



**Crowe LLP**

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May 1, 2020

Robert P. Schmidt, CPA, MBA  
Chicago Association of REALTORS  
430 N. Michigan Ave, 800  
CHICAGO, IL 60611

Dear Bob:

Enclosed is the client copy of the following returns for the year ended September 30, 2019:

- U.S. Corporation Income Tax Return (Form 1120)
- Illinois Corporation Income and Replacement Tax Return (Form IL-1120)

The above returns have been electronically filed with the IRS and Illinois Department of Revenue on your behalf. Please retain the enclosed client copy for your records.

It is understood that you have provided us with the basic information required for preparation of the return. The tax laws provide that the obligation of a preparer is based only on information of which the preparer has knowledge. Accordingly, the completeness and accuracy of the information you provide us remain the responsibility of your management. You have final and full responsibility for the income tax returns and therefore should review them carefully before signing. You must retain the documentation that supports the filed return. We understand that your staff is responsible for all other tax returns not included here, such as payroll, property, and sales tax returns.

Any tax advice expressed in this communication by Crowe LLP should not be construed as a formal tax opinion unless expressly stated. If you have any questions regarding the enclosed forms or the filing procedures, please call Robbie Williams at 202-552-8016 or Toby Kerslake at 312-966-3080.

Sincerely,

A handwritten signature in black ink that reads "Nicole Bencik".

Nicole Bencik

Enclosures

Chicago Association of Realtors Business  
Information Services Inc & Subsidiaries  
Instructions for Filing  
Form 8879-C

IRS e-file Signature Authorization for Form 1120  
for the year ended September 30, 2019

The original form should be signed (using full name and title) and dated by an authorized officer of the corporation.

The signed form should be returned on or before July 15, 2020 to:

Crowe LLP  
225 West Wacker Drive, Suite 2600  
Chicago, IL 60606-1224

Or email to: [Oak.Brook.E-Filing@crowe.com](mailto:Oak.Brook.E-Filing@crowe.com)

This return indicates a \$2,018 overpayment. Of this amount, \$0 will be refunded to you and \$2,018 has been applied to your 2019 estimated tax.

Do NOT separately file Form 1120 with the Internal Revenue Service. Doing so will delay the processing of your return.

We must receive your signed form before we can electronically transmit your return. The Internal Revenue Service will notify us when your return is accepted. Your return is not considered filed until the Internal Revenue Service confirms their acceptance.

CARRYOVERS TO NEXT YEAR  
=====

NON-SRLY NOL .....	NONE
SRLY NOL .....	561,610.
CAPITAL LOSS CARRYOVERS .....	20,949.
MINIMUM TAX CREDIT (FORM 8827) .....	NONE

For calendar year 2018, or tax year beginning 10/01/2018, ending 09/30/2019

2018

Department of the Treasury  
Internal Revenue Service

► Do not send to the IRS. Keep for your records.  
► Go to [www.irs.gov/Form8879C](http://www.irs.gov/Form8879C) for the latest information.

Name of corporation

CHICAGO ASSOCIATION OF REALTORS BUSINESS  
INFORMATION SERVICES INC & SUBSIDIARIESEmployer identification number  
47-4639535**Part I Tax Return Information** (Whole dollars only)

1	Total income (Form 1120, line 11) . . . . .	1	1,634,382.
2	Taxable income (Form 1120, line 30) . . . . .	2	282,818.
3	Total tax (Form 1120, line 31) . . . . .	3	59,392.
4	Amount owed (Form 1120, line 35) . . . . .	4	
5	Overpayment (Form 1120, line 36) . . . . .	5	2,018.

**Part II Declaration and Signature Authorization of Officer. Be sure to get a copy of the corporation's return.**

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2018 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

I authorize Crowe LLP to enter my PIN 8 6 2 6 9 as my signature  
ERO firm name  
do not enter all zeros  
on the corporation's 2018 electronically filed income tax return.

As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2018 electronically filed income tax return.

Officer's signature ► Robert P Schmit Date ► 05/01/2020 Title ► VP OF FINANCE**Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

3 6 3 0 7 3 5 3 6 3 3  
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2018 electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ► Carrie Berne

5/2/2020

Date ►

**ERO Must Retain This Form - See Instructions  
Do Not Submit This Form to the IRS Unless Requested To Do So**

For Paperwork Reduction Act Notice, see instructions.

Form 8879-C (2018)

A Check if:				B Employer identification number
1a Consolidated return (attach Form 851) <input checked="" type="checkbox"/>	Name CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES			47-4639535
b Life/nonlife consolidated return <input type="checkbox"/>	Number, street, and room or suite no. If a P.O. box, see instructions.			C Date incorporated
2 Personal holding co. (attach Sch. PH) <input type="checkbox"/>	430 N MICHIGAN AVE, STE 800			06/30/2015
3 Personal service corp. (see instructions) <input type="checkbox"/>	City or town, state, or province, country, and ZIP or foreign postal code			D Total assets (see instructions)
4 Schedule M-3 attached <input type="checkbox"/>	CHICAGO, IL 60611			\$ 5,557,735.

E Check if:		(1)	Initial return (2)	Final return (3)	Name change (4)	Address change
Income	1 a	Gross receipts or sales . . . . .			1a 4,898,609.	
	b	Returns and allowances . . . . .			1b	
	c	Balance. Subtract line 1b from line 1a . . . . .			1c 4,898,609.	
	2	Cost of goods sold (attach Form 1125-A) . . . . .			2 4,143,424.	
	3	Gross profit. Subtract line 2 from line 1c . . . . .			3 755,185.	
	4	Dividends and inclusions (Schedule C, line 23, column (a)) . . . . .			4 46,208.	
	5	Interest . . . . .			5 SEE. STATEMENT. 3.	
	6	Gross rents . . . . .			6	
	7	Gross royalties . . . . .			7	
	8	Capital gain net income (attach Schedule D (Form 1120)) . . . . .			8 NONE	
	9	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) . . . . .			9	
10	Other income (see instructions - attach statement) . . . . .			10 SEE. STATEMENT. 3.		
11	Total income. Add lines 3 through 10 . . . . .			11 1,634,382.		
Deductions (See instructions for limitations on deductions.)	12	Compensation of officers (see instructions - attach Form 1125-E) . . . . .			12	
	13	Salaries and wages (less employment credits) . . . . .			13 572,174.	
	14	Repairs and maintenance . . . . .			14 5,692.	
	15	Bad debts . . . . .			15	
	16	Rents . . . . .			16 75,767.	
	17	Taxes and licenses . . . . .			17 30,830.	
	18	Interest (see instructions) . . . . .			18 13,444.	
	19	Charitable contributions . . . . .			19 30,000.	
	20	Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562) . . . . .			20	
	21	Depletion . . . . .			21	
	22	Advertising . . . . .			22	
	23	Pension, profit-sharing, etc., plans . . . . .			23	
	24	Employee benefit programs . . . . .			24	
	25	Reserved for future use . . . . .			25	
	26	Other deductions (attach statement) . . . . .			26 SEE. STATEMENT. 8.	
	27	Total deductions. Add lines 12 through 26 . . . . .			27	
	28	Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11 . . . . .			28 282,818.	
29 a	Net operating loss deduction (see instructions) . . . . .			29a NONE	STMT 10	
b	Special deductions (Schedule C, line 24, column (c)) . . . . .			29b		
c	Add lines 29a and 29b . . . . .			29c NONE		
30	Taxable income. Subtract line 29c from line 28. See instructions . . . . .			30 282,818.		
31	Total tax (Schedule J, Part I, line 11) . . . . .			31 59,392.		
32	2018 net 965 tax liability paid (Schedule J, Part II, line 12) . . . . .			32		
33	Total payments, credits, and section 965 net tax liability (Schedule J, Part III, line 23) . . . . .			33 61,410.		
34	Estimated tax penalty. See instructions. Check if Form 2220 is attached . . . . .			34		
35	Amount owed. If line 33 is smaller than the total of lines 31, 32, and 34, enter amount owed . . . . .			35		
36	Overpayment. If line 33 is larger than the total of lines 31, 32, and 34, enter amount overpaid . . . . .			36 2,018.		
37	Enter amount from line 36 you want: Credited to 2019 estimated tax ►			37 2,018. Refunded ►		

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return  
with the preparer shown below?  
See instructions.  Yes  No

Signature of officer ROBERT P SCHMIDT

Date

► VP OF FINANCE

Title

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	NICOLE BENCIK	<i>Nicole Benick</i>	5/2/2020		P00756195
	Firm's name ► CROWE LLP				Firm's EIN ► 35-0921680
Firm's address ► 225 WEST WACKER DRIVE, SUITE 2600 CHICAGO, IL 60606-1224			Phone no. 312-899-7000		

<b>Schedule C</b> <b>Dividends, Inclusions, and Special Deductions</b> (see instructions)	(a) Dividends and inclusions	(b) %	(c) Special deductions (a) x (b)
1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock) . . . . .		50	
2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock) . . . . .		65	
3 Dividends on certain debt-financed stock of domestic and foreign corporations . . . . .		see instructions	
4 Dividends on certain preferred stock of less-than-20%-owned public utilities . . . . .		23.3	
5 Dividends on certain preferred stock of 20%-or-more-owned public utilities . . . . .		26.7	
6 Dividends from less-than-20%-owned foreign corporations and certain FSCs . . . . .		50	
7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs . . . . .		65	
8 Dividends from wholly owned foreign subsidiaries . . . . .		100	
9 <b>Subtotal.</b> Add lines 1 through 8. See instructions for limitations . . . . .		see instructions	
10 Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958 . . . . .		100	
11 Dividends from affiliated group members . . . . .		100	
12 Dividends from certain FSCs . . . . .		100	
13 Foreign-source portion of dividends received from a specified 10%-owned foreign corporation (excluding hybrid dividends) (see instructions) . . . . .		100	
14 Dividends from foreign corporations not included on line 3, 6, 7, 8, 11, 12, or 13 (including any hybrid dividends) . . . . .			
15 Section 965(a) inclusion . . . . .		see instructions	
16 a Subpart F inclusions derived from the sale by a controlled foreign corporation (CFC) of the stock of a lower-tier foreign corporation treated as a dividend (attach Form(s) 5471) (see instructions) . . . . .		100	
b Subpart F inclusions derived from hybrid dividends of tiered corporations (attach Form(s) 5471) (see instructions) . . . . .			
c Other inclusions from CFCs under subpart F not included on line 15, 16a, 16b, or 17 (attach Form(s) 5471) (see instructions) . . . . .			
17 Global Intangible Low-Taxed Income (GILTI) (attach Form(s) 5471 and Form 8992) . . . . .			
18 Gross-up for foreign taxes deemed paid . . . . .			
19 IC-DISC and former DISC dividends not included on line 1, 2, or 3 . . . . .			
20 Other dividends . . . . .			
21 Deduction for dividends paid on certain preferred stock of public utilities . . . . .			
22 Section 250 deduction (attach Form 8993) . . . . .			
23 <b>Total dividends and inclusions.</b> Add lines 9 through 20. Enter here and on page 1, line 4 . . . . .			
<b>24 Total special deductions.</b> Add lines 9 through 22, column (c). Enter here and on page 1, line 29b . . . . .			

**Schedule J Tax Computation and Payment (see instructions)****Part I-Tax Computation**

1	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120)). See instructions ► <input checked="" type="checkbox"/>		
2	Income tax. See instructions . . . . .	2	59,392.
3	Base erosion minimum tax (attach Form 8991) . . . . .	3	
4	Add lines 2 and 3 . . . . .	4	59,392.
5a	Foreign tax credit (attach Form 1118) . . . . .	5a	
b	Credit from Form 8834 (see instructions) . . . . .	5b	
c	General business credit (attach Form 3800) . . . . .	5c	
d	Credit for prior year minimum tax (attach Form 8827) . . . . .	5d	NONE
e	Bond credits from Form 8912. . . . .	5e	
6	<b>Total credits.</b> Add lines 5a through 5e . . . . .	6	NONE
7	Subtract line 6 from line 4 . . . . .	7	59,392.
8	Personal holding company tax (attach Schedule PH (Form 1120)) . . . . .	8	
9a	Recapture of investment credit (attach Form 4255) . . . . .	9a	
b	Recapture of low-income housing credit (attach Form 8611) . . . . .	9b	
c	Interest due under the look-back method - completed long-term contracts (attach Form 8697) . . . . .	9c	
d	Interest due under the look-back method - income forecast method (attach Form 8866) . . . . .	9d	
e	Alternative tax on qualifying shipping activities (attach Form 8902) . . . . .	9e	
f	Other (see instructions - attach statement) . . . . .	9f	
10	<b>Total.</b> Add lines 9a through 9f . . . . .	10	
11	<b>Total tax.</b> Add lines 7, 8, and 10. Enter here and on page 1, line 31 . . . . .	11	59,392.

**Part II-Section 965 Payments (see instructions)**

12	2018 net 965 tax liability paid from Form 965-B, Part II, column (k), line 2. Enter here and on page 1, line 32	12	
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**Part III-Payments, Refundable Credits, and Section 965 Net Tax Liability**

13	2017 overpayment credited to 2018 . . . . .	13	
14	2018 estimated tax payments . . . . .	14	61,410.
15	2018 refund applied for on Form 4466 . . . . .	15	( )
16	Combine lines 13, 14, and 15 . . . . .	16	61,410.
17	Tax deposited with Form 7004 . . . . .	17	NONE
18	Withholding (see instructions) . . . . .	18	
19	<b>Total payments.</b> Add lines 16, 17, and 18 . . . . .	19	61,410.
20	Refundable credits from:		
a	Form 2439 . . . . .	20a	
b	Form 4136 . . . . .	20b	
c	Form 8827, line 8c . . . . .	20c	NONE
d	Other (attach statement - see instructions) . . . . .	20d	
21	<b>Total credits.</b> Add lines 20a through 20d . . . . .	21	NONE
22	2018 net 965 tax liability from Form 965-B, Part I, column (d), line 2. See instructions . . . . .	22	
23	<b>Total payments, credits, and section 965 net tax liability.</b> Add lines 19, 21, and 22. Enter here and on page 1, line 33 . . . . .	23	61,410.

Form 1120 (2018)

**Schedule K Other Information (see instructions)**

		<b>Yes</b>	<b>No</b>
1 Check accounting method: a <input type="checkbox"/> Cash      b <input checked="" type="checkbox"/> Accrual      c <input type="checkbox"/> Other (specify) ►			
2 See the instructions and enter the:			
a Business activity code no. ► <u>531390</u>			
b Business activity ► <u>SERVICE</u>			
c Product or service ► <u>REAL ESTATE INFORMATION</u>			
3 Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? . . . . .		X	
If "Yes," enter name and EIN of the parent corporation ► <u>CHICAGO ASSOC. OF REALTORS</u> <u>36-0904580</u>			
4 At the end of the tax year:			
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G) . . . . .		X	
b Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G) . . . . .		X	
5 At the end of the tax year, did the corporation:			
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below.		X	

<b>(i)</b> Name of Corporation	<b>(ii)</b> Employer Identification Number (if any)	<b>(iii)</b> Country of Incorporation	<b>(iv)</b> Percentage Owned in Voting Stock

<b>b</b> Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below.		X
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<b>(i)</b> Name of Entity	<b>(ii)</b> Employer Identification Number (if any)	<b>(iii)</b> Country of Organization	<b>(iv)</b> Maximum Percentage Owned in Profit, Loss, or Capital

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? See sections 301 and 316 . . . . .		X
If "Yes," file Form 5452, Corporate Report of Nondividend Distributions. See the instructions for Form 5452.		
If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.		
7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of the total voting power of all classes of the corporation's stock entitled to vote or at least 25% of the total value of all classes of the corporation's stock? . . . . .		X
For rules of attribution, see section 318. If "Yes," enter:		
(a) Percentage owned ► _____ and (b) Owner's country ► _____		
(c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached ► _____		
8 Check this box if the corporation issued publicly offered debt instruments with original issue discount . . . . . ► <input type="checkbox"/>		
If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.		
9 Enter the amount of tax-exempt interest received or accrued during the tax year ► \$ _____		
10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) ► _____ 1		
11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here (see instructions) . . . . . ► <input type="checkbox"/>		
If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.		
12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction reported on page 1, line 29a.) . . . . . ► \$ 561,610 .		

**Schedule K Other Information (continued from page 4)**

	<b>Yes</b>	<b>No</b>
13 Are the corporation's total receipts (page 1, line 1a, plus lines 4 through 10) for the tax year <b>and</b> its total assets at the end of the tax year less than \$250,000? . . . . .	X	
If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year ► \$ _____		
14 Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement? See instructions . . . . .	X	
If "Yes," complete and attach Schedule UTP.		
15a Did the corporation make any payments in 2018 that would require it to file Form(s) 1099? . . . . .	X	
b If "Yes," did or will the corporation file required Forms 1099? . . . . .		
16 During this tax year, did the corporation have an 80% or more change in ownership, including a change due to redemption of its own stock? . . . . .	X	
17 During or subsequent to this tax year, but before the filing of this return, did the corporation dispose of more than 65% (by value) of its assets in a taxable, non-taxable, or tax deferred transaction? . . . . .	X	
18 Did the corporation receive assets in a section 351 transfer in which any of the transferred assets had a fair market basis or fair market value of more than \$1 million? . . . . .	X	
19 During the corporation's tax year, did the corporation make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474) of the Code? . . . . .	X	
20 Is the corporation operating on a cooperative basis? . . . . .	X	
21 During the tax year, did the corporation pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions . . . . .	X	
If "Yes," enter the total amount of the disallowed deductions ► \$ _____		
22 Does the corporation have gross receipts of at least \$500 million in any of the 3 preceding tax years? (See sections 59A(e)(2) and (3)) . . . . .	X	
If "Yes," complete and attach Form 8991.		
23 Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions . . . . .	X	
24 Does the corporation satisfy <b>one</b> of the following conditions and the corporation does not own a pass-through entity with current year, or prior year carryover, excess business interest expense? See instructions . . . . .	X	
a The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the corporation is not a tax shelter, or		
b The corporation only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7).		
If "No," complete and attach Form 8990.		
25 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund? . . . . .	X	
If "Yes," enter amount from Form 8996, line 13 . . . . . ► \$ _____		

Form 1120 (2018)

<b>Schedule L</b>	<b>Balance Sheets per Books</b>		<b>Beginning of tax year</b>		<b>End of tax year</b>	
	<b>Assets</b>		<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>
1 Cash . . . . .				2,907,817.		4,137,198.
2a Trade notes and accounts receivable . . . . .			6,162.		7,985.	
b Less allowance for bad debts . . . . .		( )		6,162.	( )	7,985.
3 Inventories . . . . .						
4 U.S. government obligations . . . . .						
5 Tax-exempt securities (see instructions) . . . . .						
6 Other current assets (attach statement) . . . . .		STMT 17		262,799.		10,895.
7 Loans to shareholders . . . . .						
8 Mortgage and real estate loans . . . . .						
9 Other investments (attach statement) . . . . .		STMT 17		1,102,835.		1,401,657.
10a Buildings and other depreciable assets . . . . .						
b Less accumulated depreciation . . . . .		( )		( )		
11a Depletable assets . . . . .						
b Less accumulated depletion . . . . .		( )		( )		
12 Land (net of any amortization) . . . . .						
13a Intangible assets (amortizable only) . . . . .						
b Less accumulated amortization . . . . .		( )		( )		
14 Other assets (attach statement) . . . . .						
15 Total assets . . . . .				4,279,613.		5,557,735.
<b>Liabilities and Shareholders' Equity</b>						
16 Accounts payable . . . . .		STMT 18		2,480.		1,293.
17 Mortgages, notes, bonds payable in less than 1 year . . . . .						
18 Other current liabilities (attach statement) . . . . .		STMT 19		2,496,468.		3,537,810.
19 Loans from shareholders . . . . .						
20 Mortgages, notes, bonds payable in 1 year or more . . . . .						
21 Other liabilities (attach statement) . . . . .						
22 Capital stock: a Preferred stock . . . . .						
b Common stock . . . . .		70,000.		70,000.		70,000.
23 Additional paid-in capital . . . . .				453,743.		453,743.
24 Retained earnings - Appropriated (attach statement) . . . . .						
25 Retained earnings - Unappropriated . . . . .				1,256,922.		1,494,889.
26 Adjustments to shareholders' equity (attach statement) . . . . .						
27 Less cost of treasury stock . . . . .			( )		( )	
28 Total liabilities and shareholders' equity . . . . .				4,279,613.		5,557,735.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return**

Note: The corporation may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books . . . . .	237,967.	7 Income recorded on books this year not included on this return (itemize): Tax-exempt interest \$ _____
2 Federal income tax per books . . . . .	59,779.	
3 Excess of capital losses over capital gains . . . . .	20,729.	
4 Income subject to tax not recorded on books this year (itemize): _____		<u>SEE STATEMENT 22</u> 37,184.
5 Expenses recorded on books this year not deducted on this return (itemize): a Depreciation . . . . . \$ _____		
b Charitable contributions . . . . . \$ _____		
c Travel and entertainment . . . . . \$ _____	1,230.	
SEE STATEMENT 22	297.	
6 Add lines 1 through 5 . . . . .	320,002.	9 Add lines 7 and 8 . . . . . 37,184.
		10 Income (page 1, line 28) - line 6 less line 9 282,818.

**Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)**

1 Balance at beginning of year . . . . .	1,256,922.	5 Distributions: a Cash . . . . .
2 Net income (loss) per books . . . . .	237,967.	b Stock . . . . .
3 Other increases (itemize): _____		c Property . . . . .
4 Add lines 1, 2, and 3 . . . . .	1,494,889.	6 Other decreases (itemize): _____
		7 Add lines 5 and 6 . . . . .
		8 Balance at end of year (line 4 less line 7) 1,494,889.

Form 1120 (2018)

# **SCHEDULE G (Form 1120)**

(Rev. December 2011)  
Department of the Treasury  
Internal Revenue Service

## **Information on Certain Persons Owning the Corporation's Voting Stock**

OMB No. 1545-0123

- Attach to Form 1120.
- See instructions on page 2.

CHICAGO ASSOCIATION OF REALTORS BUSINESS  
INFORMATION SERVICES INC & SUBSIDIARIES

**Employer identification number (EIN)**

47-4639535

**Part I Certain Entities Owning the Corporation's Voting Stock.** (Form 1120, Schedule K, Question 4a). Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization that owns directly 20% or more, or owns, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote (see instructions).

**Part II Certain Individuals and Estates Owning the Corporation's Voting Stock.** (Form 1120, Schedule K, Question 4b). Complete columns (i) through (iv) below for any individual or estate that owns directly 20% or more, or owns, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote (see instructions).

**SCHEDULE O  
(Form 1120)**

(Rev. December 2018)

Department of the Treasury  
Internal Revenue Service**Consent Plan and Apportionment Schedule  
for a Controlled Group**

OMB No. 1545-0123

► Attach to Form 1120, 1120-C, 1120-F, 1120-FSC, 1120-L, 1120-PC, 1120-REIT, or 1120-RIC.

► Go to [www.irs.gov/Form1120](http://www.irs.gov/Form1120) for instructions and the latest information.Name **CHICAGO ASSOCIATION OF REALTORS BUSINESS  
INFORMATION SERVICES INC & SUBSIDIARIES**Employer identification number  
**47-4639535****Part I Apportionment Plan Information**

1 Type of controlled group:

- a  Parent-subsidiary group
- b  Brother-sister group
- c  Combined group
- d  Life insurance companies only

2 This corporation has been a member of this group:

- a  For the entire year.
- b  From \_\_\_\_\_, until \_\_\_\_\_.

3 This corporation consents and represents to:

- a  Adopt an apportionment plan. All the other members of this group are adopting an apportionment plan effective for the current tax year which ends on \_\_\_\_\_, and for all succeeding tax years.
- b  Amend the current apportionment plan. All the other members of this group are currently amending a previously adopted plan, which was in effect for the tax year ending \_\_\_\_\_, and for all succeeding tax years.
- c  Terminate the current apportionment plan and not adopt a new plan. All the other members of this group are not adopting an apportionment plan.
- d  Terminate the current apportionment plan and adopt a new plan. All the other members of this group are adopting an apportionment plan effective for the current tax year which ends on \_\_\_\_\_, and for all succeeding tax years.

4 If you checked box 3c or 3d above, check the applicable box below to indicate if the termination of the current apportionment plan was:

- a  Elected by the component members of the group.
- b  Required for the component members of the group.

5 If you did not check a box on line 3 above, check the applicable box below concerning the status of the group's apportionment plan (see instructions).

- a  No apportionment plan is in effect and none is being adopted.
- b  An apportionment plan is already in effect. It was adopted for the tax year ending 09/30/2015, and for all succeeding tax years.

6 If all the members of this group are adopting a plan or amending the current plan for a tax year after the due date (including extensions) of the tax return for this corporation, is there at least one year remaining on the statute of limitations from the date this corporation filed its amended return for such tax year for assessing any resulting deficiency?

See instructions.

- a  Yes.
  - (i)  The statute of limitations for this year will expire on \_\_\_\_\_.
  - (ii)  On \_\_\_\_\_, this corporation entered into an agreement with the Internal Revenue Service to extend the statute of limitations for purposes of assessment until \_\_\_\_\_.
- b  No. The members may not adopt or amend an apportionment plan.

7  If the corporation has a short tax year that does not include December 31, check the box. See instructions.

For Paperwork Reduction Act Notice, see Instructions for Form 1120.

Schedule O (Form 1120) (Rev. 12-2018)

**Part II Apportionment** (See instructions)

(a) Group member's name and employer identification number		(b) Tax year end (Yr-Mo)	Apportionment		
			(c) Accumulated earnings credit	(d) Penalty for failure to pay estimated tax	(e) Other
1	CHICAGO ASSOCIATION OF REALTORS	36-0904580	2019-09	NONE	NONE
2	CAR BUSINESS INFORMATION SYSTEMS, INC.	47-4639535	2019-09	NONE	NONE
3					
4					
5					
6					
7					
8					
9					
10					
<b>Total</b>			NONE	NONE	NONE

Schedule O (Form 1120) (Rev. 12-2018)

Form 851

(Rev. October 2016)  
Department of the Treasury  
Internal Revenue Service

## Affiliations Schedule

For tax year ending 09/30/2019

09/30/2019

OMB No. 1545-0123

► File with each consolidated income tax return.

► Information about Form 851 and its instructions is at [www.irs.gov/form851](http://www.irs.gov/form851).

Name of common parent corporation CHICAGO ASSOCIATION OF REALTORS  
BUSINESS INFORMATION SERVICES INC Employer identification number 47-4639535

Number, street, and room or suite no. If a P.O. box, see instructions.

430 N MICHIGAN AVE, STE 800

**City or town, state, and ZIP code**

CHICAGO, IL 60611

**Part I Overpayment Credits, Estimated Tax Payments, and Tax Deposits (see instructions)**

Corp. No.	Name and address of corporation	Employer identification number	Portion of overpayment credits and estimated tax payments	Portion of tax deposited with Form 7004
1	Common parent corporation		61,410.	NONE
	Subsidiary corporations:			
2	CHICAGO ASSOCIATION OF REALTORS INC 430 N. MICHIGAN AVE., SUITE 800 CHICAGO, IL 60611	36-2348007		
3	NORTHERN ILLINOIS REAL ESTATE 430 N. MICHIGAN AVENUE, SUITE 800 CHICAGO, IL 60611	36-3425361		

**Totals** (Must equal amounts shown on the consolidated tax return.) . . . . . ► 61,410. NONE

**Part II Principal Business Activity, Voting Stock Information, Etc. (see instructions)**

## Part III Changes in Stock Holdings During the Tax Year

(c) If any transaction listed above caused a transfer of a share of subsidiary stock (defined to include dispositions and deconsolidations), did the share's basis exceed its value at the time of the transfer? See instructions . . . . .  Yes  No

(d) Did any share of subsidiary stock become worthless within the meaning of section 165 (taking into account the provisions of Regulations section 1.1502-80(c)) during the taxable year? See instructions . . . . .  Yes  No

(e) If the equitable owners of any capital stock shown above were other than the holders of record, provide details of the changes.

(f) If additional stock was issued, or if any stock was retired during the year, list the dates and amounts of these transactions.

Form 851 (Rev. 10-2016)

**Part IV Additional Stock Information (see instructions)**

1 During the tax year, did the corporation have more than one class of stock outstanding? . . . . .  Yes  No  
If "Yes," enter the name of the corporation and list and describe each class of stock.

Corp. No.	Name of corporation	Class of stock

2 During the tax year, was there any member of the consolidated group that reaffiliated within 60 months of disaffiliation? . . . . .  Yes  No  
If "Yes," enter the name of the corporation(s) and explain the circumstances.

Corp. No.	Name of corporation	Explanation

3 During the tax year, was there any arrangement in existence by which one or more persons that were not members of the affiliated group could acquire any stock, or acquire any voting power without acquiring stock, in the corporation, other than a de minimis amount, from the corporation or another member of the affiliated group? . . . . .  Yes  No  
If "Yes," enter the name of the corporation and see the instructions for the percentages to enter in columns (a), (b), and (c).

Corp. No.	Name of corporation	(a) Percentage of value	(b) Percentage of outstanding voting stock	(c) Percentage of voting power
		%	%	%
		%	%	%
		%	%	%
		%	%	%

Corp. No.	(d) Provide a description of any arrangement.

**SCHEDULE D  
(Form 1120)**Department of the Treasury  
Internal Revenue Service**Capital Gains and Losses**

OMB No. 1545-0123

► Attach to Form 1120, 1120-C, 1120-F, 1120-FSC, 1120-H, 1120-IC-DISC, 1120-L, 1120-ND, 1120-PC, 1120-POL, 1120-REIT, 1120-RIC, 1120-SF, or certain Forms 990-T.

► Go to [www.irs.gov/Form1120](http://www.irs.gov/Form1120) for instructions and the latest information.

**2018**

Name CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES	Employer identification number 47-4639535
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**Part I Short-Term Capital Gains and Losses (See instructions.)**

See instructions for how to figure the amounts to enter on the lines below.  This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
<b>1a</b> Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b .....				
<b>1b</b> Totals for all transactions reported on Form(s) 8949 with <b>Box A</b> checked .....				
<b>2</b> Totals for all transactions reported on Form(s) 8949 with <b>Box B</b> checked .....				
<b>3</b> Totals for all transactions reported on Form(s) 8949 with <b>Box C</b> checked .....				
<b>4</b> Short-term capital gain from installment sales from Form 6252, line 26 or 37 .....				<b>4</b>
<b>5</b> Short-term capital gain or (loss) from like-kind exchanges from Form 8824 .....				<b>5</b>
<b>6</b> Unused capital loss carryover (attach computation) .....		SEE STATEMENT 25		<b>6</b> ( 220 .)
<b>7</b> Net short-term capital gain or (loss). Combine lines 1a through 6 in column h .....				<b>7</b> -220 .

**Part II Long-Term Capital Gains and Losses (See instructions.)**

See instructions for how to figure the amounts to enter on the lines below.  This form may be easier to complete if you round off cents to whole dollars.	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
<b>8a</b> Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b .....				
<b>8b</b> Totals for all transactions reported on Form(s) 8949 with <b>Box D</b> checked .....				
<b>9</b> Totals for all transactions reported on Form(s) 8949 with <b>Box E</b> checked .....				
<b>10</b> Totals for all transactions reported on Form(s) 8949 with <b>Box F</b> checked .....	130 , 140 .	150 , 869 .		-20 , 729 .
<b>11</b> Enter gain from Form 4797, line 7 or 9 .....				<b>11</b>
<b>12</b> Long-term capital gain from installment sales from Form 6252, line 26 or 37 .....				<b>12</b>
<b>13</b> Long-term capital gain or (loss) from like-kind exchanges from Form 8824 .....				<b>13</b>
<b>14</b> Capital gain distributions (see instructions) .....				<b>14</b>
<b>15</b> Net long-term capital gain or (loss). Combine lines 8a through 14 in column h .....				<b>15</b> -20 , 729 .

**Part III Summary of Parts I and II**

<b>16</b> Enter excess of net short-term capital gain (line 7) over net long-term capital loss (line 15) .....	<b>16</b>
<b>17</b> Net capital gain. Enter excess of net long-term capital gain (line 15) over net short-term capital loss (line 7) .....	<b>17</b>
<b>18</b> Add lines 16 and 17. Enter here and on Form 1120, page 1, line 8, or the proper line on other returns. ....	<b>18</b> NONE

**Note:** If losses exceed gains, see **Capital losses** in the instructions.

For Paperwork Reduction Act Notice, see the Instructions for Form 1120.

Schedule D (Form 1120) 2018

Department of the Treasury  
Internal Revenue Service

**Name(s) shown on return**

Names(s) shown on return:

CHICAGO ASSOCIATION

## CHICAGO ASSOCIATION OF REALTORS BUSINESS

**Social security number or taxpayer identification number**

Social Security

Before you check Box A, B, or C below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either will show whether your basis (usually your cost) was reported to the IRS by your broker and may even tell you which box to check.

**Part I** **Short-Term.** Transactions involving capital assets you held 1 year or less are generally short-term (see instructions). For long-term transactions, see page 2.

**Note:** You may aggregate all short-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the totals directly on Schedule D, line 1a; you aren't required to report these transactions on Form 8949 (see instructions).

**You must check Box A, B, or C below. Check only one box.** If more than one box applies for your short-term transactions, complete a separate Form 8949, page 1, for each applicable box. If you have more short-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

(A) Short-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see **Note** above)  
 (B) Short-term transactions reported on Form(s) 1099-B showing basis **wasn't** reported to the IRS  
 (C) Short-term transactions not reported to you on Form 1099-B

**2 Totals.** Add the amounts in columns (d), (e), (g), and (h) (subtract negative amounts). Enter each total here and include on your Schedule D, **line 1b** (if **Box A** above is checked), **line 2** (if **Box B** above is checked), or **line 3** (if **Box C** above is checked) ►

**Note:** If you checked Box A above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column (g)* in the separate instructions for how to figure the amount of the adjustment.

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For Paperwork Reduction Act Notice, see your tax return instructions.

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Form **8949** (2018)

Name(s) shown on return. Name and SSN or taxpayer identification no. not required if shown on other side

**Social security number or taxpayer identification number**

CHICAGO ASSOCIATION OF REALTORS BUSINESS

47-4639535

Before you check Box D, E, or F below, see whether you received any Form(s) 1099-B or substitute statement(s) from your broker. A substitute statement will have the same information as Form 1099-B. Either will show whether your basis (usually your cost) was reported to the IRS by your broker and may even tell you which box to check.

**Part II** **Long-Term.** Transactions involving capital assets you held more than 1 year are generally long-term (see instructions). For short-term transactions, see page 1.

**Note:** You may aggregate all long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS and for which no adjustments or codes are required. Enter the totals directly on Schedule D, line 8a; you aren't required to report these transactions on Form 8949 (see instructions).

**You must check Box D, E, or F below. Check only one box.** If more than one box applies for your long-term transactions, complete a separate Form 8949, page 2, for each applicable box. If you have more long-term transactions than will fit on this page for one or more of the boxes, complete as many forms with the same box checked as you need.

(D) Long-term transactions reported on Form(s) 1099-B showing basis was reported to the IRS (see **Note** above)  
 (E) Long-term transactions reported on Form(s) 1099-B showing basis **wasn't** reported to the IRS  
 (F) Long-term transactions not reported to you on Form 1099-B

**2 Totals.** Add the amounts in columns (d), (e), (g), and (h) (subtract negative amounts). Enter each total here and include on your Schedule D, **line 8b** (if **Box D** above is checked), **line 9** (if **Box E** above is checked), or **line 10** (if **Box F** above is checked) ►

130, 140.

150,869

-20,729.

**Note:** If you checked Box D above but the basis reported to the IRS was incorrect, enter in column (e) the basis as reported to the IRS, and enter an adjustment in column (g) to correct the basis. See *Column (g)* in the separate instructions for how to figure the amount of the adjustment.

## Cost of Goods Sold

► Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.  
 ► Go to [www.irs.gov/Form1125A](http://www.irs.gov/Form1125A) for the latest information.

Name	CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES	Employer identification number
		47-4639535
1	Inventory at beginning of year .....	1
2	Purchases .....	2
3	Cost of labor .....	3
4	Additional section 263A costs (attach schedule) .....	4
5	Other costs (attach schedule) .....	5 4,143,424.
6	<b>Total.</b> Add lines 1 through 5 .....	6 4,143,424.
7	Inventory at end of year .....	7
8	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions .....	8 4,143,424.
<b>9a</b>	Check all methods used for valuing closing inventory:	
(i)	<input type="checkbox"/> Cost	
(ii)	<input type="checkbox"/> Lower of cost or market	
(iii)	<input type="checkbox"/> Other (Specify method used and attach explanation.) ►	
<b>b</b>	Check if there was a writedown of subnormal goods .....	► <input type="checkbox"/>
<b>c</b>	Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) .....	► <input type="checkbox"/>
<b>d</b>	If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO .....	9d
<b>e</b>	If property is produced or acquired for resale, do the rules of section 263A apply to the entity? See instructions .....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>f</b>	Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation .....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section references are to the Internal Revenue Code unless otherwise noted.

## What's New

Small business taxpayers. For tax years beginning after December 31, 2017, the following apply.

- A small business taxpayer (defined below), may use a method of accounting for inventories that either: (1) treats inventories as nonincidental materials and supplies, or (2) conforms to the taxpayer's financial accounting treatment of inventories.
- A small business taxpayer is not required to capitalize costs under section 263A.

## General Instructions

### Purpose of Form

Use Form 1125-A to calculate and deduct cost of goods sold for certain entities.

### Who Must File

Filers of Form 1120, 1120-C, 1120-F, 1120S, or 1065, must complete and attach Form 1125-A if the applicable entity reports a deduction for cost of goods sold.

### Inventories

Generally, inventories are required at the beginning and end of each tax year if the production, purchase, or sale of

merchandise is an income-producing factor. See Regulations section 1.471-1. If inventories are required, you generally must use an accrual method of accounting for sales and purchases of inventory items.

**Exception for certain taxpayers.** A small business taxpayer (defined below), can adopt or change its accounting method to account for inventories in the same manner as material and supplies that are non-incidental, or conform to its treatment of inventories in an applicable financial statement (as defined in section 451(b)(3)), or if it does not have an applicable financial statement, the method of accounting used in its books and records prepared in accordance with its accounting procedures. See section 471(c)(3).

A small business taxpayer claiming exemption from the requirement to keep inventories is changing its method of accounting for purposes of section 481. For additional guidance on this method of accounting, see Pub. 538, Accounting Periods and Methods. For guidance on changing to this method of accounting, see Form 3115 and the Instructions for Form 3115.

**Small business taxpayer.** A small business taxpayer is a taxpayer that (a) has average annual gross receipts of \$25 million or less (indexed for inflation) for the 3 prior tax years, and (b) is not a tax shelter (as defined in section 448(d)(3)). See Pub. 538.

**Uniform capitalization rules.** The uniform capitalization rules of section 263A generally require you to capitalize, or include in inventory, certain costs incurred in connection with the following.

- The production of real property and tangible personal property held in inventory or held for sale in the ordinary course of business.
- Real property or personal property (tangible and intangible) acquired for resale.
- The production of real property and tangible personal property for use in its trade or business or in an activity engaged in for profit.

A small business taxpayer (defined above) is not required to capitalize costs under section 263A. See section 263A(i).

See the discussion on section 263A uniform capitalization rules in the instructions for your tax return before completing Form 1125-A. Also see Regulations sections 1.263A-1 through 1.263A-3. See Regulations section 1.263A-4 for rules for property produced in a farming business.

Depreciation and Amortization  
(Including Information on Listed Property)

OMB No. 1545-0172

2018

Attachment  
Sequence No. 179Department of the Treasury  
Internal Revenue Service (99)► Attach to your tax return.  
► Go to [www.irs.gov/Form4562](http://www.irs.gov/Form4562) for instructions and the latest information.Name(s) shown on return CHICAGO ASSOCIATION OF REALTORS BUSINESS  
INFORMATION SERVICES INC & SUBSIDIARIESIdentifying number  
47-4639535

Business or activity to which this form relates

## GENERAL DEPRECIATION &amp; AMORTIZATION

**Part I Election To Expense Certain Property Under Section 179****Note:** If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions) . . . . .	1		
2	Total cost of section 179 property placed in service (see instructions) . . . . .	2		
3	Threshold cost of section 179 property before reduction in limitation (see instructions) . . . . .	3		
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0- . . . . .	4		
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions . . . . .	5		
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost	
7	Listed property. Enter the amount from line 29 . . . . .	7		
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 . . . . .	8		
9	Tentative deduction. Enter the <b>smaller</b> of line 5 or line 8 . . . . .	9		
10	Carryover of disallowed deduction from line 13 of your 2017 Form 4562 . . . . .	10		
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions . . . . .	11		
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11 . . . . .	12		
13	Carryover of disallowed deduction to 2019. Add lines 9 and 10, less line 12 . . . . . ►	13		

**Note:** Don't use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions . . . . .	14	
15	Property subject to section 168(f)(1) election . . . . .	15	
16	Other depreciation (including ACRS) . . . . .	16	

**Part III MACRS Depreciation (Don't include listed property. See instructions.)****Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2018 . . . . .	17	
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here . . . . . ►		

**Section B - Assets Placed in Service During 2018 Tax Year Using the General Depreciation System**

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

**Section C - Assets Placed in Service During 2018 Tax Year Using the Alternative Depreciation System**

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

**Part IV Summary (See instructions.)**

21	Listed property. Enter amount from line 28 . . . . .	21	
22	<b>Total.</b> Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions . . . . .	22	
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs . . . . .	23	

For Paperwork Reduction Act Notice, see separate instructions.

JSA 8X2300 1.000

8310JP L073 04/21/2020 17:58:00 V18-7.17F 47-4639535

Form 4562 (2018)

**Part V Listed Property** (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

**Section A - Depreciation and Other Information (Caution:** See the instructions for limits for passenger automobiles.)

**24a** Do you have evidence to support the business/investment use claimed?  Yes  No **24b** If "Yes," is the evidence written?  Yes  No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
---	-------------------------------	---	----------------------------	--	------------------------	--------------------------	-------------------------------	---------------------------------

**25** Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions . . . . . **25**

**26** Property used more than 50% in a qualified business use:

		%						
		%						
		%						

**27** Property used 50% or less in a qualified business use:

		%			S/L -			
		%			S/L -			
		%			S/L -			

**28** Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1. . . . . **28**

**29** Add amounts in column (i), line 26. Enter here and on line 7, page 1 . . . . . **29**

**Section B - Information on Use of Vehicles**

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1	(b) Vehicle 2	(c) Vehicle 3	(d) Vehicle 4	(e) Vehicle 5	(f) Vehicle 6						
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
<b>30</b> Total business/investment miles driven during the year (don't include commuting miles) . . . . .												
<b>31</b> Total commuting miles driven during the year . . . . .												
<b>32</b> Total other personal (noncommuting) miles driven . . . . .												
<b>33</b> Total miles driven during the year. Add lines 30 through 32 . . . . .												
<b>34</b> Was the vehicle available for personal use during off-duty hours? . . . . .												
<b>35</b> Was the vehicle used primarily by a more than 5% owner or related person? . . . . .												
<b>36</b> Is another vehicle available for personal use? . . . . .												

**Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees**

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons. See instructions.

<b>37</b> Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? . . . . .	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>38</b> Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . . . .		
<b>39</b> Do you treat all use of vehicles by employees as personal use? . . . . .		
<b>40</b> Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received? . . . . .		
<b>41</b> Do you meet the requirements concerning qualified automobile demonstration use? See instructions . . . . .		

**Note:** If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

**Part VI Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
-----------------------------	---------------------------------	---------------------------	---------------------	--	-----------------------------------

**42** Amortization of costs that begins during your 2018 tax year (see instructions):


<b>43</b> Amortization of costs that began before your 2018 tax year . . . . .	<b>43</b>	15,472.
<b>44</b> Total. Add amounts in column (f). See the instructions for where to report . . . . .	<b>44</b>	15,472.

**Application for Automatic Extension of Time To File Certain  
 Business Income Tax, Information, and Other Returns**

OMB No. 1545-0233

► File a separate application for each return.  
 ► Go to [www.irs.gov/Form7004](http://www.irs.gov/Form7004) for instructions and the latest information.

**Print  
 or  
 Type**

Name	CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES	Identifying number
Number, street, and room or suite no. (If P.O. box, see instructions.)	47-4639535	
430 N MICHIGAN AVE, STE 800		
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).)		
CHICAGO, IL 60611		

**Note:** File request for extension by the due date of the return. See instructions before completing this form.

**Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns.** See instructions.

1 Enter the form code for the return listed below that this application is for . . . . . 1 2

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

**Part II All Filers Must Complete This Part**

2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here . . . . . ►

3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here . . . . . ►   
 If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application. SEE STATEMENT 31

4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . . . . ►

5a The application is for calendar year 20   , or tax year beginning   10 / 01  , 20   18  , and ending   09 / 30  , 20   19  

b **Short tax year.** If this tax year is less than 12 months, check the reason:  Initial return  Final return  
 Change in accounting period  Consolidated return to be filed  Other (See instructions - attach explanation)

6 Tentative total tax . . . . . 6 53,062.

7 Total payments and credits. See instructions . . . . . 7 61,410.

8 Balance due. Subtract line 7 from line 6. See instructions . . . . . 8 NONE

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Form **7004** (Rev. 12-2018)

**Consolidated Schedules****1120 Page 1**

	COMBINED	CAR ELIMINATIONS	ADJUSTMENTS	CHICAGO ASSOCIATION OF REALTORS BUSINESS
1a Gross receipts or sales	4,898,609.			4,898,609.
1b Returns and allowances				
1c Balance	4,898,609.			4,898,609.
2 Cost of goods sold	4,143,424.			4,143,424.
3 Gross profit	755,185.			755,185.
4 Dividends				
5 Interest	46,208.			46,208.
6 Gross rents				
7 Gross royalties				
8 Capital gain net income	-20,729.		20,729.	NONE
9 Net gain or (loss) from Form 4797				
10 Other income	832,989.			832,989.
	-----	-----	-----	-----
11 Total income	1,613,653.		20,729.	1,634,382.
	-----	-----	-----	-----
12 Compensation of officers				
13 Salaries and wages	572,174.			572,174.
14 Repairs and maintenance	5,692.			5,692.
15 Bad debts				
16 Rents	75,767.			75,767.
17 Taxes and licenses	30,830.			30,830.
18 Interest	13,444.			13,444.
19 Charitable contributions	30,000.			30,000.
20 Depreciation				
21 Depletion				
22 Advertising				
23 Pension, profit-sharing etc., plans				
24 Employee benefit programs				
25 Reserved for future use				
26 Other deductions	623,657.			623,657.
	-----	-----	-----	-----
27 Total deductions	1,351,564.			1,351,564.
	-----	-----	-----	-----
28 Taxable income before NOL & Spec. Deductions	262,089.	NONE	20,729.	282,818.
	=====	=====	=====	=====
29 NOL,Spec. deductions	NONE			NONE
	-----	-----	-----	-----
30 Taxable income	262,089.	NONE	20,729.	282,818.
JSA	=====	=====	=====	=====

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STATEMENT

1

	CHICAGO	CHICAGO	NORTHERN ILLINOIS
Consolidated Schedules	ASSOCIATION OF	ASSOCIATION OF	REAL ESTATE
1120 Page 1	REALTORS	REALTORS INC	
	47-4639535	36-2348007	36-3425361
-----	-----	-----	-----
1a Gross receipts or sales		4,878,480.	20,129.
1b Returns and allowances			
1c Balance		4,878,480.	20,129.
2 Cost of goods sold		4,143,424.	
3 Gross profit		735,056.	20,129.
4 Dividends			
5 Interest		46,208.	
6 Gross rents			
7 Gross royalties			
8 Capital gain net income		-20,729.	
9 Net gain or (loss) from Form 4797			
10 Other income		776,639.	56,350.
-----	-----	-----	-----
11 Total income		1,537,174.	76,479.
-----	-----	-----	-----
12 Compensation of officers			
13 Salaries and wages		519,861.	52,313.
14 Repairs and maintenance		5,136.	556.
15 Bad debts			
16 Rents		70,903.	4,864.
17 Taxes and licenses		30,725.	105.
18 Interest			13,444.
19 Charitable contributions		30,000.	
20 Depreciation			
21 Depletion			
22 Advertising			
23 Pension, profit-sharing etc., plans			
24 Employee benefit programs			
25 Reserved for future use			
26 Other deductions		579,083.	44,574.
-----	-----	-----	-----
27 Total deductions		1,235,708.	115,856.
-----	-----	-----	-----
28 Taxable income before NOL & Spec. Deductions	NONE	301,466.	-39,377.
=====	=====	=====	=====
29 NOL,Spec. deductions			NONE
-----	-----	-----	-----
30 Taxable income	NONE	301,466.	-39,377.
JSA	=====	=====	=====

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LINE 5 - INTEREST INCOME

=====

CHICAGO ASSOCIATION OF REALTORS INC

INTEREST INCOME - THE PRIVATE BANK	46,208.
SUBTOTAL	46,208.
TOTAL LINE 5 - INTEREST INCOME	46,208.

=====

LINE 10 - OTHER INCOME

=====

CHICAGO ASSOCIATION OF REALTORS INC

OFFICE DUES	445,270.
APPLICATION FEES	69,600.
MLS LATE FEE	20,178.
PAYMENT PLAN SERVICE FEE	58,383.
REFUND PROCESSING FEE	2,600.
SALES AWARDS PROGRAM	177,898.
CR MAGAZINE AD INCOME	2,000.
PAPER INVOICE FEE	710.
SUBTOTAL	776,639.

NORTHERN ILLINOIS REAL ESTATE

COMMERCIAL MEMBER INITIATIVE	212.
LICENSE HOLDING FEES	56,138.
SUBTOTAL	56,350.
TOTAL LINE 10 - OTHER INCOME	832,989.

1120 PAGE 1 DETAIL

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LINE 14 - REPAIRS

=====

CHICAGO ASSOCIATION OF REALTORS INC

-----

FACILITIES-MAINTENANCE &amp; REPAIRS 5,136.

-----

5,136.

NORTHERN ILLINOIS REAL ESTATE

-----

REPAIRS AND MAINTENANCE 556.

-----

556.

TOTAL LINE 14 - REPAIRS

5,692.

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1120 PAGE 1 DETAIL

LINE 16 - RENTS

=====

CHICAGO ASSOCIATION OF REALTORS INC

OFFICE RENT	33,534.
OFFICE RENT - CAR CLASSROOMS	22,800.
LEASED EQUIPMENT	14,569.
 SUBTOTAL	 70,903.

NORTHERN ILLINOIS REAL ESTATE

RENTS	4,864.
 SUBTOTAL	 4,864.
 TOTAL LINE 16 - RENTS	 75,767.

LINE 17 - TAXES SUMMARY

TAXES (EXCLUDING INCOME TAXES)	1,142.
OTHER STATE AND LOCAL TAXES	29,688.
 TOTAL LINE 17 - TAXES	 30,830.

LINE 17 - TAXES (EXCLUDING INCOME TAXES)

 CHICAGO ASSOCIATION OF REALTORS INC	
REAL ESTATE TAXES	1,037.
 SUBTOTAL	 1,037.

NORTHERN ILLINOIS REAL ESTATE

REAL ESTATE TAXES	105.
 SUBTOTAL	 105.
 TOTAL - TAXES (EXCLUDING INCOME TAXES)	 1,142.

STATEMENT 5

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LINE 17 - OTHER STATE AND LOCAL TAXES

=====

CHICAGO ASSOCIATION OF REALTORS INC

-----

ACCRUED STATE AND LOCAL TAXES 29,688.

-----

SUBTOTAL 29,688.

-----

TOTAL - OTHER STATE AND LOCAL TAXES 29,688.

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1120 PAGE 1 DETAIL

## =====

## LINE 19 - CONTRIBUTIONS DEDUCTION

1. TAXABLE INCOME EXCLUDING CONTRIBUTIONS	312,818.
2. LESS: NOL CARRYOVER	
3. PLUS: CAPITAL LOSS CARRYBACK	
4. TAXABLE INCOME WITHOUT REGARD TO CONTRIBUTIONS, SPECIAL DEDUCTIONS, NOL CARRYBACKS, AND CAPITAL LOSS CARRYBACKS	312,818.
5. CONTRIBUTION DEDUCTION LIMITATION (TAXABLE INCOME X 10%)	31,282.
6. AMOUNT OF DEDUCTIBLE CONTRIBUTIONS	30,000.
7. CONTRIBUTION DEDUCTION (LESSER OF LINE 5 OR LINE 6)	30,000.

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LINE 19 - CURRENT YEAR CONTRIBUTIONS

CHICAGO ASSOCIATION OF REALTORS INC

CHARITABLE CONTRIBUTIONS	30,000.
TOTAL	30,000.

TOTAL CURRENT YEAR CONTRIBUTIONS 30,000.

LINE 26 - SUMMARY OF TRAVEL, MEALS AND ENTERTAINMENT

CHICAGO ASSOCIATION OF REALTORS INC

NET MEALS AND ENTERTAINMENT TO OTHER DEDUCTIONS	1,020.
SUBTOTAL	1,020.

NORTHERN ILLINOIS REAL ESTATE

NET MEALS AND ENTERTAINMENT TO OTHER DEDUCTIONS	210.
SUBTOTAL	210.

TOTAL LINE 26 - TRAVEL, MEALS AND ENTERTAINMENT 1,230.

LINE 26 - OTHER DEDUCTIONS

CHICAGO ASSOCIATION OF REALTORS INC

AMORTIZATION	14,053.
TRAVEL, MEALS AND ENTERTAINMENT	1,020.
BANK & CREDIT CARD FEES	149,040.
COMPUTER SYSTEM	21,913.
DUES & SUBSCRIPTIONS	728.
INSURANCE	8,680.
MEMBER PROMOTION	184,187.
MISCELLANEOUS	24,716.
OFFICE EXPENSES	4,367.
POSTAGE & DELIVERY	504.

CONTINUED ON NEXT PAGE

STATEMENT 8

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## LINE 26 - OTHER DEDUCTIONS (CONT'D)

PRINTING	335.
PROFESSIONAL FEES	73,977.
RECRUITMENT EXPENSES	3,463.
STAFF TRAINING & RECOGNITION	10,307.
TELEPHONE	15,010.
TRANSPORTATION	186.
UTILITIES	2,129.
ALLOCATED OVERHEAD	46,477.
CONFERENCE EXPENSE	17,991.
 SUBTOTAL	 579,083.

## NORTHERN ILLINOIS REAL ESTATE

AMORTIZATION	1,419.
TRAVEL, MEALS AND ENTERTAINMENT	210.
BANK & CREDIT CARD FEES	3,065.
COMPUTER SYSTEM	2,204.
DUES & SUBSCRIPTIONS	203.
INSURANCE	885.
MISCELLANEOUS	137.
UTILITIES	212.
OFFICE EXPENSES	722.
POSTAGE & DELIVERY	635.
PRINTING	456.
PROFESSIONAL FEES	17,106.
RECRUITMENT EXP	384.
STAFF TRAINING & RECOGNITION	961.
SUBSCRIBER EVENTS & OUTREACH	9,738.
TELEPHONE	1,507.
TRANSPORTATION	18.
ALLOCATED OVERHEAD	4,712.
 SUBTOTAL	 44,574.

TOTAL LINE 26 - OTHER DEDUCTIONS

623,657.

1120 PAGE 1 DETAIL

## SRLY NOL CARRYOVER SCHEDULE

## CHICAGO ASSOCIATION OF REALTORS BUSINESS

YEAR ENDING	ORIGINAL NOL	AMOUNT AVAILABLE	AMOUNT USED IN CURRENT YEAR	CARRYOVER TO NEXT YEAR
09/30/1999				
09/30/2000				
09/30/2001				
09/30/2002				
09/30/2003				
09/30/2004				
09/30/2005				
09/30/2006				
09/30/2007	137,063.	43,752.		43,752.
09/30/2008	273,712.	273,712.		273,712.
09/30/2009				
09/30/2010	3,821.	3,821.		3,821.
09/30/2011				
09/30/2012	8,433.	8,433.		8,433.
09/30/2013	131,677.	131,677.		131,677.
09/30/2014	100,215.	100,215.		100,215.
09/30/2015				
09/30/2016				
09/30/2017				
09/30/2018				
09/30/2019				
TOTAL	654,921.	561,610.		561,610.

1120 PAGE 1 DETAIL

## SRLY NOL CARRYOVER SCHEDULE

## NORTHERN ILLINOIS REAL ESTATE

YEAR ENDING	ORIGINAL NOL	AMOUNT AVAILABLE	AMOUNT USED IN CURRENT YEAR	CARRYOVER TO NEXT YEAR
09/30/1999				
09/30/2000				
09/30/2001				
09/30/2002				
09/30/2003				
09/30/2004				
09/30/2005				
09/30/2006				
09/30/2007	137,063.	43,752.		43,752.
09/30/2008	273,712.	273,712.		273,712.
09/30/2009				
09/30/2010	3,821.	3,821.		3,821.
09/30/2011				
09/30/2012	8,433.	8,433.		8,433.
09/30/2013	131,677.	131,677.		131,677.
09/30/2014	100,215.	100,215.		100,215.
09/30/2015				
09/30/2016				
09/30/2017				
09/30/2018				
09/30/2019				
TOTAL	654,921.	561,610.		561,610.

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LINE 29A - NOL CARRYOVERS TO NEXT YEAR

=====

NORTHERN ILLINOIS REAL ESTATE

-----

SRLY NOL CARRYOVER 561,610.

TOTAL 561,610.

-----

TOTAL LINE 29A - CURRENT YEAR UTILIZATION NONE

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STATEMENT 12

## Consolidated Schedules

### Sch. L - Beginning

<b>Assets</b>				
1	Cash	2,907,817.		2,907,817.
2 a	Trade Notes and A/R	6,162.		6,162.
b	Less allowance for Bad Debts			
3	Inventories			
4	US Government Obligations			
5	Tax-exempt Securities			
6	Other Current Assets	262,799.		262,799.
7	Loans to Stockholders			
8	Mtge and Real Estate Loans			
9	Other Investments	1,102,835.		1,102,835.
10 a	Buildings and Other Depreciable Assets			
b	Less Accum. Depreciation			
11 a	Depletable Assets			
b	Less Accum. Depletion			
12	Land (net of any Amortization)			
13 a	Intangible Assets			
b	Less Accum. Amortization			
14	Other Assets			
15	Total Assets	4,279,613.		4,279,613.
		=====	=====	=====
<b>Liabilities and Stockholders' Equity</b>				
16	Accounts Payable	2,480.		2,480.
17	Mtges, Notes, Bond Payable in less than 1 year			
18	Other Current Liabilities	2,496,468.		2,496,468.
19	Loans from Stockholders			
20	Mtges, Notes, Bonds Payable in 1 year or more			
21	Other Liabilities			
22 a	Capital stock-Preferred			
b	Capital stock-Common	70,000.		70,000.
23	Additional Paid-in Capital	453,743.		453,743.
24	Retained earnings-Appropriated			
25	Retained earnings-Unappropriated	1,256,922.		1,256,922.
26	Adjustments to shareholders' equity			
27	Less cost of Treasury Stock			
28	Total Liabilities and Stockholders' Equity	4,279,613.		4,279,613.
JSA		=====	=====	=====

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	CHICAGO ASSOCIATION OF REALTORS	CHICAGO ASSOCIATION OF REALTORS INC	NORTHERN ILLINOIS REAL ESTATE
<b>Consolidated Schedules</b>			
<b>Sch. L - Beginning</b>	47-4639535	36-2348007	36-3425361
<b>Assets</b>	-----	-----	-----
1 Cash		2,907,817.	
2 a Trade Notes and A/R		6,162.	
b Less allowance for Bad Debts			
3 Inventories			
4 US Government Obligations			
5 Tax-exempt Securities			
6 Other Current Assets	262,435.		364.
7 Loans to Stockholders			
8 Mtge and Real Estate Loans			
9 Other Investments	1,102,835.		
10 a Buildings and Other Depreciable Assets			
b Less Accum. Depreciation			
11 a Depletable Assets			
b Less Accum. Depletion			
12 Land (net of any Amortization)			
13 a Intangible Assets			
b Less Accum. Amortization			
14 Other Assets	-----	-----	-----
15 Total Assets	4,279,249.		364.
	=====	=====	=====
<b>Liabilities and Stockholders' Equity</b>			
16 Accounts Payable	2,367.		113.
17 Mtges, Notes, Bond Payable			
in less than 1 year			
18 Other Current Liabilities	1,938,901.		557,567.
19 Loans from Stockholders			
20 Mtges, Notes, Bonds Payable			
in 1 year or more			
21 Other Liabilities			
22 a Capital stock-Preferred			
b Capital stock-Common		70,000.	
23 Additional Paid-in Capital			453,743.
24 Retained earnings-Appropriated			
25 Retained earnings-Unappropriated	2,337,981.		-1,081,059.
26 Adjustments to shareholders' equity			
27 Less cost of Treasury Stock			
28 Total Liabilities and Stockholders' Equity	4,279,249.		364.
	=====	=====	=====

	COMBINED	CAR ELIMINATIONS	ADJUSTMENTS	CHICAGO
--	----------	------------------	-------------	---------

ASSOCIATION OF  
REALTORS BUSINESS

**Consolidated Schedules****Sch. L - Ending**

<b>Assets</b>		-----	-----	-----
1	Cash	4,137,198.		4,137,198.
2 a	Trade Notes and A/R	7,985.		7,985.
b	Less allowance for Bad Debts			
3	Inventories			
4	US Government Obligations			
5	Tax-exempt Securities			
6	Other Current Assets	10,895.		10,895.
7	Loans to Stockholders			
8	Mtge and Real Estate Loans			
9	Other Investments	1,401,657.		1,401,657.
10 a	Buildings and Other Depreciable Assets			
b	Less Accum. Depreciation			
11 a	Depletable Assets			
b	Less Accum. Depletion			
12	Land (net of any Amortization)			
13 a	Intangible Assets			
b	Less Accum. Amortization			
14	Other Assets			
15	Total Assets	5,557,735.		5,557,735.
=====				
<b>Liabilities and Stockholders' Equity</b>				
16	Accounts Payable	1,293.		1,293.
17	Mtges, Notes, Bond Payable in less than 1 year			
18	Other Current Liabilities	3,537,810.		3,537,810.
19	Loans from Stockholders			
20	Mtges, Notes, Bonds Payable in 1 year or more			
21	Other Liabilities			
22 a	Capital stock-Preferred			
b	Capital stock-Common	70,000.		70,000.
23	Additional Paid-in Capital	453,743.		453,743.
24	Retained earnings-Appropriated			
25	Retained earnings-Unappropriated	1,494,889.		1,494,889.
26	Adjustments to Shareholders' Equity			
27	Less cost of Treasury Stock			
28	Total Liabilities and Stockholders' Equity	5,557,735.		5,557,735.

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STATEMENT

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	CHICAGO ASSOCIATION OF REALTORS	CHICAGO ASSOCIATION OF REALTORS INC	NORTHERN ILLINOIS REAL ESTATE
<b>Consolidated Schedules</b>			
<b>Sch. L - Ending</b>	47-4639535	36-2348007	36-3425361
<b>Assets</b>	-----	-----	-----
1 Cash		4,137,198.	
2 a Trade Notes and A/R		7,985.	
b Less allowance for Bad Debts			
3 Inventories			
4 US Government Obligations			
5 Tax-exempt Securities			
6 Other Current Assets	10,498.		397.
7 Loans to Stockholders			
8 Mtge and Real Estate Loans			
9 Other Investments	1,401,657.		
10 a Buildings and Other Depreciable Assets			
b Less Accum. Depreciation			
11 a Depletable Assets			
b Less Accum. Depletion			
12 Land (net of any Amortization)			
13 a Intangible Assets			
b Less Accum. Amortization			
14 Other Assets	-----	-----	-----
15 Total Assets	5,557,338.	397.	
=====	=====	=====	=====
<b>Liabilities and Stockholders' Equity</b>			
16 Accounts Payable	1,180.	113.	
17 Mtges, Notes, Bond Payable in less than 1 year			
18 Other Current Liabilities	2,940,623.	597,187.	
19 Loans from Stockholders			
20 Mtges, Notes, Bonds Payable in 1 year or more			
21 Other Liabilities			
22 a Capital stock-Preferred			
b Capital stock-Common	70,000.		
23 Additional Paid-in Capital		453,743.	
24 Retained earnings-Appropriated			
25 Retained earnings-Unappropriated	2,615,535.	-1,120,646.	
26 Adjustments to Shareholders' Equity			
27 Less cost of Treasury Stock			
28 Total Liabilities and Stockholders' Equity	5,557,338.	397.	
JSA 8C9095 1.000	=====	=====	=====

FORM 1120 PAGE 6 DETAIL, SCH. L

	BEGINNING	ENDING
LINE 6 - OTHER CURRENT ASSETS	-----	-----
CHICAGO ASSOCIATION OF REALTORS INC	-----	-----
CERTIFICATES OF DEPOSIT	253,355.	NONE
PREPAID EXP & OTHER RECEIVABLES	9,080.	10,498.
SUBTOTAL	262,435.	10,498.
NORTHERN ILLINOIS REAL ESTATE	-----	-----
PREPAID INSURANCE	364.	397.
SUBTOTAL	364.	397.
TOTAL LINE 6 - OTHER CURRENT ASSETS	262,799.	10,895.
LINE 9 - OTHER INVESTMENTS	=====	=====
CHICAGO ASSOCIATION OF REALTORS INC	-----	-----
PUBLICLY TRADED SECURITIES	1,102,835.	1,401,657.
SUBTOTAL	1,102,835.	1,401,657.
TOTAL LINE 9 - OTHER INVESTMENTS	1,102,835.	1,401,657.

FORM 1120 PAGE 6 DETAIL, SCH. L

=====

CHICAGO ASSOCIATION OF REALTORS INC

	BEGINNING	ENDING
ACCOUNTS PAYABLE	2,367.	1,180.
SUBTOTAL	2,367.	1,180.
NORTHERN ILLINOIS REAL ESTATE		
REFUND PAYABLE	113.	113.
SUBTOTAL	113.	113.
TOTAL LINE 16 - ACCOUNTS PAYABLE	2,480.	1,293.

=====

FORM 1120 PAGE 6 DETAIL, SCH. L

	BEGINNING	ENDING
LINE 18 - OTHER CURRENT LIABILITIES	-----	-----
CHICAGO ASSOCIATION OF REALTORS INC	-----	-----
DEFERRED REVENUE	1,911,048.	2,916,577.
FEDERAL ACCRUED TAXES	23,078.	20,574.
STATE ACCRUED TAXES	4,775.	3,472.
SUBTOTAL	1,938,901.	2,940,623.
NORTHERN ILLINOIS REAL ESTATE	-----	-----
DEFERRED INCOME	17,040.	18,030.
INTERCOMPANY PAYABLE	542,963.	581,600.
ACCRUED INCOME TAX	-2,471.	-2,471.
IAR AFFILIATE DUES PAYABLE	35.	NONE
UNCLAIMED PROPERTY	NONE	28.
SUBTOTAL	557,567.	597,187.
TOTAL LINE 18 - OTHER CURRENT LIABILITIES	2,496,468.	3,537,810.

	COMBINED	CAR ELIMINATIONS	ADJUSTMENTS	CHICAGO
				ASSOCIATION OF REALTORS BUSINESS

**Consolidated Schedules****Sch. M1 and M-2 Summary**

Schedule M-1		-----	-----	-----
1	Net income per books	237,967.		237,967.
2	Federal Income Tax	59,779.		59,779.
3	Excess Capital Losses		20,729.	20,729.
4	Income Subject to Tax not on Books			
5	Expenses Recorded on Books not Deducted on Return			
	a Depreciation			
	b Charitable Contributions			
	c Travel and Entertainment	1,230.		1,230.
	Other	297.		297.
6	Total Lines 1-5	299,273.	20,729.	320,002.
7	Income Recorded on Books not Included on Return			
	a Tax-exempt Interest			
	Other	37,184.		37,184.
8	Deductions on Return not on Books			
	a Depreciation			
	b Charitable Contributions			
	Other			
9	Total Lines 7 and 8	37,184.		37,184.
10	Income (Line 28, Page 1)	262,089.	20,729.	282,818.

Schedule M-2		-----	-----	-----
1	Balance at beginning of year	1,256,922.		1,256,922.
2	Net Income per Books	237,967.		237,967.
3	Other Increases	10,904.	-10,904.	
4	Total Line 1-3	1,505,793.	-10,904.	1,494,889.
5	Distributions			
	a Cash			
	b Stock			
	c Property			
6	Other Decreases	10,904.	-10,904.	
7	Total lines 5 and 6	10,904.	-10,904.	
8	Balance at end of year	1,494,889.		1,494,889.

JSA

8C9096 1.000

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47-4639535

STATEMENT

20

	CHICAGO ASSOCIATION OF REALTORS	CHICAGO ASSOCIATION OF REALTORS INC	NORTHERN ILLINOIS REAL ESTATE
<b>Consolidated Schedules</b>			
<b>Sch. M1 and M-2 Summary</b>	47-4639535	36-2348007	36-3425361
<b>Schedule M-1</b>	-----	-----	-----
1 Net income per books		266,650.	-28,683.
2 Federal Income Tax		59,779.	
3 Excess Capital Losses			
4 Income Subject to Tax not on Books			
5 Expenses Recorded on Books			
not Deducted on Return			
a Depreciation			
b Charitable Contributions			
c Travel and Entertainment		1,020.	210.
Other		11,201.	-10,904.
-----	-----	-----	-----
6 Total Lines 1-5		338,650.	-39,377.
7 Income Recorded on Books			
not Included on Return			
a Tax-exempt Interest			
Other		37,184.	
8 Deductions on Return not on Books			
a Depreciation			
b Charitable Contributions			
Other			
-----	-----	-----	-----
9 Total Lines 7 and 8		37,184.	
-----	-----	-----	-----
10 Income (Line 28, Page 1)		301,466.	-39,377.
=====	=====	=====	=====
<b>Schedule M-2</b>			
1 Balance at beginning of year		2,337,981.	-1,081,059.
2 Net Income per Books		266,650.	-28,683.
3 Other Increases		10,904.	
-----	-----	-----	-----
4 Total Line 1-3		2,615,535.	-1,109,742.
5 Distributions			
a Cash			
b Stock			
c Property			
6 Other Decreases			10,904.
-----	-----	-----	-----
7 Total lines 5 and 6			10,904.
-----	-----	-----	-----
8 Balance at end of year		2,615,535.	-1,120,646.
JSA 8C9096 1.000	=====	=====	=====

1120 PAGE 6 DETAIL

=====

SCH. M-1, LINE 5 - EXPENSES ON BOOKS NOT DEDUCTED ON RETURN

=====

CHICAGO ASSOCIATION OF REALTORS INC

-----

STATE TAXES	11,099.
PENALTIES	102.
 SUBTOTAL	 11,201.

NORTHERN ILLINOIS REAL ESTATE

-----

INCOME TAX EXPENSE	-10,904.
 SUBTOTAL	 -10,904.
 TOTAL SCH. M-1, LINE 5 - EXPENSES ON BOOKS NOT DEDUCTED ON RETURN	 297.

=====

SCH. M-1, LINE 7 - INCOME ON BOOKS NOT INCLUDED ON RETURN

=====

CHICAGO ASSOCIATION OF REALTORS INC

-----

UNREALIZED GAIN	37,184.
 SUBTOTAL	 37,184.
 TOTAL SCH. M-1, LINE 7 - INCOME ON BOOKS NOT INCLUDED ON RETURN	 37,184.

## CHICAGO ASSOCIATION

COMBINED	CAR	ADJUSTMENTS	CHICAGO
		ELIMINATIONS	ASSOCIATION OF REALTORS BUSINESS

## Consolidated Schedules

## Schedule D

## Short-Term Capital Gains and Losses

1 a Short-term not on Form 8949			
1 b Form 8949, Part I, Box A			
2 Form 8949, Part I, Box B			
3 Form 8949, Part I, Box C			
4 Gain from installment sales			
5 Gain or loss from Form 8824			
6 Unused capital loss carryover	220.		220.
7 Net short-term gains and losses	-220.		-220.

## Long-Term Capital Gains and Losses

8 a Long-term not on Form 8949			
8 b Form 8949, Part II, Box D			
9 Form 8949, Part II, Box E			
10 Form 8949, Part II, Box F	-20,729.		-20,729.
11 Form 4797 Part I gain			
12 Gain from installment sales			
13 Gain or loss from Form 8824			
14 Capital gain distributions			
15 Net long-term gains and losses	-20,729.		-20,729.

## Summary

16 Short-term gain over long-term loss			
17 Long-term gain over short-term loss			
18 Net capital gain	NONE		NONE

## CHICAGO ASSOCIATION

CHICAGO ASSOCIATION OF REALTORS	CHICAGO ASSOCIATION OF REALTORS INC	NORTHERN ILLINOIS REAL ESTATE
---------------------------------------	---	-------------------------------------

## Consolidated Schedules

## Schedule D

## Short-Term Capital Gains and Losses

1 a Short-term not on Form 8949		
1 b Form 8949, Part I, Box A		
2 Form 8949, Part I, Box B		
3 Form 8949, Part I, Box C		
4 Gain from installment sales		
5 Gain or loss from Form 8824		
6 Unused capital loss carryover	220.	
7 Net short-term gains and losses	-220.	

## Long-Term Capital Gains and Losses

8 a Long-term not on Form 8949		
8 b Form 8949, Part II, Box D		
9 Form 8949, Part II, Box E		
10 Form 8949, Part II, Box F	-20,729.	
11 Form 4797 Part I gain		
12 Gain from installment sales		
13 Gain or loss from Form 8824		
14 Capital gain distributions		
15 Net long-term gains and losses	-20,729.	

## Summary

16 Short-term gain over long-term loss		
17 Long-term gain over short-term loss		
18 Net capital gain	NONE	

## SCHEDULE D DETAIL

## LINE 6 - UNUSED CARRYOVERS

TAXABLE YEAR	C/O FR PRIOR YRS	C/O TO NEXT YR
2018		20,729.
2017	220.	220.
2016		
2015		
2014		
2013		
2012		
2011		
2010		
TOTAL	220.	20,949.

## CARRYBACK

TOTAL FOR LINE 6	220.
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COMBINED	CAR ELIMINATIONS	ADJUSTMENTS	CHICAGO ASSOCIATION OF REALTORS BUSINESS
----------	------------------	-------------	---

**Consolidated Schedules****Cost of Goods Sold**

	-----	-----	-----
1 Inventory - beginning			
2 Purchases			
3 Cost of Labor			
4 Addtl. 263A Costs			
5 Other Costs	4,143,424.		4,143,424.
6 Total	4,143,424.		4,143,424.
7 Inventory - Ending			
8 Cost of Goods Sold	4,143,424.		4,143,424.
	=====	=====	=====

CHICAGO ASSOCIATION OF REALTORS	CHICAGO ASSOCIATION OF REALTORS INC	NORTHERN ILLINOIS REAL ESTATE
---------------------------------------	---	-------------------------------------

<b>Consolidated Schedules</b>	47-4639535	36-2348007	36-3425361
<b>Cost of Goods Sold</b>	-----	-----	-----
1 Inventory - beginning			
2 Purchases			
3 Cost of Labor			
4 Addtl. 263A Costs			
5 Other Costs		4,143,424.	
6 Total		4,143,424.	
7 Inventory - Ending			
8 Cost of Goods Sold		4,143,424.	
	=====	=====	=====

## FORM 1125-A DETAIL

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LINE 5 - OTHER COSTS (COST OF GOODS SOLD)

=====

CHICAGO ASSOCIATION OF REALTORS INC

-----

LISTING SERVICES 4,143,424.

SUBTOTAL 4,143,424.

-----

TOTAL LINE 5 - OTHER COSTS (COST OF GOODS SOLD) 4,143,424.

=====

CHICAGO ASSOCIATION OF REALTORS BUSINESS

COMBINED	CAR	ADJUSTMENTS	CHICAGO
ELIMINATIONS			ASSOCIATION OF
			REALTORS
			BUSINESS

**Consolidated Schedules - Form 4562**

**Consolidated 4562 Summary**

**Part I - Section 179 Expense**

- 2 Sec 179 property placed in Service in current year
- 6 Nonlisted property
- 7 Listed property
- 8 Total elected cost
- 9 Tentative deduction
- 10 Carryover from 2016
- 12 Sec 179 expense deduction
- 13 Carryover to 2018

**Part II - Other Depreciation**

- 14 Special depreciation allowance
- 15 Property subject to 168(f)(1)
- 16 ACRS and other depreciation

**Part III - MACRS**

- 17 MACRS deduction - prior years
- 19 General Depreciation System

- a. 3-year property
- b. 5-year property
- c. 7-year property
- d. 10-year property
- e. 15-year property
- f. 20-year property
- g. 25-year property
- h. 27.5-year residential real
- i. 39-year nonresidential real

- 20 Alternative Depreciation System
  - a. Class life
  - b. 12-year
  - c. 30-year
  - d. 40-year

**Part IV - Summary**

- 21 Listed Property

**22 Total depreciation**

42 Amortization - current year	15,472.	15,472.
43 Amortization - prior year		
<b>44 Total Amortization</b>	<b>15,472.</b>	<b>15,472.</b>

CHICAGO ASSOCIATION OF REALTORS BUSINESS

CHICAGO	CHICAGO	NORTHERN
ASSOCIATION OF	ASSOCIATION OF	ILLINOIS REAL
REALTORS	REALTORS INC	ESTATE

**Consolidated Schedules - Form 4562**

**Consolidated 4562 Summary**

47-4639535	36-2348007	36-3425361
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**Part I - Section 179 Expense**

- 2 Sec 179 property placed in Service in current year
- 6 Nonlisted property
- 7 Listed property
- 8 Total elected cost
- 9 Tentative deduction
- 10 Carryover from 2016
- 12 Sec 179 expense deduction
- 13 Carryover to 2018

**Part II - Other Depreciation**

- 14 Special depreciation allowance
- 15 Property subject to 168(f)(1)
- 16 ACRS and other depreciation

**Part III - MACRS**

- 17 MACRS deduction - prior years
- 19 General Depreciation System

- a. 3-year property
- b. 5-year property
- c. 7-year property
- d. 10-year property
- e. 15-year property
- f. 20-year property
- g. 25-year property
- h. 27.5-year residential real
- i. 39-year nonresidential real

- 20 Alternative Depreciation System

- a. Class life
- b. 12-year
- c. 30-year
- d. 40-year

**Part IV - Summary**

- 21 Listed Property

**22 Total depreciation**

42 Amortization - current year	14,053.	1,419.
43 Amortization - prior year		
<b>44 Total Amortization</b>	<b>14,053.</b>	<b>1,419.</b>

## FORM 7004 - AFFILIATED GROUP MEMBERS

=====

NAME AND ADDRESS OF EACH MEMBER OF THE GROUP

EMPLOYER ID

-----

-----

CHICAGO ASSOCIATION OF REALTORS, INC.  
430 N. MICHIGAN AVE., SUITE 800  
CHICAGO, IL 60611

36-348007

NORTHERN ILLINOIS REAL ESTATE  
430 N. MICHIGAN AVENUE, SUITE 800  
CHICAGO, IL 60611

36-3425361

Chicago Association of Realtors Business  
Information Services Inc & Subsidiaries  
Instructions for Filing  
Form IL-1120  
Illinois Corporation Income and Replacement Tax Return  
for the year ended September 30, 2019

Your return will be filed electronically. You do not need to file any forms with the state of Illinois.

The E-file Authorization form should be signed (using full name and title) and dated by an authorized officer of the corporation.

The signed form should be returned on or before July 15, 2020 to:

Crowe LLP  
225 West Wacker Drive, Suite 2600  
Chicago, IL 60606-1224

Or email to: [Oak.Brook.E-Filing@crowe.com](mailto:Oak.Brook.E-Filing@crowe.com)

The return shows a \$1,022 overpayment. We have applied it as follows:

Amount to be applied to 2019 estimated tax	\$1,022
<b>Total Overpayment</b>	<b>\$1,022</b>

DO NOT separately file Form IL-1120 with the state of Illinois. Doing so will delay the processing of your return.

The state of Illinois will notify us when your return has been accepted. Your return is not considered filed until the state confirms its acceptance.

Illinois Department of Revenue  
**2018 Form IL-1120**  
Corporation Income and Replacement Tax Return



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See "When should I file?" in the Form IL-1120 instructions for a list of due dates.

not from a local library, see 2010 *notices* on [jstor.org](http://www.jstor.org) for details.

If this return is not for calendar year 2018, enter your fiscal tax year here. Tax year beginning <u>10/01/2018</u> , ending <u>09/30/2019</u> month day year      month day year	Enter the amount you are paying. \$ <u>NONE</u>
---	--

This form is for tax years ending on or after December 31, 2018, and before December 31, 2019. For tax years ending in 2018 but before December 31, 2018, use the 2017 form. For prior years, use the form for that year.

## Step 1: Identify your corporation

**A** Enter your complete legal business name.  
If you have a name change, check this box.

Name: CHICAGO ASSOCIATION OF REALTORS BUSINESS

**B** Enter your mailing address.  
Check this box if either of the following apply:

- this is your **first return**, or
- you have an **address change**.

C/O: \_\_\_\_\_

Mailing address: 430 N MICHIGAN AVE, STE 800

**C** If this is the first or final return, check the applicable box(es).

First return

Final return (Enter the date of termination. \_\_\_\_\_)  
mm dd yyyy

**D** If this is a final return because you sold this business, enter the date sold  
(mm dd yyyy) \_\_\_\_\_, and the new owner's FEIN.

**E** Check the box and see the instructions if your business is a:  
 Combined return (unitary)  Foreign insurer

**F** If you completed the following, check the box and **attach** the federal form(s) to this return.

Federal Form 8886       Federal Schedule M-3,  
Part II, Line 12

**G Apportionment Formulas.** Mark the appropriate box or boxes and see  
Apportionment Formula instructions.

Sales companies  
  Financial companies

<input type="checkbox"/>	Insurance companies	<input type="checkbox"/>	Financial organizations
<input type="checkbox"/>	Transportation companies	<input type="checkbox"/>	Federally regulated exchanges
<b>H</b>	Check this box if you attached Illinois Schedule UB.	<input checked="" type="checkbox"/>	
<b>I</b>	Check this box if you attached the Subgroup Schedule.	<input type="checkbox"/>	
<b>J</b>	Check this box if you attached Illinois Schedule 1299-D.	<input type="checkbox"/>	
<b>K</b>	Check this box if you attached Form IL-4562.	<input type="checkbox"/>	
<b>L</b>	Check this box if you attached Illinois Schedule M (for businesses).	<input type="checkbox"/>	
<b>M</b>	Check this box if you attached Schedule 80/20.	<input type="checkbox"/>	

▼

- If you owe tax on Line 66, complete a payment voucher, Form IL-1120-V. Write your FEIN, tax year ending, and "IL-1120-V" on your check or money order and make it payable to "Illinois Department of Revenue." Attach your voucher and payment here.
- Enter the amount of your payment on the top of this page in the space provided.
- If a payment is not enclosed, mail this return to: ► If a payment is enclosed, mail this return to:

**Illinois Department of Revenue  
P.O. Box 19008  
Springfield, IL 62794-9008**

**Illinois Department of Revenue  
P.O. Box 19028  
Springfield, IL 62794-9028**

▲ Printed by the authority of the State of Illinois  
Web only - 1  
IL-1120 (R-12/18) ID: 0YY  
3D1511 1.000

This form is authorized as outlined by the Illinois Income Tax Act. Disclosure of this information is REQUIRED. Failure to provide information could result in a penalty.

**Step 2: Figure your income or loss**

(Whole dollars only)

- 1 Federal taxable income from U.S. Form 1120, Line 30.  
**Attach** a copy of your federal return.
- 2 Net operating loss deduction from U.S. Form 1120, Line 29a. This amount cannot be negative.
- 3 State, municipal, and other interest income excluded from Line 1.
- 4 Illinois income and replacement tax and surcharge deducted in arriving at Line 1.
- 5 Illinois Special Depreciation addition. **Attach** Form IL-4562.
- 6 Related-party expenses additions. **Attach** Schedule 80/20.
- 7 Distributive share of additions. **Attach** Schedule(s) K-1-P or K-1-T.
- 8 Other additions. **Attach** Schedule M (for businesses).
- 9 Add Lines 1 through 8. This amount is your income or loss.

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1	282,818.00
2	NONE
3	
4	29,688.00
5	
6	
7	
8	
9	312,506.00

**Step 3: Figure your base income or loss**

- 10 Interest income from U.S. Treasury and other exempt federal obligations.
- 11 River Edge Redevelopment Zone Dividend subtraction.  
**Attach** Schedule 1299-B.
- 12 River Edge Redevelopment Zone Interest subtraction.  
**Attach** Schedule 1299-B.
- 13 High Impact Business Dividend subtraction. **Attach** Schedule 1299-B.
- 14 High Impact Business Interest subtraction. **Attach** Schedule 1299-B.
- 15 Contribution subtraction. **Attach** Schedule 1299-B.
- 16 Contributions to certain job training projects. See instructions.
- 17 Foreign Dividend subtraction. **Attach** Schedule J. See instructions.
- 18 Illinois Special Depreciation subtraction. **Attach** Form IL-4562.
- 19 Related-party expenses subtraction. **Attach** Schedule 80/20.
- 20 Distributive share of subtractions. **Attach** Schedule(s) K-1-P or K-1-T.
- 21 Other subtractions. **Attach** Schedule M (for businesses).
- 22 Total subtractions. Add Lines 10 through 21.
- 23 **Base income or loss.** Subtract Line 22 from Line 9.

10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	312,506.00

STOP	<b>A</b> If the amount on Line 23 is derived inside Illinois only, check this box and enter the amount from Step 3, Line 23 on Step 5, Line 35. You may not complete Step 4. (You must leave Step 4, Lines 24 through 34 blank.) <input type="checkbox"/> <b>Note →</b> If you are a unitary filer, do not check this box. Check the box on Line B and complete Step 4.
	<b>B</b> If any portion of the amount on Line 23 is derived outside Illinois, or you are a unitary filer, check this box and complete all lines of Step 4. (Do not leave Lines 28 through 30 blank.) See instructions. <input checked="" type="checkbox"/>

**Step 4: Figure your income allocable to Illinois** (Complete only if you checked the box on Line B, above.)

- 24 Nonbusiness income or loss. **Attach** Schedule NB.
- 25 Business income or loss included in Line 23 from non-unitary partnerships, partnerships included on a Schedule UB, S corporations, trusts, or estates. See instructions.
- 26 Add Lines 24 and 25.
- 27 Business income or loss. Subtract Line 26 from Line 23.
- 28 Total sales everywhere. This amount cannot be negative.
- 29 Total sales inside Illinois. This amount cannot be negative.
- 30 Apportionment Factor. Divide Line 29 by Line 28. (Round to six decimal places.)
- 31 Business income or loss apportionable to Illinois. Multiply Line 27 by Line 30.
- 32 Nonbusiness income or loss allocable to Illinois. **Attach** Schedule NB.
- 33 Business income or loss apportionable to Illinois from non-unitary partnerships, partnerships included on a Schedule UB, S corporations, trusts, or estates. See instructions.
- 34 **Base income or loss allocable to Illinois.** Add Lines 31 through 33.

24	NONE
25	
26	NONE
27	312,506.00
28	4,898,609.00
29	4,898,609.00
30	1.000000
31	312,506.00
32	NONE
33	
34	312,506.00



63512183V

**Step 5: Figure your net income**

35	Base income or net loss from Step 3, Line 23, or Step 4, Line 34.	35	312,506.00
36	Discharge of indebtedness adjustment. <b>Attach</b> federal Form 982. See instructions.	36	
37	Adjusted base income or net loss. Add Lines 35 and 36. See instructions.	37	312,506.00
38	Illinois net loss deduction. <b>Attach</b> Schedule NLD or UB/NLD. If Line 37 is zero or a negative amount, enter "0."	38	
39	Net income. Subtract Line 38 from Line 37.	39	312,506.00

**Step 6: Figure your replacement tax after credits**

40	Replacement tax. Multiply Line 39 by 2.5% (.025).	40	7,813.00
41	Recapture of investment credits. <b>Attach</b> Schedule 4255.	41	
42	Replacement tax before credits. Add Lines 40 and 41.	42	7,813.00
43	Investment credits. <b>Attach</b> Form IL-477.	43	
44	Replacement tax after credits. Subtract Line 43 from Line 42. If the amount is negative, enter "0."	44	7,813.00

**Step 7: Figure your income tax after credits**

45	Income tax. Multiply Line 39 by 7.00% (.07)	45	21,875.00
46	Recapture of investment credits. <b>Attach</b> Schedule 4255.	46	
47	Income tax before credits. Add Lines 45 and 46.	47	21,875.00
48	Income tax credits. <b>Attach</b> Schedule 1299-D.	48	
49	Income tax after credits. Subtract Line 48 from Line 47. If the amount is negative, enter "0."	49	21,875.00

**Step 8: Figure your refund or balance due**

50	Replacement tax before reductions. Enter the amount from Line 44.	50	7,813.00
51	Foreign Insurer replacement tax reduction. <b>Attach</b> Schedule INS or UB/INS. See instructions.	51	
52	Subtract Line 51 from Line 50. <b>This is your net replacement tax.</b>	52	7,813.00
53	Income tax before reductions. Enter the amount from Line 49.	53	21,875.00
54	Foreign Insurer income tax reduction. <b>Attach</b> Schedule INS or UB/INS. See instructions.	54	
55	Subtract Line 54 from Line 53. <b>This is your net income tax.</b>	55	21,875.00
56	Compassionate Use of Medical Cannabis Pilot Program Act surcharge. See instructions.	56	
57	<b>Total net income and replacement taxes and surcharge.</b> Add Lines 52, 55, and 56.	57	29,688.00
58	Underpayment of estimated tax penalty from Form IL-2220. See instructions.	58	
59	<b>Total tax, surcharge, and penalty.</b> Add Lines 57 and 58.	59	29,688.00
60	Payments. See instructions.		
a	Credits and payments made before the original tax due date.	60a	30,710.00
b	Pass-through withholding reported to you on Schedule(s) K-1-P or K-1-T.	60b	
c	Illinois gambling withholding. <b>Attach</b> Form(s) W-2G.	60c	
61	Total payments. Add Lines 60a through 60c.	61	30,710.00
62	<b>Overpayment.</b> If Line 61 is greater than Line 59, subtract Line 59 from Line 61.	62	1,022.00
63	Amount to be <b>credited forward.</b> See instructions.	◆ 63	1,022.00
64	<b>Refund.</b> Subtract Line 63 from Line 62. This is the amount to be refunded.	64	

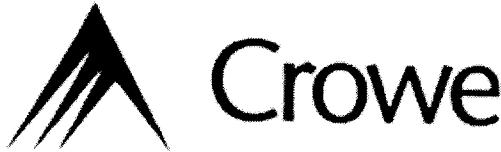
**65 Complete to direct deposit your refund.**

Routing Number	<input type="text"/>	<input type="checkbox"/> Checking or <input type="checkbox"/> Savings
Account Number	<input type="text"/>	

66 Tax due. If Line 59 is greater than Line 61, subtract Line 61 from Line 59. This is the amount you owe. **66** **NONE**

**Step 9: Sign below** - Under penalties of perjury, I state that I have examined this return and, to the best of my knowledge, it is true, correct, and complete.

Sign Here	ROBERT P SCHMIDT	05/15/2020	VP OF FINANCE	312-803-4900	<input checked="" type="checkbox"/> Check if the Department may discuss this return with the paid preparer shown in this step.
Signature of authorized officer		Date (mm/dd/yyyy)	Title	Phone	
Paid Preparer Use Only	NICOLE BENCIK	Signature		5/2/2020	<input type="checkbox"/> Check if self-employed
	Print/Type paid preparer's name	Paid preparer's signature		Date (mm/dd/yyyy)	Paid Preparer's PTIN
	Firm's name	CROWE HORWATH LLP		Firm's FEIN	35-0921680
	Firm's address	PO BOX 3697 OAK BROOK IL 60522-3697		Firm's phone	630-574-7878



## Illinois Corporate Electronic Filing Authorization

This year the State of Illinois requires your tax return to be filed electronically. Furthermore, the Illinois Department of Revenue (IDOR) requires that we populate specific fields in our tax software on your behalf. Below is the information we require, as well as two statements which you need to specifically consent to in order for Crowe to e-file your return (generally only the first box must be checked – the second box must be checked if you wish to pay your tax bill electronically). After you have reviewed your return for completeness and accuracy, please sign, date, and fax this form to our office as soon as possible. We will then submit your electronic return to the State of Illinois. Payment/refund information is contained in the filing instructions included in your package. Should you have any questions, please feel free to contact your Crowe Horwath representative.

**Please complete the following:**

Robert P Schmidt

Authorized Officer Full Name (printed)

312-214-5535

Phone Number

V.P. of Finance

Title

rschmidt@chicagorealtor.com

E-mail Address

By checking the box, I agree that I have examined the return, and to the best of my knowledge it is true, correct, and complete.

The specified authorized officer is authorizing IDOR and related financial institutions to transact any debit payment information included in the transmission. In addition, the authorized officer also consents to allowing department personnel to discuss any problems transacting the debit with the ERO, transmitter, or financial institution.

By signing below, you affirm that all the above information is true and correct, and you authorize us to populate this information in our tax software and electronically file your Illinois tax return on your behalf.

Robert P Schmidt

Authorized Signature

05/01/2020

Date

**Please return your signed state form via Email to**

Toby.Kerslake@crowe.com

## Step 1 - Provide Your Membership Information

### ◆ CHICAGO ASSOCIATION OF REALTORS

Enter the name of the designated agent (see general instructions).

47-4639535

Enter the federal employer identification number (FEIN).

### ◆ Enter the name of the designated agent last year, if it is different than above.

Enter the FEIN, if it is different than above.

### ◆ CHICAGO ASSOCIATION OF REALTORS

Enter the name of the controlling corporation (see general instructions).

47-4639535

Enter the FEIN, if it is different than above.

◆ If the controlling corporation is a member of this unitary group, check the box.

## Section A - List all members. See Specific Instructions.

A	B	C	D	E	F	G	H	I
Name	FEIN	Year ending (Month/Year)	Protected by P.L. 86-272	New member	Inactive member	Holding company	Appor- tionment method	Member Type
◆ 1 SEE STATEMENT 1		/						
◆ 2		/						
◆ 3		/						
◆ 4		/						
◆ 5		/						
◆ 6		/						
◆ 7		/						
◆ 8		/						
◆ 9		/						
◆ 10		/						

## Section B - List any mergers with members listed in Section A. See Specific Instructions.

### A Person who has merged with member

1 ◆	Name	FEIN
2 ◆	Name	FEIN
3 ◆	Name	FEIN

### B Member listed in Section A

Name	FEIN	Date of merger
Name	FEIN	Date of merger
Name	FEIN	Date of merger

## Section C - List all members who left the group during this tax year. See Specific Instructions.

### A Member who was sold

1	Name	FEIN
2	Name	FEIN
3	Name	FEIN

### B Entity to which member in Column A was sold

Name	FEIN	Date of sale
Name	FEIN	Date of sale
Name	FEIN	Date of sale

## Section D - Provide information about your excluded members

See Specific Instructions and complete Step 5 if the answer below is 1 or greater.

1 Enter the total number of members excluded. ◆ \_\_\_\_\_



**Illinois Department of Revenue**  
**Schedule UB**

CHICAGO ASSOCIATION OF REALTORS

INFORMATION SERVICES INC & SUBSIDIARIES

Enter your name as shown on the tax return of the member filing the Schedule UB.

47-4639535

Enter your federal employer identification number.

**Step 2 - Figure your federal taxable income**

♦ Read specific instructions before completing. ♦

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	♦ 47-4639535 FEIN	♦ 36-2348007 FEIN	♦ 36-3425361 FEIN	Eliminations and adjustments between members (attach explanation)	Combined totals
1	Net receipts or sales	4,878,480.00	20,129.00		1 4,898,609.00
2	Cost of goods sold	4,143,424.00			2 4,143,424.00
3	Gross profit. Subtract Line 2 from Line 1.	735,056.00	20,129.00		3 755,185.00
4	Dividends				4
5	Interest	46,208.00			5 46,208.00
6	Gross rents				6
7	Gross royalties				7
8	Capital gain net income	-20,729.00		-20,729.00	8 NONE
9	Net gain or loss from U.S. Form 4797				9
10	Other income	776,639.00	56,350.00		10 832,989.00
11	<b>Total income. Add Lines 3 through 10.</b>	1,537,174.00	76,479.00	-20,729.00	11 1,634,382.00
12	Compensation of officers				12
13	Salaries and wages less employment credit	519,861.00	52,313.00		13 572,174.00
14	Repairs and maintenance	5,136.00	556.00		14 5,692.00
15	Bad debts				15
16	Rents	70,903.00	4,864.00		16 75,767.00
17	Taxes and licenses	30,725.00	105.00		17 30,830.00
18	Interest		13,444.00		18 13,444.00
19	Charitable Contributions	30,000.00			19 30,000.00
20	Depreciation				20
21	Depletion				21
22	Advertising				22
23	Pension plan, etc.				23
24	Employee benefit programs				24
25	RESERVED				25
26	Other deductions	579,083.00	44,574.00		26 623,657.00
27	<b>Total deductions. Add Lines 12 through 26.</b>	1,235,708.00	115,856.00		27 1,351,564.00
28	Taxable income. Subtract Line 27 from Line 11.	301,466.00	-39,377.00	-20,729.00	28 282,818.00
29 a	Net operating loss deduction				29 a NONE
29 b	Special deductions				29 b NONE
29 c	Total NOL and special deductions				29 c NONE
30	Federal taxable income or loss for Illinois purposes. Subtract Line 29c from Line 28.	301,466.00	-39,377.00	-20,729.00	30 282,818.00



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**Illinois Department of Revenue**  
**Schedule UB**

CHICAGO ASSOCIATION OF REALTORS

INFORMATION SERVICES INC & SUBSIDIARIES

47-4639535

Enter your name as shown on the tax return of the member filing the Schedule UB.

Enter your federal employer identification number.

**Step 3 – Figure your combined business income**

	A FEIN	B FEIN	C FEIN	D Eliminations and adjustments between members (attach explanation)	E Combined totals
1	47-4639535 Enter the amounts from Step 2, Line 30.	36-2348007 NONE	36-3425361 301,466.00	-39,377.00 -20,729.00	1 282,818.00
<b>Addition Modifications</b>					
2	Net operating loss deduction from Step 2, Line 29a			NONE NONE	2 NONE
3	State, municipal, and other interest income excluded in arriving at Line 1				3
4	Illinois income and replacement tax and surcharge deducted in arriving at Line 1		29,688.00		4 29,688.00
5	Illinois Special Depreciation				5
6	Related-party expenses				6
7	Distributive share of additions				7
8	Other additions				8
<b>9 Total income or loss. Add Lines 1 through 8.</b>		331,154.00	-39,377.00	-20,729.00	9 312,506.00
<b>Subtraction Modifications</b>					
10	Interest income from U.S. Treasury and other exempt federal obligations				10
11	River Edge Redevelopment Zone Dividend subtractions				11
12	River Edge Redevelopment Zone Interest subtraction				12
13	High Impact Business Dividend subtractions				13
14	High Impact Business Interest subtraction				14
15	Contribution subtraction				15
16	Contributions to certain job training projects				16
17	Foreign Dividend subtraction				17
18	Illinois Special Depreciation subtraction				18
19	Related-party expenses subtraction				19
20	Distributive share of subtractions				20
21	Other subtractions				21
<b>22 Total subtractions. Add Lines 10 through 21.</b>					22
<b>23 Base income or loss. Subtract Line 22 from Line 9.</b>		331,154.00	-39,377.00	-20,729.00	23 312,506.00
24	Nonbusiness income or loss		NONE		24
25	Business income or loss from non-unitary partnerships, partnerships included on this Schedule UB, S corporations, trusts, or estates. (See instr.)				25
26	Add Lines 24 and 25.		NONE		26
<b>27 Combined unitary business income or loss. Subtract Line 26 from Line 23.</b>		331,154.00	-39,377.00	-20,729.00	27 312,506.00



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**Illinois Department of Revenue**

**Schedule UB**

CHICAGO ASSOCIATION OF REALTORS

INFORMATION SERVICES INC & SUBSIDIARIES

Enter your name as shown on the tax return of the member filing the Schedule UB.

47-4639535

Enter your federal employer identification number.

**Step 4 - Figure your apportionment factor**

A ♦	B ♦	C ♦	D
47-4639535 FEIN	36-2348007 FEIN	36-3425361 FEIN	Combined totals
1	312,506.00		

1 Enter your combined unitary business income or loss from Step 3, Column E, Line 27 here.



1 312,506.00

**Apportionment factor for tax years ending on or after December 31, 2016**

2 Enter the net sales  
everywhere.

♦ 4,878,480.00 ♦ 20,129.00 2 4,898,609.00

3 Enter the net sales  
within Illinois.

♦ 4,878,480.00 ♦ 20,129.00 3 4,898,609.00

**4 Apportionment factor**

Divide Line 3 of each  
Column by Line 2, **Column D**.

(Round to six  
decimal places.)

NONE 0.995891 0.004109 4 1.000000

5 Illinois business income  
or loss.

NONE 311,222.00 1,284.00 5 312,506.00

6 Nonbusiness income or  
loss.

♦ NONE ♦ NONE ♦ 6 NONE

7 Non-unitary or combined  
partnership business  
income or loss.

♦ ♦ ♦ 7

8 Net income or loss.

NONE 311,222.00 1,284.00 8 312,506.00

9 Net income or loss of  
members who are not  
C corporations.

♦ ♦ ♦ 9

10 Combined net income.

NONE 311,222.00 1,284.00 10 312,506.00

**If the amount in Column D, Line 10 is negative, complete Lines 11 through 13.**

11 Net loss from Line 8.

11

12 Divide Line 11 of each  
Column A through C,  
by the amount in Line 11,  
Column D. (Round to six  
decimal places.)

12

13 Allocated net loss.  
Multiply Line 12 by  
Line 10, Column D.

13

**Note:** Complete a separate Subgroup Schedule for each Insurance Company Subgroup, Financial Organization Subgroup, Regulated Exchange Subgroup, and Transportation Company Subgroup, in order to determine the amounts to enter on Schedule UB, Step 4, Lines 2 and 3 for each member of that subgroup.

After you have completed this schedule, see the specific instructions for completing Form IL-1120, Form IL-1120-ST, or Form IL-1065 in the Schedule UB instructions.



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## ILLINOIS SCHEDULE UB, STEP 1, SECTION A DETAIL

A NAME	B FEIN	C YEAR ENDING	D 86-272 NEW	E INA	F APP	G HOL	H APP	I S
CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC	47-4639535	09/30/2019						S
CHICAGO ASSOCIATION OF REALTORS INC MULTIPLE LISTING SERVICE								S
NORTHERN ILLINOIS REAL ESTATE INFORMATION NETWORK INC.	36-3425361	09/30/2019						S

A Check if:	Name CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES			B Employer identification number
1a Consolidated return (attach Form 851) <input checked="" type="checkbox"/>	Number, street, and room or suite no. If a P.O. box, see instructions. 430 N MICHIGAN AVE, STE 800			47-4639535
b Life/nonlife consolidated return <input type="checkbox"/>	City or town, state, or province, country, and ZIP or foreign postal code CHICAGO, IL 60611			C Date incorporated 06/30/2015
2 Personal holding co. (attach Sch. PH) <input type="checkbox"/>				D Total assets (see instructions) \$ 5,557,735.
3 Personal service corp. (see instructions) <input type="checkbox"/>				
4 Schedule M-3 attached <input type="checkbox"/>	E Check if:			Address change

Income	1 a Gross receipts or sales . . . . .	1a	4,898,609.	
	b Returns and allowances . . . . .	1b		
	c Balance. Subtract line 1b from line 1a . . . . .	1c	4,898,609.	
	2 Cost of goods sold (attach Form 1125-A) . . . . .	2	4,143,424.	
	3 Gross profit. Subtract line 2 from line 1c . . . . .	3	755,185.	
	4 Dividends and inclusions (Schedule C, line 23, column (a)) . . . . .	4		
	5 Interest . . . . .	5	46,208.	
	6 Gross rents . . . . .	6		
	7 Gross royalties . . . . .	7		
	8 Capital gain net income (attach Schedule D (Form 1120)) . . . . .	8	NONE	
	9 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) . . . . .	9		
10 Other income (see instructions - attach statement) . . . . .	10	832,989.		
<b>11 Total income.</b> Add lines 3 through 10 . . . . .	11	1,634,382.		
►				
Deductions (See instructions for limitations on deductions.)	12 Compensation of officers (see instructions - attach Form 1125-E) . . . . .	12		
	13 Salaries and wages (less employment credits) . . . . .	13	572,174.	
	14 Repairs and maintenance . . . . .	14	5,692.	
	15 Bad debts . . . . .	15		
	16 Rents . . . . .	16	75,767.	
	17 Taxes and licenses . . . . .	17	30,830.	
	18 Interest (see instructions) . . . . .	18	13,444.	
	19 Charitable contributions . . . . .	19	30,000.	
	20 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562) . . . . .	20		
	21 Depletion . . . . .	21		
	22 Advertising . . . . .	22		
	23 Pension, profit-sharing, etc., plans . . . . .	23		
	24 Employee benefit programs . . . . .	24		
	25 Reserved for future use . . . . .	25		
	26 Other deductions (attach statement) . . . . .	26	623,657.	
	<b>27 Total deductions.</b> Add lines 12 through 26 . . . . .	27	1,351,564.	
	28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11	28	282,818.	
	Tax, Refundable Credits, and Payments	29 a Net operating loss deduction (see instructions) . . . . .	29a	NONE
b Special deductions (Schedule C, line 24, column (c)) . . . . .		29b		
c Add lines 29a and 29b . . . . .		29c	NONE	
<b>30 Taxable income.</b> Subtract line 29c from line 28. See instructions . . . . .		30	282,818.	
31 Total tax (Schedule J, Part I, line 11) . . . . .	31	59,392.		
32 2018 net 965 tax liability paid (Schedule J, Part II, line 12) . . . . .	32			
33 Total payments, credits, and section 965 net tax liability (Schedule J, Part III, line 23) . . . . .	33	61,410.		
34 Estimated tax penalty. See instructions. Check if Form 2220 is attached . . . . .	34			
<b>35 Amount owed.</b> If line 33 is smaller than the total of lines 31, 32, and 34, enter amount owed . . . . .	35			
<b>36 Overpayment.</b> If line 33 is larger than the total of lines 31, 32, and 34, enter amount overpaid . . . . .	36	2,018.		
37 Enter amount from line 36 you want: <b>Credited to 2019 estimated tax</b> ► 2,018. <b>Refunded</b> ►	37			

**Sign Here** ► Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below?  
See instructions.  Yes  No

Paid Preparer Use Only	Print/Type preparer's name NICOLE BENCIK	Preparer's signature <i>Nicole Bencik</i>	Date 5/2/2020	Check <input type="checkbox"/> if self-employed	PTIN P00756195
	Firm's name ► CROWE LLP			Firm's EIN ►	35-0921680
	Firm's address ► 225 WEST WACKER DRIVE, SUITE 2600 CHICAGO, IL 60606-1224			Phone no.	312-899-7000

For Paperwork Reduction Act Notice, see separate instructions.

JSA  
8C1110 2.000

Form 1120 (2018)

<b>Schedule C</b> <b>Dividends, Inclusions, and Special Deductions</b> (see instructions)	(a) Dividends and inclusions	(b) %	(c) Special deductions (a) x (b)
1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock) . . . . .		50	
2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock) . . . . .		65	
3 Dividends on certain debt-financed stock of domestic and foreign corporations . . . . .		see instructions	
4 Dividends on certain preferred stock of less-than-20%-owned public utilities . . . . .		23.3	
5 Dividends on certain preferred stock of 20%-or-more-owned public utilities . . . . .		26.7	
6 Dividends from less-than-20%-owned foreign corporations and certain FSCs . . . . .		50	
7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs . . . . .		65	
8 Dividends from wholly owned foreign subsidiaries . . . . .		100	
9 <b>Subtotal.</b> Add lines 1 through 8. See instructions for limitations . . . . .		see instructions	
10 Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958 . . . . .		100	
11 Dividends from affiliated group members . . . . .		100	
12 Dividends from certain FSCs . . . . .		100	
13 Foreign-source portion of dividends received from a specified 10%-owned foreign corporation (excluding hybrid dividends) (see instructions) . . . . .		100	
14 Dividends from foreign corporations not included on line 3, 6, 7, 8, 11, 12, or 13 (including any hybrid dividends) . . . . .		see instructions	
15 Section 965(a) inclusion . . . . .		see instructions	
16 a Subpart F inclusions derived from the sale by a controlled foreign corporation (CFC) of the stock of a lower-tier foreign corporation treated as a dividend (attach Form(s) 5471) (see instructions) . . . . .		100	
b Subpart F inclusions derived from hybrid dividends of tiered corporations (attach Form(s) 5471) (see instructions) . . . . .			
c Other inclusions from CFCs under subpart F not included on line 15, 16a, 16b, or 17 (attach Form(s) 5471) (see instructions) . . . . .			
17 Global Intangible Low-Taxed Income (GILTI) (attach Form(s) 5471 and Form 8992) . . . . .			
18 Gross-up for foreign taxes deemed paid . . . . .			
19 IC-DISC and former DISC dividends not included on line 1, 2, or 3 . . . . .			
20 Other dividends . . . . .			
21 Deduction for dividends paid on certain preferred stock of public utilities . . . . .			
22 Section 250 deduction (attach Form 8993) . . . . .			
23 <b>Total dividends and inclusions.</b> Add lines 9 through 20. Enter here and on page 1, line 4 . . . . .			
<b>24 Total special deductions.</b> Add lines 9 through 22, column (c). Enter here and on page 1, line 29b . . . . .			

**Schedule J Tax Computation and Payment (see instructions)****Part I-Tax Computation**

1	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120)). See instructions ► <input checked="" type="checkbox"/>		
2	Income tax. See instructions . . . . .	2	59,392.
3	Base erosion minimum tax (attach Form 8991) . . . . .	3	
4	Add lines 2 and 3 . . . . .	4	59,392.
5a	Foreign tax credit (attach Form 1118) . . . . .	5a	
b	Credit from Form 8834 (see instructions) . . . . .	5b	
c	General business credit (attach Form 3800) . . . . .	5c	
d	Credit for prior year minimum tax (attach Form 8827) . . . . .	5d	NONE
e	Bond credits from Form 8912. . . . .	5e	
6	<b>Total credits.</b> Add lines 5a through 5e . . . . .	6	NONE
7	Subtract line 6 from line 4 . . . . .	7	59,392.
8	Personal holding company tax (attach Schedule PH (Form 1120)) . . . . .	8	
9a	Recapture of investment credit (attach Form 4255) . . . . .	9a	
b	Recapture of low-income housing credit (attach Form 8611) . . . . .	9b	
c	Interest due under the look-back method - completed long-term contracts (attach Form 8697) . . . . .	9c	
d	Interest due under the look-back method - income forecast method (attach Form 8866) . . . . .	9d	
e	Alternative tax on qualifying shipping activities (attach Form 8902) . . . . .	9e	
f	Other (see instructions - attach statement) . . . . .	9f	
10	<b>Total.</b> Add lines 9a through 9f . . . . .	10	
11	<b>Total tax.</b> Add lines 7, 8, and 10. Enter here and on page 1, line 31 . . . . .	11	59,392.

**Part II-Section 965 Payments (see instructions)**

12	2018 net 965 tax liability paid from Form 965-B, Part II, column (k), line 2. Enter here and on page 1, line 32	12	
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**Part III-Payments, Refundable Credits, and Section 965 Net Tax Liability**

13	2017 overpayment credited to 2018 . . . . .	13	
14	2018 estimated tax payments . . . . .	14	61,410.
15	2018 refund applied for on Form 4466 . . . . .	15	( )
16	Combine lines 13, 14, and 15 . . . . .	16	61,410.
17	Tax deposited with Form 7004 . . . . .	17	NONE
18	Withholding (see instructions) . . . . .	18	
19	<b>Total payments.</b> Add lines 16, 17, and 18 . . . . .	19	61,410.
20	Refundable credits from:		
a	Form 2439 . . . . .	20a	
b	Form 4136 . . . . .	20b	
c	Form 8827, line 8c . . . . .	20c	NONE
d	Other (attach statement - see instructions) . . . . .	20d	
21	<b>Total credits.</b> Add lines 20a through 20d . . . . .	21	NONE
22	2018 net 965 tax liability from Form 965-B, Part I, column (d), line 2. See instructions . . . . .	22	
23	<b>Total payments, credits, and section 965 net tax liability.</b> Add lines 19, 21, and 22. Enter here and on page 1, line 33 . . . . .	23	61,410.

Form 1120 (2018)

**Schedule K Other Information (see instructions)**

		<b>Yes</b>	<b>No</b>
1 Check accounting method: a <input type="checkbox"/> Cash      b <input checked="" type="checkbox"/> Accrual      c <input type="checkbox"/> Other (specify) ►			
2 See the instructions and enter the:			
a Business activity code no. ► <u>531390</u>			
b Business activity ► <u>SERVICE</u>			
c Product or service ► <u>REAL ESTATE INFORMATION</u>			
3 Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? . . . . .		X	
If "Yes," enter name and EIN of the parent corporation ► <u>CHICAGO ASSOC. OF REALTORS</u> <u>36-0904580</u>			
4 At the end of the tax year:			
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part I of Schedule G (Form 1120) (attach Schedule G) . . . . .		X	
b Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation's stock entitled to vote? If "Yes," complete Part II of Schedule G (Form 1120) (attach Schedule G) . . . . .		X	
5 At the end of the tax year, did the corporation:			
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851, Affiliations Schedule? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below.		X	

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below.	X
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(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Country of Organization	(iv) Maximum Percentage Owned in Profit, Loss, or Capital

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation's current and accumulated earnings and profits? See sections 301 and 316 . . . . .	X
If "Yes," file Form 5452, Corporate Report of Nondividend Distributions. See the instructions for Form 5452.	
If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.	
7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of the total voting power of all classes of the corporation's stock entitled to vote or at least 25% of the total value of all classes of the corporation's stock? . . . . .	X
For rules of attribution, see section 318. If "Yes," enter:	
(a) Percentage owned ► <u> </u> and (b) Owner's country ► <u> </u>	
(c) The corporation may have to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached ► <u> </u>	
8 Check this box if the corporation issued publicly offered debt instruments with original issue discount . . . . . ► <input type="checkbox"/>	
If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.	
9 Enter the amount of tax-exempt interest received or accrued during the tax year ► \$ <u> </u>	
10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) ► <u> </u> 1	
11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here (see instructions) . . . ► <input type="checkbox"/>	
If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.	
12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction reported on page 1, line 29a.) . . . . . ► \$ <u> </u> 561,610.	

**Schedule K Other Information (continued from page 4)**

		Yes	No
13	Are the corporation's total receipts (page 1, line 1a, plus lines 4 through 10) for the tax year <b>and</b> its total assets at the end of the tax year less than \$250,000? . . . . .		X
	If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year ► \$ . . . . .		
14	Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement? See instructions . . . . .		X
	If "Yes," complete and attach Schedule UTP.		
15a	Did the corporation make any payments in 2018 that would require it to file Form(s) 1099? . . . . .	X	
b	If "Yes," did or will the corporation file required Forms 1099? . . . . .	X	
16	During this tax year, did the corporation have an 80% or more change in ownership, including a change due to redemption of its own stock? . . . . .		X
17	During or subsequent to this tax year, but before the filing of this return, did the corporation dispose of more than 65% (by value) of its assets in a taxable, non-taxable, or tax deferred transaction? . . . . .		X
18	Did the corporation receive assets in a section 351 transfer in which any of the transferred assets had a fair market basis or fair market value of more than \$1 million? . . . . .		X
19	During the corporation's tax year, did the corporation make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474) of the Code? . . . . .		X
20	Is the corporation operating on a cooperative basis? . . . . .		X
21	During the tax year, did the corporation pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions . . . . .		X
	If "Yes," enter the total amount of the disallowed deductions ► \$ . . . . .		
22	Does the corporation have gross receipts of at least \$500 million in any of the 3 preceding tax years? (See sections 59A(e)(2) and (3)) . . . . .		X
	If "Yes," complete and attach Form 8991.		
23	Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions . . . . .		X
24	Does the corporation satisfy <b>one</b> of the following conditions and the corporation does not own a pass-through entity with current year, or prior year carryover, excess business interest expense? See instructions . . . . .		
a	The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the corporation is not a tax shelter, or		
b	The corporation only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7).		
	If "No," complete and attach Form 8990.		
25	Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund? . . . . .		X
	If "Yes," enter amount from Form 8996, line 13 ► \$ . . . . .		

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Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
1	Cash . . . . .		2,907,817.		4,137,198.
2a	Trade notes and accounts receivable . . . . .	6,162.		7,985.	
b	Less allowance for bad debts . . . . .	( )	6,162.	( )	7,985.
3	Inventories . . . . .				
4	U.S. government obligations . . . . .				
5	Tax-exempt securities (see instructions) . . . . .				
6	Other current assets (attach statement) . . . . .		262,799.		10,895.
7	Loans to shareholders . . . . .				
8	Mortgage and real estate loans . . . . .				
9	Other investments (attach statement) . . . . .		1,102,835.		1,401,657.
10a	Buildings and other depreciable assets . . . . .				
b	Less accumulated depreciation . . . . .	( )		( )	
11a	Depletable assets . . . . .				
b	Less accumulated depletion . . . . .	( )		( )	
12	Land (net of any amortization) . . . . .				
13a	Intangible assets (amortizable only) . . . . .				
b	Less accumulated amortization . . . . .	( )		( )	
14	Other assets (attach statement) . . . . .				
15	Total assets . . . . .		4,279,613.		5,557,735.
<b>Liabilities and Shareholders' Equity</b>					
16	Accounts payable . . . . .		2,480.		1,293.
17	Mortgages, notes, bonds payable in less than 1 year . . . . .				
18	Other current liabilities (attach statement) . . . . .		2,496,468.		3,537,810.
19	Loans from shareholders . . . . .				
20	Mortgages, notes, bonds payable in 1 year or more . . . . .				
21	Other liabilities (attach statement) . . . . .				
22	Capital stock: a Preferred stock . . . . .				
b	Common stock . . . . .	70,000.	70,000.	70,000.	70,000.
23	Additional paid-in capital . . . . .		453,743.		453,743.
24	Retained earnings - Appropriated (attach statement) . . . . .				
25	Retained earnings - Unappropriated . . . . .		1,256,922.		1,494,889.
26	Adjustments to shareholders' equity (attach statement) . . . . .				
27	Less cost of treasury stock . . . . .		( )	( )	
28	Total liabilities and shareholders' equity . . . . .		4,279,613.		5,557,735.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return**

Note: The corporation may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books . . . . .	237,967.	7	Income recorded on books this year not included on this return (itemize): Tax-exempt interest \$ _____
2	Federal income tax per books . . . . .	59,779.		
3	Excess of capital losses over capital gains . . . . .	20,729.		
4	Income subject to tax not recorded on books this year (itemize): _____			37,184.
5	Expenses recorded on books this year not deducted on this return (itemize): a Depreciation . . . . . \$ _____ b Charitable contributions . . . \$ _____ c Travel and entertainment . . . \$ _____	1,230.	8	Deductions on this return not charged against book income this year (itemize): a Depreciation . . . . . \$ _____ b Charitable contributions . . . \$ _____
		297.		
6	Add lines 1 through 5 . . . . .	320,002.	9	Add lines 7 and 8 . . . . .
			10	Income (page 1, line 28) - line 6 less line 9 . . . . .

**Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)**

1	Balance at beginning of year . . . . .	1,256,922.	5	Distributions: a Cash . . . . .
2	Net income (loss) per books . . . . .	237,967.	b	Stock . . . . .
3	Other increases (itemize): _____		c	Property . . . . .
4	Add lines 1, 2, and 3 . . . . .	1,494,889.	6	Other decreases (itemize): _____
			7	Add lines 5 and 6 . . . . .
			8	Balance at end of year (line 4 less line 7) . . . . .

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