

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

Chicago Six County Region	2011		2010		% Change 10 to 11
	2H11 #	Total 2011	2H10 #	Total 2010	
<i>By County</i>					
Cook	19,617	41,240	26,467	49,967	-17.5
DuPage.....	2,570	5,362	3,054	6,651	-19.4
Kane.....	2,042	4,334	2,675	5,759	-24.7
Lake.....	2,886	5,696	2,879	6,444	-11.6
McHenry.....	1,308	2,797	1,850	3,537	-20.9
Will.....	2,520	5,448	3,850	7,628	-28.6
Suburban Cook.....	10,770	22,572	14,205	26,603	-15.2
<i>North Cook.....</i>	1,162	2,517	1,596	3,004	-16.1
<i>Northwest Cook...</i>	2,676	5,572	3,522	6,680	-16.6
<i>West Cook.....</i>	2,431	5,090	3,315	6,187	-17.7
<i>Southwest Cook...</i>	1,781	3,604	2,216	4,055	-11.1
<i>South Cook.....</i>	2,720	5,789	3,556	6,677	-13.3
Six County Region..	30,943	64,877	40,775	79,986	-18.9

Figure 1. Properties with Foreclosure Filings by Quarter, Chicago Six County Region



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

Community	2011		2010		% Change 10 to 11
	2H11 #	Total 2011	2H10 #	Total 2010	
Albany Park.....	133	276	199	368	-25.0
Archer Heights.....	40	100	72	129	-22.5
Armour Square.....	9	18	14	25	-28.0
Ashburn.....	246	528	327	639	-17.4
Auburn Gresham.....	215	412	258	541	-23.8
Austin.....	334	730	449	887	-17.7
Avalon Park.....	57	136	68	126	7.9
Avondale.....	121	262	206	372	-29.6
Belmont Cragin.....	317	680	496	916	-25.8
Beverly.....	63	131	79	135	-3.0
Bridgeport.....	44	104	62	128	-18.8
Brighton Park.....	100	221	178	336	-34.2
Burnside.....	16	25	18	47	-46.8
Calumet Heights.....	86	136	95	170	-20.0
Chatham.....	141	283	174	322	-12.1
Chicago Lawn.....	256	529	353	672	-21.3
Clearing.....	98	194	118	228	-14.9
Douglas.....	59	111	59	110	0.9
Dunning.....	163	325	242	487	-33.3
East Garfield Park.....	83	155	115	243	-36.2
East Side.....	55	136	70	130	4.6
Edgewater.....	139	312	190	366	-14.8
Edison Park.....	21	45	31	53	-15.1
Englewood.....	123	264	197	378	-30.2
Forest Glen.....	45	77	68	131	-41.2
Fuller Park.....	19	39	20	33	18.2

Community	2011		2010		% Change 10 to 11
	2H11 #	Total 2011	2H10 #	Total 2010	
Gage Park.....	127	284	216	396	-28.3
Garfield Ridge.....	121	260	174	309	-15.9
Grand Blvd.....	117	252	179	315	-20.0
Gr. Grand Crossing.....	144	291	157	334	-12.9
Hegewisch.....	22	46	29	48	-4.2
Hermosa.....	82	203	117	209	-2.9
Humboldt Park.....	224	460	285	557	-17.4
Hyde Park.....	39	78	50	81	-3.7
Irving Park.....	151	336	242	474	-29.1
Jefferson Park.....	84	175	111	210	-16.7
Kenwood.....	49	103	65	125	-17.6
Lakeview.....	151	338	187	335	0.9
Lincoln Park.....	99	195	136	257	-24.1
Lincoln Square.....	78	167	111	218	-23.4
Logan Square.....	156	374	270	501	-25.3
Loop.....	97	233	160	292	-20.2
Lower West Side.....	66	124	63	134	-7.5
McKinley Park.....	40	83	50	92	-9.8
Montclare.....	76	138	109	210	-34.3
Morgan Park.....	98	200	116	235	-14.9
Mt. Greenwood.....	43	102	61	100	2.0
Near North Side.....	236	492	333	668	-26.3
Near South Side.....	114	242	166	297	-18.5
Near West Side.....	216	433	276	503	-13.9
New City.....	136	305	218	414	-26.3
North Center.....	49	111	70	120	-7.5

Community	2011		2010		% Change 10 to 11
	2H11 #	Total 2011	2H10 #	Total 2010	
North Lawndale.....	116	263	161	339	-22.4
North Park.....	42	90	68	128	-29.7
Norwood Park.....	112	237	144	245	-3.3
Oakland.....	13	37	36	63	-41.3
O'Hare.....	52	116	87	173	-32.9
Portage Park.....	213	445	312	583	-23.7
Pullman.....	36	68	49	87	-21.8
Riverdale.....	1	13	8	21	-38.1
Rogers Park.....	194	376	257	504	-25.4
Roseland.....	230	467	283	531	-12.1
South Chicago.....	137	269	175	323	-16.7
South Deering.....	71	148	73	143	3.5
South Lawndale.....	138	296	196	395	-25.1
South Shore.....	229	453	235	472	-4.0
Uptown.....	127	263	178	292	-9.9
Washington Park.....	52	123	55	121	1.7
Washington Heights...	148	292	180	338	-13.6
West Elsdon.....	85	171	116	200	-14.5
West Englewood.....	142	333	263	506	-34.2
West Garfield Park.....	67	126	85	187	-32.6
West Lawn.....	161	357	266	467	-23.6
West Pullman.....	184	339	229	432	-21.5
West Ridge.....	214	505	325	700	-27.9
West Town.....	188	426	231	431	-1.2
Woodlawn.....	97	201	141	277	-27.4
City of Chicago.....	8,847	18,668	12,262	23,364	-20.1

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

Community	2011		2010		% Change
	2H11 #	Total 2011	2H10 #	Total 2010	10 to 11
Addison.....	141	284	161	358	-20.7
Algonquin.....	109	208	145	275	-24.4
Alsip.....	98	213	125	215	-0.9
Arlington Heights...	197	409	276	500	-18.2
Aurora.....	705	1,545	998	2,238	-31.0
Bartlett.....	139	302	163	320	-5.6
Batavia.....	44	97	66	138	-29.7
Bellwood.....	146	314	207	383	-18.0
Bensenville.....	74	160	87	192	-16.7
Berwyn.....	294	638	425	791	-19.3
Bloomington.....	62	132	72	178	-25.8
Blue Island.....	124	231	129	258	-10.5
Bolingbrook.....	312	661	543	1,057	-37.5
Brookfield.....	71	140	83	145	-3.4
Buffalo Grove.....	148	309	154	303	2.0
Burbank.....	106	213	171	316	-32.6
Calumet City.....	285	586	334	641	-8.6
Carol Stream.....	113	254	148	306	-17.0
Carpentersville.....	219	467	280	680	-31.3
Chicago Heights.....	153	306	184	357	-14.3
Cicero.....	366	743	525	1,066	-30.3
Country Club Hills...	156	345	227	442	-21.9
Crystal Lake.....	150	331	193	386	-14.2
Darien.....	46	89	43	114	-21.9
Deerfield.....	41	77	41	77	0
Des Plaines.....	235	500	338	598	-16.4
Dolton.....	219	451	322	573	-21.3
Downers Grove.....	94	181	92	196	-7.7
Elgin.....	513	1,057	601	1,286	-17.8
Elk Grove Village.....	120	247	161	272	-9.2
Elmhurst.....	68	139	103	186	-25.3
Elmwood Park.....	115	248	160	309	-19.7
Evanston.....	144	316	223	399	-20.8
Evergreen Park.....	111	187	130	284	-34.2
Forest Park.....	70	140	85	154	-9.1
Franklin Park.....	102	212	158	268	-20.9
Geneva.....	65	106	73	132	-19.7
Glen Ellyn.....	53	118	53	121	-2.5
Glendale Heights....	181	372	244	530	-29.8
Glenview.....	102	207	125	265	-21.9
Goodings Grove.....	43	84	58	116	-27.6
Grayslake.....	84	166	88	192	-13.5
Gurnee.....	93	169	90	200	-15.5
Hanover Park.....	209	478	278	579	-17.4
Harvey.....	130	285	200	395	-27.8
Highland Park.....	54	120	60	143	-16.1
Hinsdale.....	27	49	23	57	-14.0
Hoffman Estates.....	227	445	290	537	-17.1
Homewood.....	97	200	112	216	-7.4
Joliet.....	474	1,090	757	1,572	-30.7

Table 4. Properties with Foreclosure Filings by Chicago Ward

Ward	2011		2010		% Change
	2H11 #	Total 2011	2H10 #	Total 2010	10 to 11
1 Moreno.....	121	288	183	344	-16.3
2 Fioretti.....	332	664	452	844	-21.3
3 Dowell.....	180	371	232	432	-14.1
4 Burns.....	135	296	198	343	-13.7
5 Hairston.....	175	348	178	351	-0.9
6 Sawyer.....	220	460	266	523	-12.0
7 Jackson.....	225	450	259	495	-9.1
8 Harris.....	258	490	284	544	-9.9
9 Beale.....	172	367	261	503	-27.0
10 Pope.....	133	288	173	318	-9.4
11 Balcer.....	91	210	139	273	-23.1
12 Cardenas.....	91	208	159	302	-31.1
13 Quinn.....	334	713	500	906	-21.3
14 Burke.....	165	390	297	547	-28.7
15 Foulkes.....	192	403	307	578	-30.3
16 Thompson.....	189	403	292	583	-30.9
17 Thomas.....	185	412	281	544	-24.3
18 Lane.....	317	635	400	774	-18.0
19 O'Shea.....	146	329	194	332	-0.9
20 Cochran.....	164	367	242	478	-23.2
21 Brookins.....	277	519	293	586	-11.4
22 Munoz.....	115	241	163	315	-23.5
23 Zalewski.....	200	432	284	503	-14.1
24 Chandler.....	153	336	229	477	-29.6
25 Solis.....	110	224	124	260	-13.8
26 Maldonado.....	139	346	234	445	-22.2
27 Burnett.....	223	407	221	385	5.7
28 Ervin.....	154	326	195	434	-24.9
29 Graham.....	198	402	231	454	-11.5
30 Reboyras.....	193	408	322	553	-26.2
31 Suarez.....	202	450	293	546	-17.6
32 Waguespack....	104	202	138	259	-22.0
33 Mell.....	139	299	190	398	-24.9
34 Austin.....	298	567	356	684	-17.1
35 Colon.....	99	246	178	331	-25.7
36 Sposato.....	289	554	410	814	-31.9
37 Mitts.....	181	415	281	545	-23.9
38 Cullerton.....	193	414	294	541	-23.5
39 Laurino.....	151	328	248	458	-28.4
40 P. O'Connor....	147	326	223	463	-29.6
41 M. O'Connor....	165	360	243	444	-18.9
42 Reilly.....	232	510	364	708	-28.0
43 Smith.....	94	196	136	256	-23.4
44 Tunney.....	80	166	87	161	3.1
45 Arena.....	180	366	259	479	-23.6
46 Cappleman.....	121	286	171	281	1.8
47 Pawar.....	67	170	106	173	-1.7
48 Osterman.....	159	326	200	375	-13.1
49 Joseph.....	180	349	235	465	-24.9
50 Silverstein.....	179	405	257	557	-27.3

Table 1. Six County Chicago Region, Completed Foreclosure Auctions

Chicago Six County Region	2H 2011			% Change (Auctions)	Total 2011
	Auctions #	REO #	REO %	10-11	
<i>By County</i>					
Cook	7,934	7,498	94.5	-36.3	13,121
DuPage.....	862	754	87.5	-35.4	1,470
Kane.....	736	678	92.1	-20.2	1,631
Lake.....	938	879	93.7	-36.3	1,569
McHenry.....	457	435	95.2	-23.1	860
Will.....	839	775	92.4	-34.4	1,630
Suburban Cook.....	4,239	4,025	95.0	-31.7	6,847
North Cook.....	424	389	91.7	-32.9	699
Northwest Cook...	1,141	1,068	93.6	-29.6	1,830
West Cook.....	1,006	954	94.8	-31.3	1,637
Southwest Cook...	602	564	93.7	-25.6	983
South Cook.....	1,066	1,050	98.5	-36.6	1,698
Six County Region..	11,766	11,019	93.7	-34.5	20,281

Figure 1. Completed Foreclosure Auctions by Quarter, Chicago Five County Region (No Lake County)

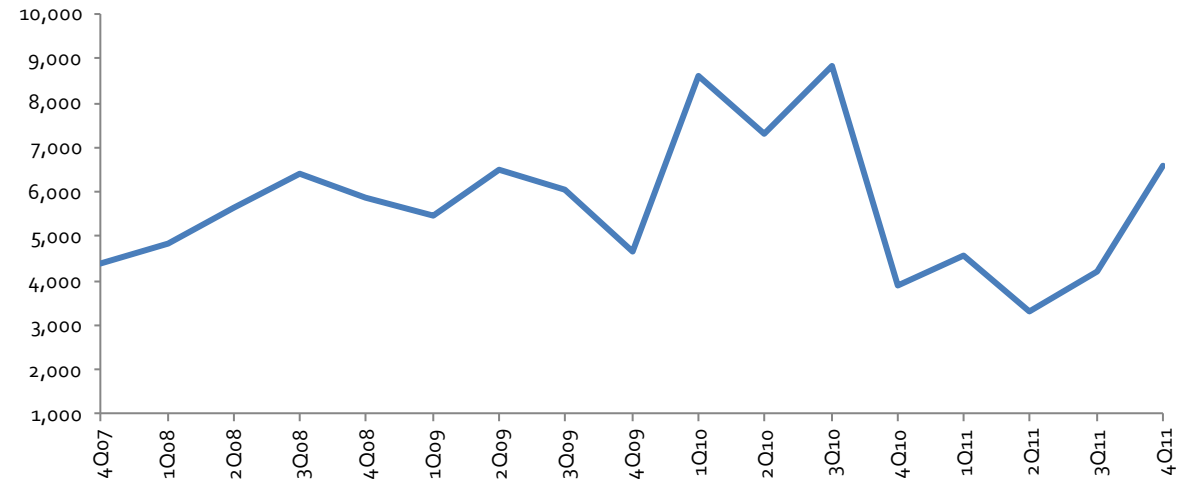


Table 2. Completed Foreclosure Auctions by City of Chicago Community Area

Community	2H 2011			% Change (Auctions)	Total 2011
	Auctions #	REO #	REO %	10-11	
Albany Park.....	61	56	91.8	-26.6	113
Archer Heights.....	12	11	91.7	-56.8	19
Armour Square.....	1	1	100	200	3
Ashburn.....	91	84	92.3	-27.9	147
Auburn Gresham....	77	74	96.1	-47.6	131
Austin.....	139	128	92.1	-44.2	231
Avalon Park.....	10	10	100	-64.7	18
Avondale.....	52	46	88.5	-33.3	102
Belmont Cragin.....	135	124	91.9	-44.0	215
Beverly.....	15	14	93.3	-27.5	29
Bridgeport.....	29	29	100	7.3	44
Brighton Park.....	47	45	95.7	-54.1	72
Burnside.....	9	8	88.9	-23.5	13
Calumet Heights....	22	22	100	-52.9	32
Chatham.....	69	66	95.7	-28.7	102
Chicago Lawn.....	112	108	96.4	-51.3	182
Clearing.....	35	35	100	-31.9	62
Douglas.....	23	22	95.7	-22.2	42
Dunning.....	63	56	88.9	-50.0	100
E. Garfield Park....	34	33	97.1	-49.7	79
East Side.....	24	24	100	-24.6	43
Edgewater.....	58	56	96.6	-19.5	103
Edison Park.....	3	2	66.7	-61.5	5
Englewood.....	81	79	97.5	-38.7	155
Forest Glen.....	12	11	91.7	-50.0	17
Fuller Park.....	3	3	100	-58.8	7

Community	2H 2011			% Change (Auctions)	Total 2011
	Auctions #	REO #	REO %	10-11	
Gage Park.....	70	61	87.1	-10.7	108
Garfield Ridge.....	39	37	94.9	-28.7	72
Grand Blvd.....	73	68	93.2	-33.7	130
Gr. Gnd. Crossing..	56	55	98.2	-51.5	97
Hegewisch.....	5	5	100	-68.4	6
Hermosa.....	25	25	100	-55.9	49
Humboldt Park.....	90	87	96.7	-51.1	157
Hyde Park.....	17	15	88.2	-6.5	29
Irving Park.....	57	53	93.0	-54.6	88
Jefferson Park.....	20	16	80.0	-53.7	38
Kenwood.....	26	25	96.2	-11.6	38
Lakeview.....	56	50	89.3	-27.2	91
Lincoln Park.....	30	26	86.7	-37.8	51
Lincoln Square.....	32	28	87.5	-50.0	57
Logan Square.....	75	70	93.3	-34.0	132
Loop.....	32	31	96.9	-30.2	67
Lower West Side...	20	20	100	-17.8	37
McKinley Park.....	10	9	90.0	-41.4	17
Montclare.....	22	19	86.4	-42.3	41
Morgan Park.....	36	36	100	-35.2	59
Mt. Greenwood....	9	8	88.9	-51.5	16
Near North Side....	96	76	79.2	-41.7	161
Near South Side...	58	54	93.1	-19.0	94
Near West Side.....	82	79	96.3	-25.8	144
New City.....	65	62	95.4	-52.0	118
North Center.....	12	11	91.7	-53.2	22

Community	2H 2011			% Change (Auctions)	Total 2011
	Auctions #	REO #	REO %	10-11	
North Lawndale...	75	72	96.0	-37.2	118
North Park.....	14	12	85.7	-51.9	25
Northwood Park.....	32	31	96.9	-46.9	51
Oakland.....	9	6	66.7	-5.9	16
O'Hare.....	29	26	89.7	-41.4	41
Portage Park.....	80	75	93.8	-43.7	134
Pullman.....	9	8	88.9	-17.4	19
Riverdale.....	9	9	100	14.3	16
Rogers Park.....	90	85	94.4	-41.0	147
Roseland.....	81	81	100	-39.7	141
South Chicago.....	62	59	95.2	-39.5	101
South Deering.....	32	32	100	-14.0	49
South Lawndale...	48	46	95.8	-43.9	88
South Shore.....	86	82	95.3	-37.1	161
Uptown.....	51	46	90.2	-18.0	82
Washington Park	28	27	96.4	-55.1	44
Washington Hgts.	51	48	94.1	-36.4	84
West Elsdon.....	36	36	100	-40.2	49
W Englewood.....	104	103	99.0	-45.1	184
W Garfield Park...	36	35	97.2	-40.7	64
West Lawn.....	68	59	86.8	-37.6	113
West Pullman.....	83	82	98.8	-34.6	136
West Ridge.....	120	113	94.2	-56.2	190
West Town.....	78	75	96.2	-33.6	152
Woodlawn.....	54	52	96.3	-47.8	84
City of Chicago....	3,695	3,473	94.0	-40.6	6,274

Table 3. Completed Foreclosure Auctions by 100 Most Populous Chicago Region Census Places (in alphabetical order)

Community	2H 2011			% Change (Auctions) 10-11	Total 2011
	Auctions #	REO #	REO %		
Addison.....	28	25	89.3	-52.9	57
Algonquin.....	32	30	93.8	-4.4	65
Alsip.....	38	36	94.7	-24.4	59
Arlington Heights...	73	69	94.5	-40.3	129
Aurora.....	267	244	91.4	-27.6	603
Bartlett.....	49	43	87.8	-38.7	68
Batavia.....	19	18	94.7	0	35
Bellwood.....	77	75	97.4	-17.0	112
Bensenville.....	19	19	100	-61.2	33
Berwyn.....	141	132	93.6	-19.9	234
Bloomington.....	26	24	92.3	-30.6	50
Blue Island.....	28	28	100	-56.1	50
Bolingbrook.....	105	98	93.3	-30.0	231
Brookfield.....	30	26	86.7	-13.0	40
Buffalo Grove.....	49	47	95.9	-25.0	93
Burbank.....	35	30	85.7	-34.6	68
Calumet City.....	95	95	100	-43.2	155
Carol Stream.....	48	42	87.5	-29.0	71
Carpentersville.....	85	73	85.9	-35.3	189
Chicago Heights.....	58	55	94.8	-41.5	100
Cicero.....	160	153	95.6	-31.7	286
Country Club Hills...	52	48	92.3	-53.0	86
Crystal Lake.....	48	43	89.6	-23.3	92
Darien.....	15	12	80.0	-45.5	24
Deerfield.....	6	6	100	-43.5	13
Des Plaines.....	89	84	94.4	-31.5	148
Dolton.....	92	91	98.9	-20.6	150
Downers Grove.....	19	17	89.5	-48.6	38
Elgin.....	193	185	95.9	-25.9	390
Elk Grove Village.....	45	43	95.6	-16.3	72
Elmhurst.....	14	12	85.7	-53.3	21
Elmwood Park.....	54	49	90.7	-37.8	74
Evanston.....	56	54	96.4	-35.8	86
Evergreen Park.....	21	18	85.7	-56.0	44
Forest Park.....	28	28	100	-10.7	50
Franklin Park.....	34	32	94.1	-49.6	62
Geneva.....	24	21	87.5	109.5	44
Glen Ellyn.....	11	10	90.9	-39.0	25
Glendale Heights...	86	71	82.6	-30.1	146
Glenview.....	30	27	90.0	-33.3	58
Goodings Grove.....	8	6	75.0	-35.3	22
Grayslake.....	32	30	93.8	-30.4	48
Gurnee.....	30	23	76.7	-41.8	46
Hanover Park.....	94	88	93.6	-31.4	162
Harvey.....	63	63	100	-51.8	94
Highland Park.....	17	17	100	-47.1	27
Hinsdale.....	6	3	50.0	-43.8	9
Hoffman Estates.....	93	85	91.4	-35.0	143
Homewood.....	40	40	100	-25.9	60
Joliet.....	167	155	92.8	-38.2	328

Table 4. Completed Foreclosure Auctions by Chicago Ward

Community	2H 2011			% Change (Auctions) 10-11	Total 2011
	Auctions #	REO #	REO %		
Lake Forest.....	4	4	100	-16.7	10
Lake in the Hills.....	49	44	89.8	-27.6	89
Lake Zurich.....	13	11	84.6	-61.4	17
Lansing.....	73	73	100	-38.6	102
Libertyville.....	9	7	77.8	-34.8	15
Lisle.....	29	25	86.2	-17.5	47
Lombard.....	60	53	88.3	-10.2	79
Maywood.....	56	54	96.4	-50.8	90
McHenry.....	35	33	94.3	-21.9	57
Melrose Park.....	28	28	100	-44.0	42
Morton Grove.....	42	39	92.9	-31.0	60
Mount Prospect...	54	49	90.7	-34.6	83
Mundelein.....	46	41	89.1	-38.6	78
Naperville.....	64	57	89.1	-30.7	115
New Lenox.....	8	7	87.5	-51.3	19
Niles.....	33	30	90.9	-50.0	50
North Chicago.....	33	33	100	-46.0	54
Northbrook.....	23	21	91.3	-36.5	40
Oak Forest.....	39	39	100	-11.5	69
Oak Lawn.....	99	90	90.9	-6.1	153
Oak Park.....	45	43	95.6	-12.5	84
Orland Park.....	46	40	87.0	3.0	69
Palatine.....	128	119	93.0	-28.9	216
Palos Hills.....	26	23	88.5	-21.7	47
Park Forest.....	71	70	98.6	-28.7	117
Park Ridge.....	35	28	80.0	-17.9	55
Prospect Heights...	47	45	95.7	-14.8	75
Rolling Meadows...	39	37	94.9	-23.7	58
Romeoville.....	56	54	96.4	-38.8	109
Roselle.....	31	28	90.3	-35.0	52
Round Lake Beach	81	78	96.3	-35.9	132
Schaumburg.....	118	110	93.2	-17.6	211
Skokie.....	90	86	95.6	-33.3	156
South Elgin.....	24	22	91.7	-15.1	62
South Holland.....	58	57	98.3	-27.4	98
St. Charles.....	18	17	94.4	-31.0	40
Streamwood.....	116	109	94.0	-32.2	173
Tinley Park.....	55	51	92.7	-33.0	77
Vernon Hills.....	27	24	88.9	-28.8	52
Villa Park.....	19	18	94.7	-44.0	28
Waukegan.....	161	158	98.1	-38.6	262
West Chicago.....	38	33	86.8	-18.9	73
Westchester.....	31	30	96.8	-36.2	37
Westmont.....	17	16	94.1	-31.7	28
Wheaton.....	32	31	96.9	-24.2	50
Wheeling.....	90	85	94.4	-33.6	140
Wilmette.....	16	15	93.8	-4.0	24
Woodridge.....	28	25	89.3	-44.9	38
Woodstock.....	38	38	100	-19.7	61
Zion.....	62	60	96.8	-45.5	91

Ward	2H 2011			% Change (Auctions) 10-11	Total 2011
	Auctions #	REO #	REO %		
1 Moreno.....	50	47	94.0	-49.2	93
2 Fioretti.....	129	123	95.3	-31.3	244
3 Dowell.....	93	85	91.4	-42.8	163
4 Burns.....	71	65	91.5	-16.1	115
5 Hairston.....	57	55	96.5	-42.4	110
6 Sawyer.....	92	87	94.6	-42.0	148
7 Jackson.....	96	95	99.0	-28.9	165
8 Harris.....	74	69	93.2	-47.8	121
9 Beale.....	78	76	97.4	-33.6	142
10 Pope.....	60	59	98.3	-33.8	102
11 Balcer.....	45	43	95.6	-5.3	71
12 Cardenas.....	37	35	94.6	-56.1	68
13 Quinn.....	142	131	92.3	-30.2	231
14 Burke.....	88	79	89.8	-27.3	128
15 Foulkes.....	110	108	98.2	-49.9	180
16 Thompson.....	114	110	96.5	-41.0	209
17 Thomas.....	122	121	99.2	-38.8	197
18 Lane.....	98	91	92.9	-47.1	163
19 O'Shea.....	39	38	97.4	-31.1	71
20 Cochran.....	90	87	96.7	-53.1	145
21 Brookins.....	85	81	95.3	-43.7	138
22 Munoz.....	39	37	94.9	-36.8	72
23 Zalewski.....	65	63	96.9	-35.8	115
24 Chandler.....	86	84	97.7	-45.5	151
25 Solis.....	40	39	97.5	-10.5	68
26 Maldonado.....	72	69	95.8	-34.3	136
27 Burnett.....	71	67	94.4	-34.3	134
28 Ervin.....	83	78	94.0	-39.7	141
29 Graham.....	76	71	93.4	-51.2	104
30 Reboyras.....	59	56	94.9	-52.9	106
31 Suarez.....	91	83	91.2	-45.2	148
32 Waguespack....	34	31	91.2	-41.7	56
33 Mell.....	58	54	93.1	-30.1	102
34 Austin.....	124	124	100	-38.6	207
35 Colon.....	40	37	92.5	-40.6	82
36 Sposato.....	98	87	88.8	-44.8	174
37 Mitts.....	94	86	91.5	-40.7	162
38 Cullerton.....	78	74	94.9	-43.0	118
39 Laurino.....	64	56	87.5	-41.1	112
40 P. O'Connor....	65	59	90.8	-54.3	112
41 M. O'Connor....	57	52	91.2	-46.3	87
42 Reilly.....	108	91	84.3	-40.8	171
43 Smith.....	26	22	84.6	-32.5	54
44 Tunney.....	31	28	90.3	-22.0	46
45 Arena.....	50	44	88.0	-51.1	93
46 Cappelman....	43	37	86.0	-34.5	78
47 Pawar.....	27	26	96.3	-4.7	41
48 Osterman.....	66	64	97.0	-11.8	112
49 Joseph.....	88	84	95.5	-34.4	141
50 Silverstein.....	92	85	92.4	-59.6	147



Key trends in Chicago region foreclosure activity in the second half of 2011

Foreclosure filings for the second half of 2011 continued the downward trend that began in the fourth quarter of 2010, dropping to about the same level as in the second half of 2008. Overall, there were 30,943 foreclosure filings in the six county Chicago region during the second half of 2011, compared with 40,775 for the second half of 2010, a decrease of 24.1 percent. For the full year, foreclosure filings decreased by 18.9 percent, from 76,986 in 2010 to 64,877 in 2011.

All six counties saw declines in foreclosure filings, ranging from a decrease of 28.6 percent in Will County to 11.6 percent in Lake County. The City of Chicago experienced a decline of 20.1 percent between 2010 and 2011 for the full year, with a decrease of 27.9 percent between the second half of 2010, with 12,262 filings, and the second half of 2011, with 8,847 filings.

The decrease in filings may reflect a number of factors, including delays in the foreclosure process or alternatives to foreclosure. The backlog of pending cases in courts in the six county region has steadily increased the median number of days that cases spend in the foreclosure process between the filing of a complaint and the date the property is auctioned or becomes lender owned (“real estate owned” or REO). The median number of days in process had risen to almost one year as of the end of the second quarter of 2011. For the second half of 2011, there were almost 31,000 filings, but only 11,766 auctions in the six county region, which suggests that the backlog in the courts may have increased. Some mortgage lenders and servicers may have concluded that alternatives to foreclosure, such as short sales or deeds-in-lieu of foreclosure, are preferable to having properties in limbo for an extended period of time, and so they may be choosing to file for foreclosure in fewer cases. Lenders and servicers may also be more willing to accept alternatives to foreclosure because of the high probability that any property going through the entire process will ultimately end up as REO. The choice, then, is to accept a deed-in-lieu immediately, or wait for a year while the property deteriorates further and then end up owning the property anyway.

The high percentage of foreclosed properties that become REO may also impact the level of foreclosure filings in another way. Some lenders or servicers may have decided that they do not want to take ownership responsibility for properties in some neighborhoods, especially those with a combination of low property values, high vacancy rates, and declining populations. Those properties may become a worst-case scenario, with an homeowner who has no interest in maintaining a property that has no equity value, and a lender or servicer who does not want the property because it will cost more to secure than it is worth.

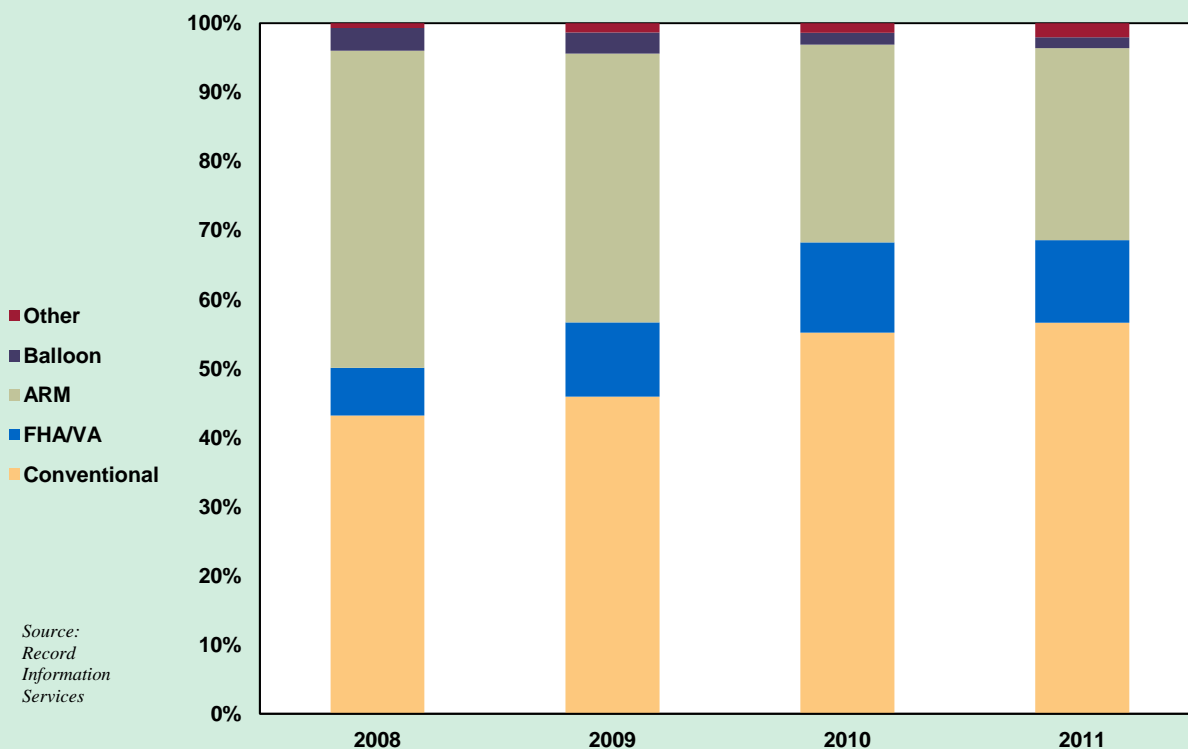
Another possibility is that, in the wake of the robo-signing disclosures and the attendant investigations by and recent settlements with state attorneys general, foreclosure filings are decreasing because lenders and servicers have limited capacity to ensure that paperwork and affidavits are properly verified before filing. The lower level of filings may be the maximum level that servicers are able to process within their current level of capacity.

While the number of foreclosure filings continued the general downward trend that began in the fourth quarter of 2010, the number of auctions of foreclosed properties increased for the second consecutive quarter. The number of auctions grew from a low of 3,604 in the second quarter of 2011 to 4,594 in the third quarter, an increase of 27.5 percent, and to 7,172 in the fourth quarter, or 56.1 percent over the third quarter. Between the second and fourth quarters of 2011, the number of auctions almost doubled. Looking at the longer-term trend, however, the large increase in auctions during the second half of 2011 brings the number total for the year closer to the average level of the past three years, in the 5,000 to 7,000 per quarter range.

Conventional mortgages represent a growing percentage of overall new foreclosure filing volume. New foreclosure filings reveal two significant patterns. First, the type of mortgages entering foreclosure has changed since 2008. At the beginning of the current downturn, mortgages of single-family homes

entering foreclosure were almost equally divided between conventional fixed-rate, Federal Housing Administration (FHA), and Veterans’ Administration (VA) loans, at 50.1 percent of filings, and riskier mortgages, including Adjustable Rate Mortgages (ARMs) and balloon payment mortgages, at 49.2 percent of filings, as shown in Figure 1. By 2011, 68.2 percent of single-family home mortgages entering foreclosure were conventional, FHA, or VA loans, and only 29.4 percent were ARMs or balloon mortgages.

Figure 1: Foreclosure Filings for Single-family Units in the Six County Chicago Region, by Type of Mortgage, 2008-2011



Foreclosure Filings for Single-family Units in the Six County Chicago Region, by Type of Mortgage, 2008-2011

	2008	2009	2010	2011
Conventional	43.2%	45.9%	55.2%	56.6%
FHA/VA	6.9%	10.7%	13.0%	11.9%
ARM	45.9%	38.9%	28.7%	27.8%
Balloon	3.3%	3.1%	1.7%	1.6%
Other	0.7%	1.3%	1.4%	2.1%

Single-family home mortgages entering foreclosure in recent years consist primarily of mortgages originated during the period between 2005 and 2007. As shown in Figure 2, an analysis of foreclosure filings by year of mortgage origination suggests that mortgage underwriting during that period did not adequately ensure that the borrowers had the ability to repay the loan as agreed. Over a quarter of all single-family mortgages entering foreclosure in the six county region between the beginning of 2008 and the end of 2011 were originated in 2006, and two-thirds were originated between 2005 and 2007. Over the same period, the percentage of loans originated before 2005 entering foreclosure remained virtually unchanged, between 20.7 and 24.1 percent of all filings.

Figure 2: Single-family Mortgages Entering Foreclosure in the Six County Chicago Region, by Period of Origination, 2008-2011

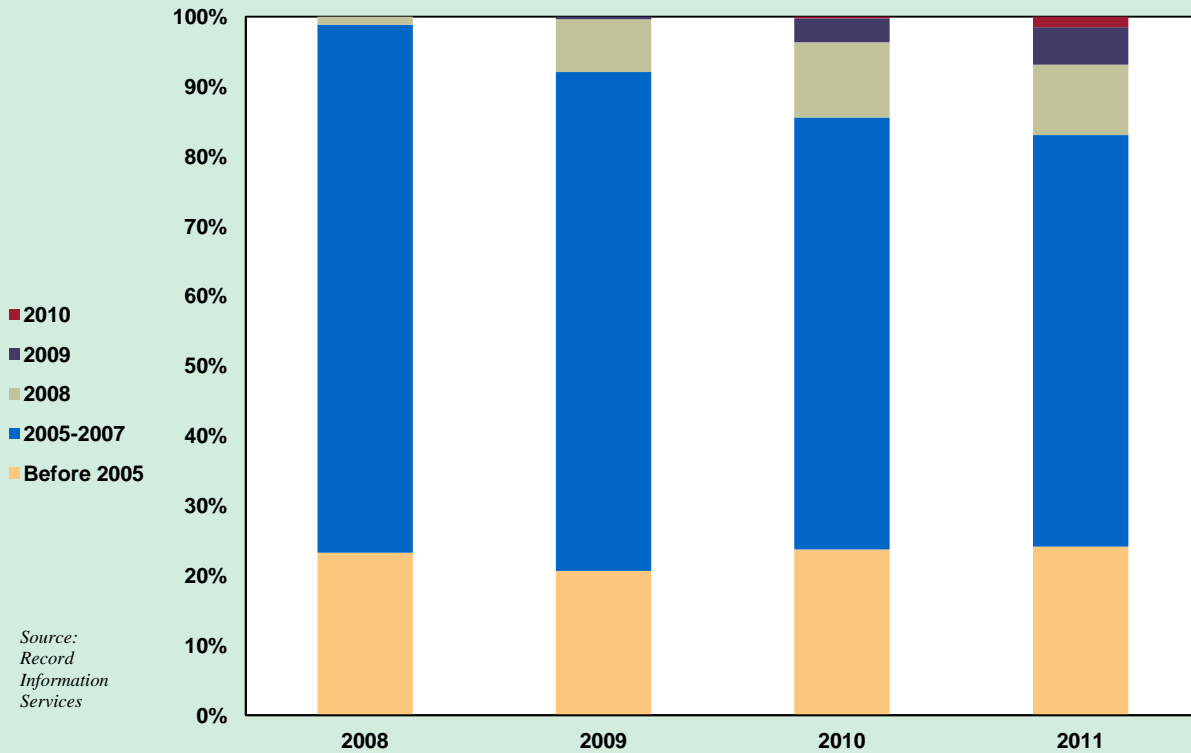


Figure 2: Single-family Mortgages Entering Foreclosure in the Six County Chicago Region, by Period of Origination, 2008-2011

	2008	2009	2010	2011
Before 2005	23.3%	20.7%	23.7%	24.1%
2005-2007	75.5%	71.4%	61.8%	58.8%
2008	1.2%	7.5%	10.8%	10.1%
2009	0.0%	0.4%	3.4%	5.3%
2010	0.0%	0.0%	0.2%	1.5%

Taken together, the patterns suggest that the ongoing economic and foreclosure crisis is increasingly impacting homeowners who took more conventional fixed-rate or government-backed mortgages. Homeowners with potentially riskier ARM and balloon payment mortgages ran into trouble initially, but now even more conventional borrowers are facing economic instability. In 2011, older single-family mortgages, such as those originated before 2005, constitute between a fifth and a quarter of all foreclosure filings. This means that even borrowers who have been able to pay successfully for six years or more are not immune to the negative impacts of the current economic conditions.