

**SPECIAL ANNOUNCEMENT:**  
*About 2<sup>nd</sup> Installment Tax Bills*  
in Cook County, Illinois

As a reminder to clients and taxpayers, your second installment tax bill for the 2012 tax year is due and payable Thursday, August 1<sup>st</sup>.

**When reviewing your tax bill and Raila & Associates, P.C. invoices projecting savings, be aware that**

- ✓ All changes in local tax rates and state multiplier (which cannot be appealed) are factored into your 2<sup>nd</sup> installment tax bill;
- ✓ The tax rate in Chicago increased 10% -- the highest rate change in history;
- ✓ The recently received tax bills in Cook County, for the first time, do not reveal prior year's tax rate (2011), which was significantly lower in many communities. Instead, the new format emphasizes the impact of pensions, without transparency about changes in rates by each governmental agency;
- ✓ For Raila & Associates, P.C. clients, projected savings from successful appeal invoices are estimated using the tax rates and multiplier available at the time your invoice was calculated;
- ✓ In most cases, changes in rates and multiplier (if applied to the prior invoices) result in nominal differences or larger savings than originally estimated;
- ✓ Go to [RailaAndAssociatesPC.com](http://RailaAndAssociatesPC.com) to view our annotated, [sample tax bill](#) for Cook County (on the more detailed, earlier version), as well as our [tax illustration](#). This shows how your assessed valuation and market value be reduced, yet your taxes due (when tax rates increase) may stay at same level as the prior year or even increase;
- ✓ For all current clients, we will be sending you document requests with your next best opportunity to appeal; and,
- ✓ If you still have questions on your tax bill or appeal savings, call and talk to one of our staff with your invoices and tax bill in hand. They can walk you through the details or order "explanation letter" with the same information.