,685	359,425	394,110
	09-33-329-033	0-Vac Commercial Lots-Land	SC005	0	0	28,406	295,258	323,664
	09-33-329-034	0-Vac Commercial Lots-Land	SC005	0	0	31,605	359,425	391,030
	09-33-329-035	0-Vac Commercial Lots-Land	SC005	0	0	30,786	359,425	390,211
	09-33-329-036	0-Vac Commercial Lots-Land	SC005	0	0	26,300	214,704	241,004
	09-33-329-037	0-Vac Commercial Lots-Land	SC005	0	0	24,441	295,258	319,699
	09-33-329-038	0-Vac Commercial Lots-Land	SC005	0	0	23,007	214,704	237,711
	09-33-329-039	0-Vac Commercial Lots-Land	SC005	0	0	24,104	295,258	319,362
	09-33-329-040	0-Vac Commercial Lots-Land	SC005	0	0	24,649	295,258	319,907
	09-33-329-041	0-Vac Commercial Lots-Land	SC005	0	0	30,683	359,425	390,108
	09-33-329-042	0-Vac Commercial Lots-Land	SC005	0	0	24,073	214,704	238,777
	09-33-329-043	0-Vac Commercial Lots-Land	SC005	0	0	33,306	359,425	392,731
	09-33-329-044	0-Vac Commercial Lots-Land	SC005	0	0	36,812	359,425	396,237
	09-33-329-045	0-Vac Commercial Lots-Land	SC005	0	0	20,862	214,704	235,566

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AMVF ST CHARLES LLC ROBERT A KAPLAN 815 W VAN BUREN ST STE 550CHICAGO, IL 6061								
	09-33-329-055	0-Vac Commercial Lots-Land	SC005	0	0	30,233	362,678	392,911
	09-33-329-057	0-Vac Commercial Lots-Land	SC005	0	0	1,155,450	125,224	1,280,674
	09-33-329-058	0-Vac Commercial Lots-Land	SC902	0	0	98,193	0	98,193
Total Assessed Value								9,203,540

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AXIOM ST CHARLES LLC 100 TRI STATE INTL STE 200 LINCOLNSHIRE, IL 60069-4405								
	09-33-151-007	0-Vac Commercial Lots-Land	SC005	0	0	129,203	0	129,203
	09-33-152-005	0-Vac Commercial Lots-Land	SC005	0	0	161,988	0	161,988
	09-33-301-006	0-Vac Commercial Lots-Land	SC005	0	0	1,133,914	2,978,932	4,112,846
	09-33-326-007	0-Vac Commercial Lots-Land	SC005	0	0	860,082	2,878,416	3,738,498
Total Assessed Value								8,142,535

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
RMG FOX RUN LLC 1525 KAUTZ RD STE 100 WEST CHICAGO, IL 60185-9621								
	09-33-101-053	0-Vac Commercial Lots-Land	SC005	0	0	1,457,108	6,025,374	7,482,482
Total Assessed Value								7,482,482

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FLT PARK SHORE EQUITY LLC								
ALLIANCE TAX ADVISORS 433 LAS COLINAS BLVD E STE 300IRVING								
	09-34-405-001	0-Vac Commercial Lots-Land	SC005	0	0	96,606	87,716	184,322
	09-34-405-002	0-Vac Commercial Lots-Land	SC005	0	0	85,568	87,716	173,284
	09-34-405-003	0-Vac Commercial Lots-Land	SC005	0	0	50,196	87,716	137,912
	09-34-405-004	0-Vac Commercial Lots-Land	SC005	0	0	77,468	87,716	165,184
	09-34-405-005	0-Vac Commercial Lots-Land	SC005	0	0	68,752	87,716	156,468
	09-34-405-006	0-Vac Commercial Lots-Land	SC005	0	0	85,568	87,716	173,284
	09-34-405-007	0-Vac Commercial Lots-Land	SC005	0	0	55,959	87,716	143,675
	09-34-405-008	0-Vac Commercial Lots-Land	SC005	0	0	72,093	87,716	159,809
	09-34-405-009	0-Vac Commercial Lots-Land	SC005	0	0	68,752	87,716	156,468
	09-34-405-010	0-Vac Commercial Lots-Land	SC005	0	0	132,830	87,716	220,546
	09-34-405-011	0-Vac Commercial Lots-Land	SC005	0	0	102,733	87,716	190,449
	09-34-405-012	0-Vac Commercial Lots-Land	SC005	0	0	33,727	87,716	121,443
	09-34-405-013	0-Vac Commercial Lots-Land	SC005	0	0	75,243	87,716	162,959
	09-34-405-014	0-Vac Commercial Lots-Land	SC005	0	0	64,484	87,716	152,200
	09-34-405-015	0-Vac Commercial Lots-Land	SC005	0	0	71,705	87,716	159,421
	09-34-405-016	0-Vac Commercial Lots-Land	SC005	0	0	50,856	87,716	138,572
	09-34-405-017	0-Vac Commercial Lots-Land	SC005	0	0	84,401	87,716	172,117
	09-34-405-018	0-Vac Commercial Lots-Land	SC005	0	0	238,393	134,878	373,271
	09-34-405-020	0-Vac Commercial Lots-Land	SC005	0	0	259,280	237,675	496,955
	09-34-405-021	0-Vac Commercial Lots-Land	SC005	0	0	240,288	204,082	444,370
	09-34-405-022	0-Vac Commercial Lots-Land	SC005	0	0	354,783	304,155	658,938
	09-34-405-023	0-Vac Commercial Lots-Land	SC005	0	0	43,752	87,716	131,468

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FLT PARK SHORE EQUITY LLC								
ALLIANCE TAX ADVISORS 433 LAS COLINAS BLVD E STE 300IRVING								
	09-34-405-024	0-Vac Commercial Lots-Land	SC005	0	0	26,409	87,716	114,125
	09-34-405-025	0-Vac Commercial Lots-Land	SC005	0	0	56,377	87,716	144,093
	09-34-405-026	0-Vac Commercial Lots-Land	SC005	0	0	85,735	87,716	173,451
	09-34-405-027	0-Vac Commercial Lots-Land	SC005	0	0	60,714	87,716	148,430
	09-34-405-028	0-Vac Commercial Lots-Land	SC005	0	0	72,117	87,716	159,833
	09-34-405-029	0-Vac Commercial Lots-Land	SC005	0	0	109,747	87,716	197,463
	09-34-405-030	0-Vac Commercial Lots-Land	SC005	0	0	70,155	87,716	157,871
	09-34-405-031	0-Vac Commercial Lots-Land	SC005	0	0	113,646	87,716	201,362
	09-34-405-032	0-Vac Commercial Lots-Land	SC005	0	0	59,782	87,716	147,498
	09-34-405-033	0-Vac Commercial Lots-Land	SC005	0	0	66,329	87,716	154,045
	09-34-405-034	0-Vac Commercial Lots-Land	SC005	0	0	70,331	87,716	158,047
	09-34-405-035	0-Vac Commercial Lots-Land	SC005	0	0	73,201	87,615	160,816
	09-34-405-036	0-Vac Commercial Lots-Land	SC005	0	0	89,960	87,716	177,676
	09-34-405-037	0-Vac Commercial Lots-Land	SC005	0	0	29,244	87,552	116,796
	09-34-405-038	0-Vac Commercial Lots-Land	SC005	0	0	94,420	87,599	182,019
Total Assessed Value								7,266,640

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
8895 MCTHURSTAN COURT LLC								
77 N 1ST ST GENEVA, IL 60134-2220								
	09-33-329-066	0-Vac Commercial Lots-Land	SC902	0	0	225,609	3,149,508	3,375,117

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Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
8895 MCTHURSTAN COURT LLC 77 N 1ST ST GENEVA, IL 60134-2220								
	09-33-329-072	0-Vac Commercial Lots-Land	SC902	0	0	216,703	2,912,676	3,129,379
	09-33-329-075	0-Vac Commercial Lots-Land	SC902	0	0	4,338	10,211	14,549
Total Assessed Value								6,519,045

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
4515 MARLOWE LLC 77 N 1ST ST GENEVA, IL 60134-2220								
	09-33-329-077	0-Vac Commercial Lots-Land	SC902	0	0	213,562	2,995,211	3,208,773
	09-33-329-087	0-Vac Commercial Lots-Land	SC902	0	0	2,892	0	2,892
	09-33-329-088	0-Vac Commercial Lots-Land	SC902	0	0	137,402	2,966,396	3,103,798
Total Assessed Value								6,315,463

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
SMITHFIELD PACKAGED MEATS CORP 200 COMMERCE ST SMITHFIELD, VA 23430-1204								
	09-25-376-022	0080-Industrial	SC005	0	0	332,654	685,051	1,017,705
	09-25-376-027	0080-Industrial	SC067	0	0	640,849	1,636,321	2,277,170
	09-25-376-028	0080-Industrial	SC067	0	0	594,396	2,064,319	2,658,715
Total Assessed Value								5,953,590

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R R DONNELLEY & SONS COMPANY TAX DEPT 300 LANG BLVDGRAND ISLAND, NY 14072-3122								
	09-36-151-009		0080-Industrial SC024	0	0	1,339,767	4,601,675	5,941,442
Total Assessed Value								5,941,442

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
MAIN ST COMMONS LLC WINDSOR BAY CENTER LLC, T GORDON 10760 PISA RDWEST PALM								
	09-25-327-006		0060-Commercial SC005	0	0	57,345	4,370	61,715
	09-25-327-007		0060-Commercial SC047	0	0	194,589	238,119	432,708
	09-25-327-008		0060-Commercial SC005	0	0	1,221,414	1,181,538	2,402,952
	09-25-327-009		0060-Commercial SC047	0	0	1,238,218	1,471,494	2,709,712
Total Assessed Value								5,607,087

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
COSTCO WHOLESALE CORP PROPERTY TAX DEPT 1040 999 LAKE DRISSAQUAH, WA 98027								
	09-32-230-010		0060-Commercial SC005	0	0	2,400,378	2,689,346	5,089,724
Total Assessed Value								5,089,724

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T FIRST STREET IL LLC PROPERTY TAX MANAGER 16600 DALLAS PKWY STE 300DALLAS, 1								
	09-34-126-027	0060-Commercial	SC904	0	0	16,071	212,027	228,098
	09-34-126-030	0060-Commercial	SC904	0	0	21,682	257,538	279,220
	09-34-126-032	0060-Commercial	SC904	0	0	45,007	511,362	556,369
	09-34-126-035	0070-Commercial	SC904	0	0	107,096	946,553	1,053,649
	09-34-127-018	0060-Commercial	SC911	0	0	30,231	0	30,231
	09-34-127-022	0060-Commercial	SC911	0	0	36,357	489,646	526,003
	09-34-127-083	0060-Commercial	SC911	0	0	74,326	192,500	266,826
	09-34-127-084	0060-Commercial	SC911	0	0	40,075	101,221	141,296
	09-34-127-130	0060-Commercial	SC911	0	0	275,071	952,567	1,227,638
	09-34-132-027	0-Vac Commercial Lots-Land	SC904	0	0	13,559	433,956	447,515
Total Assessed Value								4,756,845

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
ST CHARLES COUNTRY CLUB 1250 COUNTRY CLUB RD ST CHARLES, IL 60174								
	09-14-302-011	0060-Commercial	SC005	0	0	193,593	0	193,593
	09-14-302-014	0060-Commercial	SC029	0	0	143,235	0	143,235
	09-15-476-048	0060-Commercial	SC005	0	0	147,845	0	147,845
	09-22-452-019	0060-Commercial	SC005	0	0	7,378	0	7,378
	09-22-452-058	0060-Commercial	SC005	0	0	1,312,257	2,293,969	3,606,226

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ST CHARLES COUNTRY CLUB 1250 COUNTRY CLUB RD ST CHARLES, IL 60174								
	09-23-101-003		0060-Commercial SC005	0	0	287,944	161,080	449,024
Total Assessed Value								4,547,301

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RUKEL MANAGEMENT LLC ANGELO RUKEL 1200 RUKEL WAYS SAINT CHARLES, IL 60174-3427								
	09-36-376-001		0080-Industrial SC005	0	0	627,386	3,848,364	4,475,750
Total Assessed Value								4,475,750

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
WALLACE COMPUTER SERVICES INC MOORE WALLACE - TAX DEPT 300 LANG BLVD GRAND ISLAND, NY								
	09-35-248-001		0080-Industrial SC024	0	0	1,598,942	2,804,687	4,403,629
Total Assessed Value								4,403,629

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
MEIJER STORES LIMITED PARTNERSHIP % PROPERTY TAX MANAGER 2929 WALKER AVE NW GRAND RAPID								
	09-32-476-014		0060-Commercial SC082	0	0	2,563,143	1,765,677	4,328,820
Total Assessed Value								4,328,820

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WICKMAN, DONALD E LIVING TR, TRUSTEE 3755 E MAIN ST STE 175 SAINT CHARLES, IL 60174-2463								
	09-25-401-012	0070-Commercial	SC014	0	0	692,222	659,628	1,351,850
	09-25-426-010	0070-Commercial	SC014	0	0	454,369	477,038	931,407
	09-25-426-011	0070-Commercial	SC014	0	0	426,754	333,040	759,794
	09-26-278-003	0070-Commercial	SC005	0	0	361,291	718,090	1,079,381
Total Assessed Value								4,122,432

Name Address	Parcel Number	Use Code	Tax Code	Farm Land	Farm Building	Non Farm Land	Non Farm Building	Total Value
CHICAGO NLM LL LLC INVESTCORP INTERNATIONAL REALTY INC 280 PARK AVE FL 36NE\								
	09-25-301-003	0080-Industrial	SC005	0	0	261,543	1,751,117	2,012,660
	09-25-301-006	0080-Industrial	SC005	0	0	40,541	0	40,541
	09-25-301-008	0080-Industrial	SC005	0	0	52,430	0	52,430
	09-25-301-009	0080-Industrial	SC005	0	0	87,025	0	87,025
	09-25-301-014	0080-Industrial	SC005	0	0	213,209	1,646,924	1,860,133
	09-25-301-016	0080-Industrial	SC005	0	0	28,925	0	28,925
Total Assessed Value								4,081,714