



Crowe LLP
Independent Member Crowe Global

Chicago Association of Realtors Business
Information Services Inc & Subsidiaries
430 N Michigan Ave, Ste 800
Chicago, IL 60611

Chicago Association of Realtors Business:

Enclosed are your 2023 corporate tax returns, as follows...

2023 U.S. Corporation Income Tax Return (Consolidated)

2023 Illinois Corporation Income Tax Return

It is understood that you have provided us with basic information required for preparation of these returns. The tax law 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 remains your responsibility. 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 returns.

Instructions for filing the above forms are furnished for easy reference.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we are available upon request to assist you in responding to tax authorities. Please contact us as soon as you receive notice of an examination if you wish to employ our services.

The original should be dated, signed and filed in accordance with the filing instructions. The copy should be retained for your files.

We sincerely appreciate the opportunity to serve you. Please contact us if you have any questions concerning the tax returns.

Very truly yours,

Crowe LLP

2023 TAX RETURN FILING INSTRUCTIONS
U.S. CONSOLIDATED CORPORATION INCOME TAX RETURN

FOR THE YEAR ENDING

September 30, 2024

Prepared For:

Chicago Association of Realtors Business
Information Services Inc & Subsidiaries
430 N Michigan Ave, Ste 800
Chicago, IL 60611

Prepared By:

CROWE LLP
701 13th St NW Suite 852
Washington, DC 20005-3924

To be Signed and Dated By:

The appropriate corporate officer(s).

Amount of Tax:

Total tax	\$	158,848
Less: payments and credits	\$	180,568
Plus: interest and penalties	\$	282
Overpayment	\$	21,438

Overpayment:

Credit to your estimated tax	\$	21,438
Refunded to you	\$	0

Make Check Payable To:

Not Applicable

Mail Tax Return and Check (if applicable) To:

This return has qualified for electronic filing. After you have reviewed the return for accuracy, please sign, date and return Form 8879-CORP to your Crowe contact. We will transmit your return electronically to the IRS, and no further action is required.

Return Must be Mailed on or Before:

Please sign and return 8879-CORP to us two business days prior to the due date to timely file your tax return by July 15, 2025.

Special Instructions:

CORPORATION
Two-Year Comparison

2023

Name		Employer Identification Number	
CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES		47-4639535	
Description	Prior Year	Current Year	Increase (Decrease)
INCOME:			
GROSS RECEIPTS OR SALES LESS RETURNS AND ALLOWANCES	6,299,646.	6,752,158.	452,512.
COST OF GOODS SOLD	5,487,226.	5,471,447.	-15,779.
GROSS PROFITS	812,420.	1,280,711.	468,291.
INTEREST	213,712.	313,429.	99,717.
OTHER INCOME	779,621.	838,337.	58,716.
TOTAL INCOME	1,805,753.	2,432,477.	626,724.
DEDUCTIONS:			
SALARIES AND WAGES LESS EMPLOYMENT CREDITS	491,850.	549,480.	57,630.
REPAIRS AND MAINTENANCE	2,915.	5,271.	2,356.
RENTS	36,327.	45,306.	8,979.
TAXES AND LICENSES	44,661.	79,403.	34,742.
INTEREST	30,722.	33,557.	2,835.
CHARITABLE CONTRIBUTIONS	47,000.	83,000.	36,000.
OTHER DEDUCTIONS	727,407.	880,042.	152,635.
TOTAL DEDUCTIONS	1,380,882.	1,676,059.	295,177.
TAXABLE INCOME:			
TAXABLE INCOME BEFORE NOL DEDUCTION AND SPECIAL DEDUCTIONS	424,871.	756,418.	331,547.
TAXABLE INCOME	424,871.	756,418.	331,547.
TAX COMPUTATION:			
INCOME TAX	89,223.	158,848.	69,625.
TAX BEFORE CREDITS	89,223.	158,848.	69,625.
EFFECTIVE TAX RATE	21.0000%	21.0000%	0.0000%
MARGINAL TAX RATE	21.0000%	21.0000%	0.0000%
TAX AFTER CREDITS	89,223.	158,848.	69,625.
TOTAL TAX	89,223.	158,848.	69,625.
PAYMENTS AND CREDITS:			
PRIOR YEAR OVERPAYMENT CREDITED TO CURRENT YEAR	0.	30,568.	30,568.
ESTIMATED TAX PAYMENTS	120,000.	150,000.	30,000.
TOTAL PAYMENTS AND CREDITS	120,000.	180,568.	60,568.

CORPORATION
Two-Year Comparison

2023

Name CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES	Employer Identification Number 47-4639535
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Description	Prior Year	Current Year	Increase (Decrease)
BALANCE DUE OR REFUND:			
ESTIMATED TAX PENALTY	209.	282.	73.
OVERPAYMENT	30,568.	21,438.	-9,130.
OVERPAYMENT APPLIED TO ESTIMATED TAX	30,568.	21,438.	-9,130.
AMOUNT REFUNDED	0.	0.	0.
SCHEDULE M-1:			
NET INCOME (LOSS) PER BOOKS	416,320.	785,889.	369,569.
FEDERAL INCOME TAX PER BOOKS	89,705.	159,000.	69,295.
EXCESS OF CAPITAL LOSSES OVER CAPITAL GAINS	7,351.	1,697.	-5,654.
BOOK EXPENSES NOT ON RETURN	1,138.	426.	-712.
INCOME ON BOOKS NOT ON RETURN	89,643.	190,594.	100,951.
INCOME PER RETURN	424,871.	756,418.	331,547.
SCHEDULE M-2:			
BALANCE AT BEGINNING OF YEAR - UNAPPROPRIATED RETAINED EARNINGS	2,406,283.	2,822,603.	416,320.
NET INCOME (LOSS) PER BOOKS	416,320.	785,889.	369,569.
BALANCE AT END OF YEAR - UNAPPROPRIATED RETAINED EARNINGS	2,822,603.	3,608,492.	785,889.

Form **8879-CORP**

(December 2022)

Department of the Treasury
Internal Revenue Service**E-file Authorization for Corporations**For calendar year 2023, or tax year beginning OCT 1, 2023, ending SEP 30, 2024

OMB No. 1545-0123

Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879CORP for the latest information.Name of corporation **CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES**Employer identification number
47-4639535**Part I** **Information** (Whole dollars only)

1 Total income (Form 1120, line 11)	1	2,432,477.
2 Total income (Form 1120-F, Section II, line 11)	2	
3 Total income (loss) (Form 1120-S, line 6)	3	

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 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, they are 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 acknowledgment 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 12345
ERO firm name do not enter all zeros
as my signature on the corporation's electronically filed income tax return.

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

Officer's signature _____ Date _____ Title CHIEF FINANCIAL OFFI**Part III** **Certification and Authentication**ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 78118235092
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 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 STEVE LENIVY Date 06/26/25**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-CORP** (12-2022)

LHA

**Application for Automatic Extension of Time To File Certain
Business Income Tax, Information, and Other Returns**
▶ **File a separate application for each return.**
▶ **Go to www.irs.gov/Form7004 for instructions and the latest information.**

OMB No. 1545-0233

**Print
or
Type**

Name

**CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES**

Identifying number

47-4639535

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

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 **12**

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 **STMT 1** ☒
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 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 _____, or tax year beginning **OCTOBER 1, 2023**, and ending **SEPTEMBER 30, 2024**
- 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	0.
7 Total payments and credits. See instructions	7	180,568.
8 Balance due. Subtract line 7 from line 6. See instructions	8	0.

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

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

FORM 7004

AFFILIATED GROUP INFORMATION

STATEMENT 1

NAME AND ADDRESS OF EACH MEMBER OF THE AFFILIATED GROUP	FEIN
CHICAGO ASSOCIATION OF REALTORS, INC. 430 N. MICHIGAN AVE., SUITE 800 CHICAGO, IL 60611	36-2348007
NORTHERN ILLINOIS REAL ESTATE 430 N. MICHIGAN AVE, SUITE 800 CHICAGO, IL 60611	36-3425361

Form	1120	U.S. Corporation Income Tax Return		OMB No. 1545-0123
Department of the Treasury Internal Revenue Service		For calendar year 2023 or tax year beginning OCTOBER 1, 2023 , ending SEPTEMBER 30, 2024		2023
Go to www.irs.gov/Form1120 for instructions and the latest information.				
A Check if: 1a Consolidated return (attach Form 851) ☒ b Life/nonlife consolidated return ☐ 2 Personal holding co. (attach Sch. PH) ☐ 3 Personal service corp. (see instructions) ☐ 4 Schedule M-3 attached ☐		Name CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES Number, street, and room or suite no. If a P.O. box, see instructions. 430 N MICHIGAN AVE, STE 800 City or town, state or province, country, and ZIP or foreign postal code CHICAGO, IL 60611		B Employer identification number 47-4639535 C Date incorporated 06/30/2015 D Total assets (see instructions) \$ 7,630,009.
E Check if: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change				
Income	1a Gross receipts or sales		1a	6,752,158.
	b Returns and allowances		1b	
	c Balance. Subtract line 1b from line 1a		1c	6,752,158.
	2 Cost of goods sold (attach Form 1125-A)		2	5,471,447.
	3 Gross profit. Subtract line 2 from line 1c		3	1,280,711.
	4 Dividends and inclusions (Schedule C, line 23)		4	
	5 Interest		5	313,429.
	6 Gross rents		6	
	7 Gross royalties		7	
	8 Capital gain net income (attach Schedule D (Form 1120))		8	
	9 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)		9	
Deductions (See instructions for limitations on deductions.)	10 Other income (attach statement) SEE CONSOLIDATED INCOME AND DEDUCTIONS		10	838,337.
	11 Total income. Add lines 3 through 10		11	2,432,477.
	12 Compensation of officers (attach Form 1125-E)		12	
	13 Salaries and wages (less employment credits)		13	549,480.
	14 Repairs and maintenance		14	5,271.
	15 Bad debts		15	
	16 Rents		16	45,306.
	17 Taxes and licenses		17	79,403.
	18 Interest (see instructions)		18	33,557.
	19 Charitable contributions		19	83,000.
	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 Energy efficient commercial buildings deduction (attach Form 7205)		25		
26 Other deductions (attach statement) SEE CONSOLIDATED INCOME AND DEDUCTIONS		26	880,042.	
27 Total deductions. Add lines 12 through 26		27	1,676,059.	
28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11		28	756,418.	
29a Net operating loss deduction (see instructions)		29a		
b Special deductions (Schedule C, line 24)		29b		
c Add lines 29a and 29b		29c		
Tax, Refundable Credits, and Payments	30 Taxable income. Subtract line 29c from line 28. See instructions		30	756,418.
	31 Total tax (Schedule J, Part I, line 11)		31	158,848.
	32 Reserved for future use		32	
	33 Total payments and credits (Schedule J, Part II, line 23)		33	180,568.
	34 Estimated tax penalty. See instructions. Check if Form 2220 is attached ☒		34	282.
	35 Amount owed. If line 33 is smaller than the total of lines 31 and 34, enter amount owed		35	0.
	36 Overpayment. If line 33 is larger than the total of lines 31 and 34, enter amount overpaid		36	21,438.
37 Enter amount from line 36 you want: Credited to 2024 estimated tax 21,438. Refunded		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.			
	Signature of officer _____ Date _____		CHIEF FINANCIAL OFFICER ☒ Yes ☐ No	
Paid	Print/Type preparer's name STEVE LENIVY		Preparer's signature STEVE LENIVY	
	Firm's name CROWE LLP		Firm's EIN 35-0921680	
Preparer Use Only	Firm's address 701 13TH ST NW SUITE 852 WASHINGTON, DC 20005-3924		Phone no. 202-624-5555	

Schedule C Dividends, Inclusions, and Special Deductions (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 Subtotal. Add lines 1 through 8		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 Reserved for future use			
16a 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 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 Total dividends and inclusions. Add column (a), lines 9 through 20. Enter here and on page 1, line 4			
24 Total special deductions. Add column (c), lines 9 through 22. Enter here and on page 1, line 29b			

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

1	Income tax. See instructions	1	158,848.
2	Base erosion minimum tax amount (attach Form 8991)	2	
3	Corporate alternative minimum tax from Form 4626, Part II, line 13 (attach Form 4626)	3	
4	Add lines 1, 2, and 3	4	158,848.
5a	Foreign tax credit (attach Form 1118)	5a	
b	Credit from Form 8834 (see instructions)	5b	
c	General business credit (see instructions - attach Form 3800)	5c	
d	Credit for prior year minimum tax (attach Form 8827)	5d	
e	Bond credits from Form 8912	5e	
6	Total credits. Add lines 5a through 5e	6	
7	Subtract line 6 from line 4	7	158,848.
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	Interest/tax due under section 453A(c)	9f	
g	Interest/tax due under section 453(l)	9g	
z	Other (see instructions - attach statement)	9z	
10	Total. Add lines 9a through 9z	10	
11	Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31	11	158,848.

Part II - Payments and Refundable Credits

12	Reserved for future use	12	
13	Preceding year's overpayment credited to the current year	13	30,568.
14	Current year's estimated tax payments	14	150,000.
15	Current year's refund applied for on Form 4466	15	()
16	Combine lines 13, 14, and 15	16	180,568.
17	Tax deposited with Form 7004	17	
18	Withholding (see instructions)	18	
19	Total payments. Add lines 16, 17, and 18	19	180,568.
20	Refundable credits from:		
a	Form 2439	20a	
b	Form 4136	20b	
c	Reserved for future use	20c	
z	Other (attach statement - see instructions)	20z	
21	Total credits. Add lines 20a through 20z	21	
22	Elective payment election amount from Form 3800	22	
23	Total payments and credits. Add lines 19, 21, and 22. Enter here and on page 1, line 33	23	180,568.

Form **1120** (2023)

Schedule K Other Information (see instructions)

1 Check accounting method: a ☐ Cash b ☒ Accrual c ☐ Other (specify) _____	Yes	No
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 INFORMAT</u>		
3 Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? _____ If "Yes," enter name and EIN of the parent corporation <u>CHICAGO ASSOCIATION OF REALTORS</u> <u>36-0904580</u>	X	
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 _____ 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.	X
7 At any time during this 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? _____ 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 _____	X
8 Check this box if the corporation issued publicly offered debt instruments with original issue discount _____ 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 this tax year \$ _____	
10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) <u>1</u>	
11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here _____ 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>561,610.</u>	

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 and 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 this 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 that would require it to file Form(s) 1099?	X	
b If "Yes," did or will the corporation file required Form(s) 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 this 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 this 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 this 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 this 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 this tax year? See instructions		X
24 Does the corporation satisfy one or more of the following? If "Yes," complete and attach Form 8990. See instructions		X
a The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$29 million and the corporation has business interest expense.		
c The corporation is a tax shelter and the corporation has business interest expense.		
25 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
If "Yes," enter amount from Form 8996, line 15 \$		
26 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties held directly or indirectly by the corporation, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the shareholders held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions		X
Percentage: By Vote By Value		
27 At any time during this tax year, did the corporation (a) receive a digital asset (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? See instructions		X
28 Is the corporation a member of a controlled group?	X	
If "Yes," attach Schedule O (Form 1120). See instructions.		
29 Corporate Alternative Minimum Tax:		
a Was the corporation an applicable corporation under section 59(k)(1) in any prior tax year?		X
If "Yes," go to question 29b. If "No," skip to question 29c.		
b Is the corporation an applicable corporation under section 59(k)(1) in the current tax year because the corporation was an applicable corporation in the prior tax year?		
If "Yes," complete and attach Form 4626. If "No," continue to question 29c.		
c Does the corporation meet the requirements of the safe harbor method, if provided under section 59(k)(3)(A), for the current tax year? See instructions	X	
If "No," complete and attach Form 4626. If "Yes," the corporation is not required to file Form 4626.		
30 Is the corporation required to file Form 7208 relating to the excise tax on repurchase of corporate stock (see instructions):		
a Under the rules for stock repurchased by a covered corporation (or stock acquired by its specified affiliate)?		X
b Under the applicable foreign corporation rules?		X
c Under the covered surrogate foreign corporation rules?		X
If "Yes" to either (a), (b), or (c), complete Form 7208, Excise Tax on Repurchase of Corporate Stock. See the Instructions for Form 7208.		
31 Is this a consolidated return with gross receipts or sales of \$1 billion or more and a subchapter K basis adjustment, as described in the instructions, of \$10 million or more?		X
If "Yes," attach a statement. See instructions.		

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1	Cash		5,228,408.		5,874,023.
2a	Trade notes and accounts receivable	3,474.		4,816.	
b	Less allowance for bad debts	()	3,474.	()	4,816.
3	Inventories				
4	U.S. government obligations	SEE		SEE	
5	Tax-exempt securities	STATEMENT OF		STATEMENT OF	
6	Other current assets (att. stmt.)	CONSOLIDATED	23,792.	CONSOLIDATED	4,368.
7	Loans to shareholders	BEGINNING		ENDING	
8	Mortgage and real estate loans	BALANCE SHEET		BALANCE SHEET	
9	Other investments (att. stmt.)		1,516,108.		1,746,802.
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 (att. stmt.)				
15	Total assets		6,771,782.		7,630,009.
Liabilities and Shareholders' Equity					
16	Accounts payable		1,788.		558.
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (att. stmt.)		3,423,648.		3,497,216.
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (att. stmt.)				
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		2,822,603.		3,608,492.
26	Adjustments to shareholders' equity (attach statement)				
27	Less cost of treasury stock	()		()	
28	Total liabilities and shareholders' equity		6,771,782.		7,630,009.

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	785,889.	7	Income recorded on books this year not included on this return (itemize):	
2	Federal income tax per books	159,000.		Tax-exempt interest \$	
3	Excess of capital losses over capital gains	1,697.		190,594.	190,594.
4	Income subject to tax not recorded on books this year (itemize):				
5	Expenses recorded on books this year not deducted on this return (itemize):		8	Deductions on this return not charged against book income this year (itemize):	
a	Depreciation \$		a	Depreciation \$	
b	Charitable contributions \$		b	Charitable contributions \$	
c	Travel and entertainment \$ 329.				
	97.	426.	9	Add lines 7 and 8	190,594.
6	Add lines 1 through 5	947,012.	10	Income (page 1, line 28) - line 6 less line 9	756,418.

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

1	Balance at beginning of year	2,822,603.	5	Distributions: a Cash	
2	Net income (loss) per books	785,889.		b Stock	
3	Other increases (itemize):			c Property	
			6	Other decreases (itemize):	
			7	Add lines 5 and 6	
4	Add lines 1, 2, and 3	3,608,492.	8	Balance at end of year (line 4 less line 7)	3,608,492.

SCHEDULE D

(Form 1120)

Department of the Treasury

Internal Revenue Service

Capital Gains and Losses

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 for instructions and the latest information.

OMB No. 1545-0123

2023

Name

CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES

Employer identification number

47-4639535

Did the corporation dispose of any investment(s) in a qualified opportunity fund during the tax year? ☐ Yes ☒ No

If "Yes," attach Form 8949 and see its instructions for additional requirements for reporting your gain or loss.

Part I Short-Term Capital Gains and Losses - Assets Held One Year or Less

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)
1a 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				
1b Totals for all transactions reported on Form(s) 8949 with Box A checked				
2 Totals for all transactions reported on Form(s) 8949 with Box B checked				
3 Totals for all transactions reported on Form(s) 8949 with Box C checked		1,697.		<1,697.>
4 Short-term capital gain from installment sales from Form 6252, line 26 or 37				4
5 Short-term capital gain or (loss) from like-kind exchanges from Form 8824				5
6 Unused capital loss carryover (attach computation)		SEE STATEMENT 2		6 (59,356.)
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column h				7 <61,053.>

Part II Long-Term Capital Gains and Losses - Assets Held More Than One Year

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)
8a 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				
8b Totals for all transactions reported on Form(s) 8949 with Box D checked				
9 Totals for all transactions reported on Form(s) 8949 with Box E checked				
10 Totals for all transactions reported on Form(s) 8949 with Box F checked				
11 Enter gain from Form 4797, line 7 or 9				11
12 Long-term capital gain from installment sales from Form 6252, line 26 or 37				12
13 Long-term capital gain or (loss) from like-kind exchanges from Form 8824				13
14 Capital gain distributions				14
15 Net long-term capital gain or (loss). Combine lines 8a through 14 in column h				15

Part III Summary of Parts I and II

16 Enter excess of net short-term capital gain (line 7) over net long-term capital loss (line 15)	16
17 Net capital gain. Enter excess of net long-term capital gain (line 15) over net short-term capital loss (line 7)	17
18 Add lines 16 and 17. Enter here and on Form 1120, page 1, line 8, or the applicable line on other returns	18

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

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

Schedule D (Form 1120) 2023

**SCHEDULE O
(Form 1120)**(Rev. December 2018)
Department of the Treasury
Internal Revenue Service**Consent Plan and Apportionment Schedule
for a Controlled Group**▶ 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 for instructions and the latest information.

OMB No. 1545-0123

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 SEPTEMBER 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 BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES	47-4639535	24-09	0.	0.	0.
2 CHICAGO ASSOCIATION OF REALTORS	36-0904580	24-09	0.	0.	0.
3					
4					
5					
6					
7					
8					
9					
10					
Total					

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

Cost of Goods Sold

(Rev. November 2018)

▶ **Attach to Form 1120, 1120-C, 1120-F, 1120S, or 1065.**

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service▶ **Go to 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	0.
2	Purchases	2	0.
3	Cost of labor	3	0.
4	Additional section 263A costs (attach schedule)	4	0.
5	Other costs (attach schedule)	5	5,471,447.
6	Total. Add lines 1 through 5	6	5,471,447.
7	Inventory at end of year	7	0.
8	Cost of goods sold. 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	5,471,447.

9 a Check all methods used for valuing closing inventory:

(i) ☐ Cost

(ii) ☐ Lower of cost or market

(iii) ☐ Other (Specify method used and attach explanation) ▶ _____

b Check if there was a writedown of subnormal goods ▶ ☐

c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ▶ ☐

d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO **9d** | _____

e If property is produced or acquired for resale, do the rules of Section 263A apply to the entity? See instructions ☐ Yes ☒ No

f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☒ No
If "Yes," attach explanation.

For Paperwork Reduction Act Notice, see separate instructions.

Form 1125-A (Rev. 11-2018)

**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.

Name

**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).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Percentage Owned in Voting Stock
CHICAGO ASSOCIATION OF REALTORS	36-0904580	TAX-EXEMPT	UNITED STATES	100.00%

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).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Percentage Owned in Voting Stock

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

Schedule G (Form 1120) (Rev. 12-2011)

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Form **851**
(Rev. October 2016)
Department of the Treasury
Internal Revenue Service

Affiliations ScheduleFor tax year ending **SEPTEMBER 30, 2024**

OMB No. 1545-0123

▶ **File with each consolidated income tax return.**▶ **Information about Form 851 and its instructions is at www.irs.gov/form851.**

Name of common parent corporation **CHICAGO ASSOCIATION OF REALTORS INFORMATION SERVICES INC & SUBSIDIARIES** 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		180,568.	
2	Subsidiary corporations: CHICAGO ASSOCIATION OF REALTORS, INC. 430 N. MICHIGAN AVE., SUITE 800 CHICAGO, IL 60611	36-2348007	0.	0.
3	NORTHERN ILLINOIS REAL ESTATE 430 N. MICHIGAN AVE, SUITE 800 CHICAGO, IL 60611	36-3425361	0.	0.
4				
5				
6				
7				
8				
9				
10				
Totals (Must equal amounts shown on the consolidated tax return)			180,568.	

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

Corp. No.	Principal business activity (PBA)	PBA Code No.	Did the subsidiary make any nondividend distributions?		Stock holdings at beginning of year			
			Yes	No	Number of shares	Percent of voting power	Percent of value	Owned by corporation no.
1	Common parent corporation SERVICE	531390						
2	Subsidiary corporations: SERVICE	531390		X		.00%	100.00%	1
3	SERVICE	531390		X		.00%	100.00%	1
4						%	%	
5						%	%	
6						%	%	
7						%	%	
8						%	%	
9						%	%	
10						%	%	

Page 2

Part III

(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.

2023.06000 CHICAGO ASSOCIATION OF RE P-000001

Form 851 (Rev. 10-2016)

Page 3

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 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) Percent of value	(b) Percent of outstanding voting stock	(c) Percent of voting power
		%	%	%
		%	%	%
		%	%	%
		%	%	%
		%	%	%

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

Form 851 (Rev. 10-2016)

Form **2220**Department of the Treasury
Internal Revenue Service**Underpayment of Estimated Tax by Corporations**

Attach to the corporation's tax return.

Go to www.irs.gov/Form2220 for instructions and the latest information.

OMB No. 1545-0123

2023Name **CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES**Employer identification number
47-4639535

Note: Generally, the corporation is not required to file Form 2220 (see Part II below for exceptions) because the IRS will figure any penalty owed and bill the corporation. However, the corporation may still use Form 2220 to figure the penalty. If so, enter the amount from page 2, line 38, on the estimated tax penalty line of the corporation's income tax return, but **do not** attach Form 2220.

Part I Required Annual Payment

1	Total tax (see instructions)	1	158,848.
2a	Personal holding company tax (Schedule PH (Form 1120), line 26) included on line 1	2a	
2b	Look-back interest included on line 1 under section 460(b)(2) for completed long-term contracts or section 167(g) for depreciation under the income forecast method	2b	
2c	Credit for federal tax paid on fuels (see instructions)	2c	
2d	Total. Add lines 2a through 2c	2d	
3	Subtract line 2d from line 1. If the result is less than \$500, do not complete or file this form. The corporation does not owe the penalty	3	158,848.
4	Enter the tax shown on the corporation's 2022 income tax return. See instructions. Caution: If the tax is zero or the tax year was for less than 12 months, skip this line and enter the amount from line 3 on line 5	4	89,223.
5	Required annual payment. Enter the smaller of line 3 or line 4. If the corporation is required to skip line 4, enter the amount from line 3	5	89,223.

Part II Reasons for Filing - Check the boxes below that apply. If any boxes are checked, the corporation **must** file Form 2220 even if it does not owe a penalty. See instructions.

- 6 ☐ The corporation is using the adjusted seasonal installment method.
- 7 ☐ The corporation is using the annualized income installment method.
- 8 ☐ The corporation is a "large corporation" figuring its first required installment based on the prior year's tax.

Part III Figuring the Underpayment

	(a)	(b)	(c)	(d)
9 Installment due dates. Enter in columns (a) through (d) the 15th day of the 4th (Form 990-PF filers: Use 5th month), 6th, 9th, and 12th months of the corporation's tax year	9 01/16/2024	03/15/2024	06/17/2024	09/16/2024
10 Required installments. If the box on line 6 and/or line 7 above is checked, enter the amounts from Sch A, line 38. If the box on line 8 (but not 6 or 7) is checked, see instructions for the amounts to enter. If none of these boxes are checked, enter 25% (0.25) of line 5 above in each column	10 22,306.	22,306.	22,305.	22,306.
11 Estimated tax paid or credited for each period. For column (a) only, enter the amount from line 11 on line 15. See instructions	11 30,568.		90,000.	60,000.
Complete lines 12 through 18 of one column before going to the next column.				
12 Enter amount, if any, from line 18 of the preceding column	12	8,262.		53,651.
13 Add lines 11 and 12	13	8,262.	90,000.	113,651.
14 Add amounts on lines 16 and 17 of the preceding column	14		14,044.	
15 Subtract line 14 from line 13. If zero or less, enter -0-	15 30,568.	8,262.	75,956.	113,651.
16 If the amount on line 15 is zero, subtract line 13 from line 14. Otherwise, enter -0-	16			
17 Underpayment. If line 15 is less than or equal to line 10, subtract line 15 from line 10. Then go to line 12 of the next column. Otherwise, go to line 18	17	14,044.		
18 Overpayment. If line 10 is less than line 15, subtract line 10 from line 15. Then go to line 12 of the next column	18 8,262.		53,651.	

Go to Part IV on page 2 to figure the penalty. Do not go to Part IV if there are no entries on line 17 - no penalty is owed.

For Paperwork Reduction Act Notice, see separate instructions.

Form 2220 (2023)

Part IV Figuring the Penalty

	(a)	(b)	(c)	(d)
19 Enter the date of payment or the 15th day of the 4th month after the close of the tax year, whichever is earlier. (C corporations with tax years ending June 30 and S corporations: Use 3rd month instead of 4th month. Form 990-PF and Form 990-T filers: Use 5th month instead of 4th month.) See instructions	STATEMENT 4			
20 Number of days from due date of installment on line 9 to the date shown on line 19	19			
21 Number of days on line 20 after 4/15/2023 and before 7/1/2023	20			
22 Underpayment on line 17 x $\frac{\text{Number of days on line 21} \times 7\% (0.07)}{365}$...	21			
23 Number of days on line 20 after 6/30/2023 and before 10/1/2023	22	\$	\$	\$
24 Underpayment on line 17 x $\frac{\text{Number of days on line 23} \times 7\% (0.07)}{365}$...	23			
25 Number of days on line 20 after 9/30/2023 and before 1/1/2024	24	\$	\$	\$
26 Underpayment on line 17 x $\frac{\text{Number of days on line 25} \times 8\% (0.08)}{365}$...	25			
27 Number of days on line 20 after 12/31/2023 and before 4/1/2024	26	\$	\$	\$
28 Underpayment on line 17 x $\frac{\text{Number of days on line 27} \times 8\% (0.08)}{366}$...	27			
29 Number of days on line 20 after 3/31/2024 and before 7/1/2024	28	\$	\$	\$
30 Underpayment on line 17 x $\frac{\text{Number of days on line 29} \times \%}{366}$	29			
31 Number of days on line 20 after 6/30/2024 and before 10/1/2024	30	\$	\$	\$
32 Underpayment on line 17 x $\frac{\text{Number of days on line 31} \times \%}{366}$	31			
33 Number of days on line 20 after 9/30/2024 and before 1/1/2025	32	\$	\$	\$
34 Underpayment on line 17 x $\frac{\text{Number of days on line 33} \times \%}{366}$	33			
35 Number of days on line 20 after 12/31/2024 and before 3/16/2025	34	\$	\$	\$
36 Underpayment on line 17 x $\frac{\text{Number of days on line 35} \times \%}{365}$	35			
37 Add lines 22, 24, 26, 28, 30, 32, 34, and 36	36	\$	282.	\$
38 Penalty. Add columns (a) through (d) of line 37. Enter the total here and on Form 1120, line 34; or the comparable line for other income tax returns	37			
	38	\$	282.	

* Use the penalty interest rate for each calendar quarter, which the IRS will determine during the first month in the preceding quarter. These rates are published quarterly in an IRS News Release and in a revenue ruling in the Internal Revenue Bulletin. To obtain this information on the Internet, access the IRS website at www.irs.gov. You can also call 800-829-4933 to get interest rate information.

Depreciation and Amortization
(Including Information on Listed Property) OTHER

Attach to your tax return.

Go to www.irs.gov/Form4562 for instructions and the latest information.**2023**Attachment
Sequence No. **179****CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES**

Business or activity to which this form relates

OTHER DEPRECIATION

Identifying number

47-4639535**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	1,160,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation	3	2,890,000.
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 smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2022 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	0.
13	Carryover of disallowed deduction to 2024. 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.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	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 2023	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 2023 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 2023 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	Total. 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 instr.	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	

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							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
30 Total business/investment miles driven during the year (don't include commuting miles)						
31 Total commuting miles driven during the year						
32 Total other personal (noncommuting) miles driven						
33 Total miles driven during the year. Add lines 30 through 32						
34 Was the vehicle available for personal use during off-duty hours?	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
35 Was the vehicle used primarily by a more than 5% owner or related person?						
36 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.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 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		
39 Do you treat all use of vehicles by employees as personal use?		
40 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?		
41 Do you meet the requirements concerning qualified automobile demonstration use?		

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 2023 tax year:					
	:				
	:				
43 Amortization of costs that began before your 2023 tax year					43
					11,392.
44 Total. Add amounts in column (f). See the instructions for where to report					44
					11,392.

CAPITAL LOSS CARRYOVER

STATEMENT 2

CONSOLIDATED CAPITAL GAIN INCOME

-1,697.

	SEPARATE COMPANY CAPITAL GAIN INCOME	CAPITAL LOSS CARRYOVER AVAILABLE	TOTAL CAPITAL LOSS CARRYOVER AFTER SRLY LIMITATION	TOTAL CAPITAL LOSS CARRYOVER DEDUCTED	REMAINING CONSOLIDATED CAPITAL GAIN INCOME
YEAR END 09/30/19 NON-SRLY		CHICAGO ASSOCIATION OF REALTORS, INC. 11,621.	11,621.		
YEAR END 09/30/20 NON-SRLY		CHICAGO ASSOCIATION OF REALTORS, INC. 40,384.	40,384.		
YEAR END 09/30/23 NON-SRLY		CHICAGO ASSOCIATION OF REALTORS, INC. 7,351.	7,351.		
SUBTOTAL			59,356.	0.	

ALLOCATION OF CURRENT CONSOLIDATED
CAPITAL LOSS TO MEMBER CORPORATIONS

STATEMENT 3

CURRENT CONSOLIDATED CAPITAL LOSS	X	MEMBER'S CURRENT CAPITAL LOSS WITHOUT SEC. 1231 GAIN	/	TOTAL OF ALL MEMBERS WITH CAPITAL LOSS	=	CAPITAL LOSS ALLOCATED TO THIS COMPANY
09/30/24		CHICAGO ASSOCIATION OF REALTORS, INC.				
1,697.		1,697.		1,697.		1,697.

FORM 2220

COMPUTATION OF UNDERPAYMENT PENALTY

STATEMENT 4

Q T R	EVENT AMOUNT TYPE	*	REMAINING UNDERPAYMENT	PERIOD OF UNDERPAYMENT	DAYS	INT RATE	AMOUNT OF PENALTY
B							
	Q		14,044.	03/15/2024 06/15/2024	92	8%	282.
	-90,000. P	2	-75,956.	06/15/2024	0	8%	0.
TOTAL TO FORM 2220, LINE 38							282.

EVENT TYPE: Q = AMOUNT UNDERPAID AT START OF QUARTER
 P = PAYMENT
 W = WITHHOLDING
 R = INTEREST RATE CHANGE
 L = SWITCH TO OR FROM A LEAP YEAR

* COMPANY NUMBER - CONSOLIDATED ONLY

INCOME AND DEDUCTIONS

	CONSOLIDATED AMOUNTS	ADJUSTMENTS	ELIMINATIONS	COMBINED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
Gross receipts or sales	6,752,158.			6,752,158.		6,723,152.	29,006.
Less returns and allowances							
Net Sales	6,752,158.			6,752,158.		6,723,152.	29,006.
Cost of goods sold:							
Inventory at beginning of year							
Purchases							
Cost of labor							
Additional section 263A costs							
Other costs	STMT 7	5,471,447.		5,471,447.		5,471,447.	
Inventory end of year							
Cost of goods sold		5,471,447.		5,471,447.		5,471,447.	
Gross profit		1,280,711.		1,280,711.		1,251,705.	29,006.
Dividends							
Interest	STMT 8	313,429.		313,429.		313,429.	
Gross rents							
Gross royalties							
Capital gain net income							
Net gain or (loss) Form 4797							
Other income	STMT 9	838,337.		838,337.		754,350.	83,987.
Total Income		2,432,477.		2,432,477.		2,319,484.	112,993.
Deductions							
Compensation of officers							
Salaries and wages		549,480.		549,480.		524,749.	24,731.
Repairs		5,271.		5,271.		5,041.	230.
Bad debts							
Rents		45,306.		45,306.		43,333.	1,973.
Taxes	STMT 10	79,403.		79,403.		79,403.	
Interest		33,557.		33,557.			33,557.
Charitable Contributions		83,000.		83,000.		83,000.	
Depreciation not claimed elsewhere							
Depletion							
Advertising							
Pension, profit-sharing, etc., plans							
Employee benefit programs							
Energy efficient commercial buildings							
Other deductions	STMT 11	880,042.		880,042.		818,703.	61,339.
Total Deductions		1,676,059.		1,676,059.		1,554,229.	121,830.
Taxable income before NOL and special deductions		756,418.		756,418.		765,255.	-8,837.
Net operating loss deduction	STMT 5						
Special deductions							
Taxable Income		756,418.		756,418.		765,255.	-8,837.

NET OPERATING LOSS ADJUSTMENT

STATEMENT 5

CONSOLIDATED TAXABLE INCOME BEFORE NOL 756,418.

	SRLY OR SEC. 382 LIMIT	TOTAL NOL AVAILABLE	TOTAL NOL AFTER SRLY OR SEC. 382 LIMITATION	TOTAL NOL DEDUCTED	REMAINING TAXABLE INCOME AFTER NOL DEDUCTION
YEAR END SRLY	09/30/07 -8,837.	NORTHERN ILLINOIS REAL ESTATE 43,752.	0.	0.	756,418.
YEAR END SRLY	09/30/08 -8,837.	NORTHERN ILLINOIS REAL ESTATE 273,712.	0.	0.	756,418.
YEAR END SRLY	09/30/10 -8,837.	NORTHERN ILLINOIS REAL ESTATE 3,821.	0.	0.	756,418.
YEAR END SRLY	09/30/12 -8,837.	NORTHERN ILLINOIS REAL ESTATE 8,433.	0.	0.	756,418.
YEAR END SRLY	09/30/13 -8,837.	NORTHERN ILLINOIS REAL ESTATE 131,677.	0.	0.	756,418.
YEAR END SRLY	09/30/14 -8,837.	NORTHERN ILLINOIS REAL ESTATE 100,215.	0.	0.	756,418.
SUBTOTAL		561,610.	0.	0.	
CONSOLIDATED NOL DEDUCTION			0.		
COMBINED NOL DEDUCTION			0.		
CONSOLIDATED NOL ADJUSTMENT			0.		

CURRENT CHARITABLE CONTRIBUTIONS				STATEMENT 6
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
CHARITABLE CONTRIBUTION	83,000.		83,000.	
TOTAL CURRENT CONTRIBUTIONS	83,000.		83,000.	

SCHEDULE A	COST OF GOODS SOLD OTHER COSTS				STATEMENT 7
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
LISTING SERVICES	5,471,447.		5,471,447.		
TOTAL OTHER COSTS	5,471,447.		5,471,447.		

		INTEREST INCOME			STATEMENT 8
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
INTEREST INCOME - HUNTINGTON BANK	54,723.		54,723.		
INTEREST INCOME - MERRILL LYNCH	258,706.		258,706.		
TOTAL INTEREST INCOME	313,429.		313,429.		

	OTHER INCOME			STATEMENT 9
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
APPLICATION FEES	58,400.		58,400.	
LEGAL LIBRARY SUBSCRIBER FEES	24,744.			24,744.
LICENSE HOLDING FEES	59,243.			59,243.
MLS LATE FEE	20,990.		20,990.	
OFFICE DUES	456,946.		456,946.	
PAYMENT PLAN SERVICE FEE	43,738.		43,738.	
REFUND PROCESSING FEE	-2,104.		-2,104.	
SALES AWARDS PROGRAM	167,262.		167,262.	
TRANSFER FEES	9,118.		9,118.	
TOTAL OTHER INCOME	838,337.		754,350.	83,987.

TAXES					STATEMENT 10
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
OTHER STATE AND LOCAL TAXES	79,403.		79,403.		
TOTAL TAXES	79,403.		79,403.		

		OTHER DEDUCTIONS		STATEMENT 11
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
ALLOCATED OVERHEAD	50,755.		48,440.	2,315.
AMORTIZATION	11,392.		10,872.	520.
BANK & CREDIT CARD FEES	183,018.		177,269.	5,749.
COMPUTER SYSTEM	262,900.		259,978.	2,922.
DUES & SUBSCRIPTIONS	1,346.		1,287.	59.
INSURANCE	11,242.		10,069.	1,173.
MEALS	331.		315.	16.
MEMBER PROMOTION	211,001.		211,001.	
MISCELLANEOUS	759.		759.	
OFFICE EXPENSES	2,766.		2,609.	157.
POSTAGE & DELIVERY	438.		417.	21.
PROFESSIONAL FEES	119,382.		72,127.	47,255.
RECRUITMENT EXPENSE	520.		500.	20.
STAFF TRAINING & RECOGNITION	7,483.		7,131.	352.
TELEPHONE	15,236.		14,524.	712.
TRANSPORTATION	101.		96.	5.
UTILITIES	1,372.		1,309.	63.
TOTAL OTHER DEDUCTIONS	880,042.		818,703.	61,339.

BEGINNING BALANCE SHEET

	CONSOLIDATED AMOUNTS	ADJUSTMENTS	ELIMINATIONS	COMBINED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
Assets							
Cash	5,228,408.			5,228,408.		5,228,408.	
Trade notes and accounts receivable	3,474.			3,474.		3,474.	
Less allowance for bad debts							
Inventories							
U.S. government obligations							
Tax-exempt securities							
Other current assets STATEMENT 12	23,792.			23,792.		13,158.	10,634.
Loans to stockholders							
Mortgage and real estate loans							
Other investments STATEMENT 13	1,516,108.			1,516,108.		1,516,108.	
Buildings and other depreciable assets							
Less accumulated depreciation							
Depletable assets							
Less accumulated depletion							
Land (net of any amortization)							
Intangible assets (amortizable only)							
Less accumulated amortization							
Other assets							
Total Assets	6,771,782.			6,771,782.		6,761,148.	10,634.
Liabilities and Stockholders' Equity							
Accounts payable	1,788.			1,788.			1,788.
Mortgages, notes, bonds payable in less than 1 year							
Other current liabilities STATEMENT 14	3,423,648.			3,423,648.		2,705,403.	718,245.
Loans from stockholders							
Mortgages, notes, bonds payable in 1 year or more							
Other liabilities							
Capital stock: a Preferred stock							
b Common stock	70,000.			70,000.			70,000.
Additional paid-in capital	453,743.			453,743.			453,743.
Retained earnings - Appropriated							
Retained earnings - Unappropriated	2,822,603.			2,822,603.		4,055,745.	-1,233,142.
Adjustments to shareholders' equity							
Less cost of treasury stock							
Total Liabilities and Stockholders' Equity	6,771,782.			6,771,782.		6,761,148.	10,634.

SCHEDULE L	OTHER CURRENT ASSETS				STATEMENT 12
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
PREPAID EXPENSES & OTHER RECEIVABLES	13,158.		13,158.		
PREPAID INSURANCE	10,634.			10,634.	
TOTAL OTHER CURRENT ASSETS	23,792.		13,158.	10,634.	

SCHEDULE L	OTHER INVESTMENTS				STATEMENT 13
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
PUBLICLY TRADED SECURITIES	1,516,108.		1,516,108.		
TOTAL OTHER INVESTMENTS	1,516,108.		1,516,108.		

SCHEDULE L

CURRENT LIABILITIES

STATEMENT 14

	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
ACCRUED FEDERAL INCOME TAX	-11,239.		-11,239.	
ACCRUED ILLINOIS INCOME TAX	-12,839.		-12,839.	
ACCRUED ILLINOIS INCOME TAX	-2,471.			-2,471.
DEFERRED DUES INCOME	30,960.			30,960.
DEFERRED DUES REVENUE	203,100.		203,100.	
DEFERRED INCOME - LEGAL LIBRARY	11,950.			11,950.
DEFERRED USER FEES	2,526,381.		2,526,381.	
INTERCOMPANY PAYABLE	677,748.			677,748.
IR DUES PAYABLE	35.			35.
UNCLAIMED PROPERTY	23.			23.
TOTAL OTHER CURRENT LIABILITIES	3,423,648.		2,705,403.	718,245.

ENDING BALANCE SHEET AND SCHEDULE M-2

	CONSOLIDATED AMOUNTS	ADJUSTMENTS	ELIMINATIONS	COMBINED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
Assets							
Cash	5,874,023.			5,874,023.		5,874,023.	
Trade notes and accounts receivable	4,816.			4,816.		4,816.	
Less allowance for bad debts							
Inventories							
U.S. government obligations							
Tax-exempt securities							
Other current assets STATEMENT 15	4,368.			4,368.		3,823.	545.
Loans to stockholders							
Mortgage and real estate loans							
Other investments STATEMENT 16	1,746,802.			1,746,802.		1,746,802.	
Buildings and other depreciable assets							
Less accumulated depreciation							
Depletable assets							
Less accumulated depletion							
Land (net of any amortization)							
Intangible assets (amortizable only)							
Less accumulated amortization							
Other assets							
Total Assets	7,630,009.			7,630,009.		7,629,464.	545.
Liabilities and Stockholders' Equity							
Accounts payable	558.			558.			558.
Short term mortgages, notes, and bonds							
Other current liabilities STATEMENT 17	3,497,216.			3,497,216.		2,778,978.	718,238.
Loans from stockholders							
Long term mortgages, notes, and bonds							
Other liabilities							
Capital stock: a Preferred stock							
b Common stock	70,000.			70,000.			70,000.
Additional paid-in capital	453,743.			453,743.			453,743.
Retained earnings - Appropriated							
Retained earnings - Unappropriated	3,608,492.			3,608,492.		4,850,486.	-1,241,994.
Adjustments to shareholders' equity							
Less cost of treasury stock							
Total Liabilities and Stockholders' Equity	7,630,009.			7,630,009.		7,629,464.	545.
Schedule M-2							
Balance at beginning of year	2,822,603.			2,822,603.		4,055,745.	-1,233,142.
Net income per books	785,889.			785,889.		794,741.	-8,852.
Other increases							
Total Increases	3,608,492.			3,608,492.		4,850,486.	-1,241,994.
Distributions: Cash							
Stock							
Property							
Other decreases							
Total Decreases							
Balance at End of Year	3,608,492.			3,608,492.		4,850,486.	-1,241,994.

SCHEDULE L	OTHER CURRENT ASSETS				STATEMENT 15
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
PREPAID EXPENSES & OTHER RECEIVABLES	3,823.		3,823.		
PREPAID INSURANCE	545.			545.	
TOTAL OTHER CURRENT ASSETS	4,368.		3,823.	545.	

SCHEDULE L	OTHER INVESTMENTS				STATEMENT 16
	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361	
PUBLICLY TRADED SECURITIES	1,746,802.		1,746,802.		
TOTAL OTHER INVESTMENTS	1,746,802.		1,746,802.		

SCHEDULE L

CURRENT LIABILITIES

STATEMENT 17

	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
ACCRUED EXPENSES	10,001.			10,001.
ACCRUED FEDERAL INCOME TAX	-2,239.		-2,239.	
ACCRUED ILLINOIS INCOME TAX	16,661.		16,661.	
ACCRUED ILLINOIS INCOME TAX	-2,471.			-2,471.
DEFERRED DUES INCOME	32,040.			32,040.
DEFERRED DUES REVENUE	198,950.		198,950.	
DEFERRED INCOME - LEGAL LIBRARY	16,000.			16,000.
DEFERRED USER FEES	2,565,606.		2,565,606.	
INTERCOMPANY PAYABLE	662,633.			662,633.
IR DUES PAYABLE	35.			35.
TOTAL OTHER CURRENT LIABILITIES	3,497,216.		2,778,978.	718,238.

SCHEDULE M-1

	CONSOLIDATED AMOUNTS	ADJUSTMENTS	ELIMINATIONS	COMBINED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
Schedule M-1							
Net income per books	785,889.			785,889.		794,741.	-8,852.
Federal income tax	159,000.			159,000.		159,000.	
Excess of capital losses over capital gains	1,697.			1,697.		1,697.	
Income subject to tax not recorded on books this year (itemize):							
Expenses recorded on books this year not deducted in this return (itemize):							
Depreciation							
Contribution carryover							
Travel and entertainment	329.			329.		314.	15.
Other SEE STATEMENT 18	97.			97.		97.	
Total Increases	947,012.			947,012.		955,849.	-8,837.
Income recorded on books this year not included in this return (itemize):							
Tax-exempt interest							
Other SEE STATEMENT 19	190,594.			190,594.		190,594.	
Deductions in this tax return not charged against book income this year (itemize):							
Depreciation							
Contribution carryover							
Other							
Total Decreases	190,594.			190,594.		190,594.	
Taxable Income	756,418.			756,418.		765,255.	-8,837.

SCHEDULE M-1

EXPENSES NOT DEDUCTED IN RETURN

STATEMENT 18

	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
STATE TAXES	97.		97.	
TOTAL EXPENSES NOT IN RETURN	97.		97.	

SCHEDULE M-1

INCOME NOT INCLUDED IN RETURN

STATEMENT 19

	CONSOLIDATED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
UNREALIZED GAIN	190,594.		190,594.	
TOTAL INCOME NOT INCLUDED IN RETURN	190,594.		190,594.	

ALTERNATIVE MINIMUM TAXABLE INCOME

	CONSOLIDATED AMOUNTS	ADJUSTMENTS	ELIMINATIONS	COMBINED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
AFS net income or (loss) before NOL deduction	756,418.	0.		0.			
Adjustments and Preferences							
Financial statements covering different tax years							
Distributive share of income of partnership							
Pro-rata share of income from CFC							
Amounts not effectively connected to U.S trade/business							
Certain taxes							
Tax-exempt entities							
Patronage dividends and per-unit retain allocations							
Alaska native corporations							
Certain Credits							
Mortgage servicing income							
Covered benefit plans							
Depreciation							
Qualified wireless spectrum							
Other adjustments	-1,826.			-1,826.		-1,826.	
Total Adjustment and Preference Items	-1,826.			-1,826.		-1,826.	
Pre-adjustment AMTI	754,592.			-1,826.		-1,826.	
Alternative tax NOL deduction	55,248.	55,248.					
Alternative Minimum Taxable Income	699,344.	-55,248.		0.			
STMT 20							

AMT NET OPERATING LOSS ADJUSTMENT

STATEMENT 20

90% AMT TAXABLE INCOME BEFORE NOL LIMITATION

679,133.

	SRLY OR SEC. 382 LIMIT	TOTAL AMT NOL AVAILABLE	TOTAL AMT NOL AFTER SRLY OR SEC. 382 LIMITATION	TOTAL AMT NOL DEDUCTED	REMAINING AMT TAXABLE INCOME AFTER NOL DEDUCTION
YEAR END	09/30/20	NORTHERN ILLINOIS REAL ESTATE 36,397.	36,397.	36,397.	642,736.
YEAR END	09/30/21	NORTHERN ILLINOIS REAL ESTATE 18,851.	18,851.	18,851.	623,885.
SUBTOTAL			55,248.	55,248.	
CONSOLIDATED AMT NOL DEDUCTION			55,248.		
COMBINED AMT NOL DEDUCTION			0.		
CONSOLIDATED AMT NOL ADJUSTMENT			55,248.		

ADJUSTED CURRENT EARNINGS

	CONSOLIDATED AMOUNTS	ADJUSTMENTS	ELIMINATIONS	COMBINED AMOUNTS	CHICAGO ASSOCIATION OF REALTORS INFORMAT 47-4639535	CHICAGO ASSOCIATION OF REALTORS, INC. 36-2348007	NORTHERN ILLINOIS REAL ESTATE 36-3425361
Pre-adjustment AMTI	754,592.	0.		754,592.		763,429.	-8,837.
ACE Depreciation Adjustment:							
Depreciation expense recomputed for AMT purposes							
Post-1993 depreciation							
Post-1989, Pre-1994 property ACE							
Pre-1990 MACRS property ACE depreciation							
Pre-1990 original ACRS property ACE							
Sec. 168(f)(1) through (4) property ACE							
Other property ACE depreciation							
Total ACE Depreciation							
ACE Depreciation Adjustment							
Inclusion in ACE of Items Included in E&P:							
Tax-exempt interest income							
Death benefits from life insurance contracts							
All other distributions from life insurance contracts							
Inside buildup of undistributed income in life insur.							
Other items							
Total Inclusion of Items							
Disallowance of Items Not Deductible in Computing E&P:							
Certain dividends received							
Dividends paid on preferred stock of public utilities							
Dividends paid to an ESOP							
Non-patronage dividends							
Other items							
Total Disallowance of Items							
Certain Other E&P Adjustments							
Intangible drilling costs							
Circulation expenditures							
Organizational expenditures							
LIFO inventory adjustments							
Installment sales							
Total Other E&P Adjustments							
Disallowance of loss on exchange of debt pools							
Acquisition expenses of life insurance companies							
Depletion							
Basis adjustments							
Adjusted Current Earnings	754,592.	0.		754,592.		763,429.	-8,837.
Subtract pre-adjustment AMTI from ACE	0.	*****	*****	0.			
Adjusted Current Earnings Adjustment	0.	*****	*****	0.			

2023 TAX RETURN FILING INSTRUCTIONS

ILLINOIS FORM IL-1120

FOR THE YEAR ENDING

September 30, 2024

Prepared For:

Chicago Association of Realtors Business
Information Services Inc & Subsidiaries
430 N Michigan Ave, Ste 800
Chicago, IL 60611

Prepared By:

CROWE LLP
701 13th St NW Suite 852
Washington, DC 20005-3924

To Be Signed and Dated By:

The appropriate corporate officer(s).

Amount of Tax:

Total tax	\$	79,403
Less: payments and credits	\$	94,492
Plus: other amount	\$	0
Plus: interest and penalties	\$	780
Overpayment	\$	14,309

Overpayment:

Credit to your estimated tax	\$	14,309
Other amount	\$	0
Refunded to you	\$	0

Make Check Payable to:

Not applicable

Mail Tax Return and Check (if applicable) to:

This return has qualified for electronic filing. After you have reviewed your return for accuracy, please sign, date and return Form 8879-SO to [your Crowe contact](#). We will then transmit your return to the IDOR. Do not mail a copy of the return.

Return Must be Mailed On or Before:

Please sign and return IDOR to us two business days prior to the due date to timely file your tax return by August 15, 2025.

Special Instructions:

8879-SO**State-Only e-file Signature Authorization****2023**

▶ Do not send to the Taxing Authority. This is not a tax return.

▶ Keep this form for your records.

Taxpayer name

CHICAGO ASSOCIATION OF REALTORS BUSINESS

FEIN

47 4639535

Part I Electronically Filed States

ILLINOIS

Part II Declaration and Signature Authorization (Be sure you get and keep a copy of your return)

Under penalties of perjury, I declare that I have examined a copy of my electronic income tax return and accompanying schedules and statements for tax year 2023, and to the best of my knowledge and belief, it is true, correct, and complete. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send my return to the taxing authority and to receive from the taxing authority (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 taxing authority and its designated Financial Agent to initiate an ACH electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of my state taxes owed on this return and/or a payment of estimated tax, and the financial institution to debit the entry to this account. I further understand that this also authorizes 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 further acknowledge that the personal identification number (PIN) below is my signature for my electronic income tax return and, if applicable, my Electronic Funds Withdrawal Consent.

Taxpayer's PIN: check one box only

☒ I authorize CROWE LLP to enter or generate my PIN

12345

ERO firm name

as my signature on my tax year 2023 electronically filed income tax return.

Enter five numbers, but
do not enter all zeros☐ I will enter my PIN as my signature on my tax year 2023 electronically filed income tax return. Check this box **only** if you are entering your own PIN **and** your return is filed using the Practitioner PIN method. The ERO must complete Part III below.

Your signature ▶ _____ Date ▶ _____

Title ▶ CHIEF FINANCIAL OFFICER

Part III Certification and Authentication

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

78118235092

do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature for the tax year 2023 electronically filed income tax return for the taxpayer indicated above.

ERO's signature ▶ STEVE LENIVY

Date ▶ 06/26/2025

**ERO Must Retain This Form
Do Not Submit This Form to the Taxing Authority**

349991 01-05-24

Illinois Department of Revenue

IL-1120-V

IL-1120-V (R-12/23) ID:2BX

Payment Voucher for Corporation
Income and Replacement Tax

Official use only

Mail to: Illinois Department of Revenue, P.O. Box 19038, Springfield, IL 62794-9038

STOP If no payment is due or you make your payment electronically, do not file this form.

FEIN: 47-4639535 000 1

CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES
430 N MICHIGAN AVE, STE 800
CHICAGO IL 60611

Tax year ending

09

Month

24

Year

\$ 30,000.00

Payment Amount (Whole dollars only)

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."

260-489-1949
Preparer's Phone:



112080924 1 474639535 000 1 00003000000

Illinois Department of Revenue
2023 Form IL-1120
Corporation Income and Replacement Tax Return



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

If this return is not for calendar year 2023, enter your fiscal tax year here.

Tax year beginning OCTOBER 1, 2023, ending SEPTEMBER 30, 2024
month day month day year

Enter the amount you are paying.

\$ 0.00

WARNING

This form is for tax years ending on or after December 31, 2023, and before December 31, 2024.
For all other situations, see instructions to determine the correct form to use.

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 BUSIN
INFORMATION SERVICES INC & SUBSIDIARI

B Enter your mailing address.

C/O: ROBERT P. SCHMIDT

Mailing address: 430 N MICHIGAN AVE, STE 800

City: CHICAGO State: IL ZIP: 60611

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:

☒ Unitary Filer (Combined return) ☐ 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

☐ Insurance companies

☐ Financial organizations

☐ Transportation companies

☐ Federally regulated exchanges

H Check this box if you attached Illinois Schedule UB. ☒

I Check this box if you attached the Subgroup Schedule. ☐

J Check this box if you attached Illinois Schedule 1299-D. ☐

K Check this box if you attached Form IL-4562. ☐

L Check this box if you attached Illinois Schedule M (for businesses). ☐

M Check this box if you attached Schedule 80/20. ☐

N Enter your federal employer identification number (FEIN).

47-4639535

O If you are a member of a group filing a federal
consolidated return, enter the FEIN of the parent.

P Enter your North American Industry Classification
System (NAICS) Code. See instructions.
531390

Q Enter your corporate file (charter) number
assigned to you by the Secretary of State.
70105977

R Enter the city, state, and ZIP code where your
accounting records are kept. (Use the two-letter
postal abbreviation, e.g., IL, GA, etc.)

CHICAGO IL 60611
City State ZIP

S If you are making the business income election to
treat all nonbusiness income as business income,
check this box and enter zero on Lines 24 and 32. ☐

T Check your method of accounting.

☐ Cash ☒ Accrual ☐ Other _____

U If you are making a discharge of indebtedness
adjustment on Schedules NLD or UB/NLD, or
Form IL-1120, Line 36, check this box and
attach federal Form 982. ☐

V Check this box if you attached
Schedule INL. ☐

W If you annualized your income on Form IL-2220,
check this box and **attach** Form IL-2220. ☐

X Check this box if your business activity is
protected under Public Law 86-272. ☐

Y Check this box if you are a 52/53 week filer. ☐

▼
Attach your payment and
Form IL-1120-V here.
▲

► If you owe tax on Line 67, make an electronic payment at Tax.Illinois.gov. If you must mail your payment,
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:
ILLINOIS DEPARTMENT OF REVENUE
PO BOX 19048
SPRINGFIELD IL 62794-9048

► If a payment is enclosed, mail this return to:
ILLINOIS DEPARTMENT OF REVENUE
PO BOX 19038
SPRINGFIELD IL 62794-9038

ID: 2BX

349401 01-05-24

IL-1120 (R-12/23)

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.

IR

NS

DR

**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.	1	756,418	.00
2	Net operating loss deduction from U.S. Form 1120, Line 29a. This amount cannot be negative.	2		.00
3	State, municipal, and other interest income excluded from Line 1.	3		.00
4	Illinois income and replacement tax and surcharge deducted in arriving at Line 1.	4	79,403	.00
5	Illinois Special Depreciation addition. Attach Form IL-4562.	5		.00
6	Related-Party Expenses additions. Attach Schedule 80/20.	6		.00
7	Distributive share of additions. Attach Schedule(s) K-1-P or K-1-T.	7		.00
8	Other additions. Attach Schedule M (for businesses).	8		.00
9	Add Lines 1 through 8. This amount is your income or loss.	9	835,821	.00

Step 3: Figure your base income or loss

10	Interest income from U.S. Treasury and other exempt federal obligations.	10		.00
11	River Edge Redevelopment Zone Dividend subtraction. Attach Schedule 1299-B.	11		.00
12	River Edge Redevelopment Zone Interest subtraction. Attach Schedule 1299-B.	12		.00
13	High Impact Business Dividend subtraction. Attach Schedule 1299-B.	13		.00
14	High Impact Business Interest subtraction. Attach Schedule 1299-B.	14		.00
15	Contribution subtraction. Attach Schedule 1299-B.	15		.00
16	Contributions to certain job training projects. See instructions.	16		.00
17	Foreign Dividend subtraction. Attach Schedule J. See instructions.	17		.00
18	Illinois Special Depreciation subtraction. Attach Form IL-4562.	18		.00
19	Related-Party Expenses subtraction. Attach Schedule 80/20.	19		.00
20	Distributive share of subtractions. Attach Schedule(s) K-1-P or K-1-T.	20		.00
21	Other subtractions. Attach Schedule M (for businesses).	21		.00
22	Total subtractions. Add Lines 10 through 21.	22		.00
23	Base income or loss. Subtract Line 22 from Line 9.	23	835,821	.00

STOP

A 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.)

Note — If you are a unitary filer, do not check this box. Check the box on Line B and complete Step 4.

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.

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.	24	0	.00
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.	25	0	.00
26	Add Lines 24 and 25.	26	0	.00
27	Business income or loss. Subtract Line 26 from Line 23.	27	835,821	.00
28	Total sales everywhere. This amount cannot be negative.	28	6,752,158	
29	Total sales inside Illinois. This amount cannot be negative.	29	6,752,158	
30	Apportionment Factor. Divide Line 29 by Line 28. Round to six decimal places.	30	1.000000	
31	Business income or loss apportionable to Illinois. Multiply Line 27 by Line 30.	31	835,821	.00
32	Nonbusiness income or loss allocable to Illinois. Attach Schedule NB.	32	0	.00
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.	33	0	.00
34	Base income or loss allocable to Illinois. Add Lines 31 through 33.	34	835,821	.00

**Step 5: Figure your net income**

35	Base income or net loss from Step 3, Line 23, or Step 4, Line 34.	35	835,821	.00
36	Discharge of indebtedness adjustment. Attach federal Form 982. See instructions.	36		.00
37	Adjusted base income or net loss. Add Lines 35 and 36. See instructions.	37	835,821	.00
38	Illinois net loss deduction. If Line 37 is zero or a negative amount, enter zero. Attach Schedule NLD or UB/NLD. Check this box and attach a detailed statement if you have merged losses.	38		.00
39	Net income. Subtract Line 38 from Line 37.	39	835,821	.00

Step 6: Figure your replacement tax after credits

40	Replacement tax. Multiply Line 39 by 2.5% (.025).	40	20,896	.00
41	Recapture of investment credits. Attach Schedule 4255.	41		.00
42	Replacement tax before credits. Add Lines 40 and 41.	42	20,896	.00
43	Investment credits. Attach Form IL-477.	43		.00
44	Replacement tax after credits. Subtract Line 43 from Line 42. If the amount is negative, enter zero.	44	20,896	.00

Step 7: Figure your income tax after credits

45	Income tax. Multiply Line 39 by 7.0% (.07).	45	58,507	.00
46	Recapture of investment credits. Attach Schedule 4255.	46		.00
47	Income tax before credits. Add Lines 45 and 46.	47	58,507	.00
48	Income tax credits. Attach Schedule 1299-D.	48		.00
49	Income tax after credits. Subtract Line 48 from Line 47. If the amount is negative, enter zero.	49	58,507	.00

Step 8: Figure your refund or balance due

50	Replacement tax before reductions. Enter the amount from Line 44.	50	20,896	.00
51	Foreign Insurer replacement tax reduction. Attach Schedule INS or UB/INS. See instructions.	51		.00
52	Subtract Line 51 from Line 50. This is your net replacement tax.	52	20,896	.00
53	Income tax before reductions. Enter the amount from Line 49.	53	58,507	.00
54	Foreign Insurer income tax reduction. Attach Schedule INS or UB/INS. See instructions.	54		.00
55	Subtract Line 54 from Line 53. This is your net income tax.	55	58,507	.00
56	Compassionate Use of Medical Cannabis Program Act surcharge. See instructions.	56		.00
57	Sale of assets by gaming licensee surcharge. See instructions.	57		.00
58	Total net income and replacement taxes and surcharges. Add Lines 52, 55, 56, and 57.	58	79,403	.00
59	Underpayment of estimated tax penalty from Form IL-2220. See instructions.	59	780	.00
60	Total taxes, surcharges, and penalty. Add Lines 58 and 59.	60	80,183	.00

61	Payments. See instructions.			
a	Credits from previous overpayments.	61a	14,492	.00
b	Total payments made before the date this return is filed.	61b	80,000	.00
c	Pass-through withholding reported to you. Attach Schedule(s) K-1-P or K-1-T.	61c		.00
d	Pass-through entity tax credit reported to you. Attach Schedule(s) K-1-P or K-1-T.	61d		.00
e	Illinois income tax withholding. Attach Form(s) W-2G.	61e		.00
62	Total payments. Add Lines 61a through 61e.	62	94,492	.00
63	Overpayment. If Line 62 is greater than Line 60, subtract Line 60 from Line 62.	63	14,309	.00
64	Amount to be credited forward. See instructions. Check this box and attach a detailed statement if this carryforward is going to a different FEIN.	64	14,309	.00
65	Refund. Subtract Line 64 from Line 63. This is the amount to be refunded.	65		.00

66 Complete to direct deposit your refund.

Routing Number	☐ Checking or ☐ Savings
Account Number	

67	Tax due. If Line 60 is greater than Line 62, subtract Line 62 from Line 60. This is the amount you owe.	67		.00
----	--	----	--	-----

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	Signature of authorized officer	Date (mm/dd/yyyy)	CHIEF FINANCIAL 312-803-4900	☒ Check if the Department may discuss this return with the paid preparer shown in this step.
Paid Preparer Use Only	Print/Type paid preparer's name	Paid preparer's signature	Date (mm/dd/yyyy)	☐ Check if self-employed
	Firm's name	Firm's FEIN		Paid Preparer's PTIN
	CROWE LLP	35-0921680		
	Firm's address	Firm's phone		
	701 13TH ST NW SUITE 852 WASHINGTON, DC 20005-3924	202-624-5555		

**2023 Schedule UB****Combined Apportionment for Unitary Business Group**For tax years ending **on or after** December 31, 2023
Attach to your Form IL-1120, Form IL-1120-ST, or Form IL-1065.Common year ending for the
unitary business group
09 **24**
Month Year**IL Attachment No. 5****Step 1 - Provide Your Membership Information** **CHICAGO ASSOCIATION OF REALTORS BUSINESS****INFORMATION SERVICES INC & SUBSIDIARIES****47-4639535**

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

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**47-4639535**

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

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 (MM/YYYY)	Protected by P.L. 86-272	New member	Inactive member	Holding company	Apportionment method	Member Type
1 CHICAGO ASSOCIATION OF REALTORS								
2 INFORMAT	47-4639535	09/24					S	
3 CHICAGO ASSOCIATION OF								
4 REALTORS, INC. MU	36-2348007	09/24					S	
5 NORTHERN ILLINOIS REAL ESTATE								
6 INFORMATIO	36-3425361	09/24					S	
7								
8								
9								
10								

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

A	B
Person who has merged with member	Member listed in Section A
1 Name FEIN	Name FEIN Date of merger
2 Name FEIN	Name FEIN Date of merger
3 Name FEIN	Name FEIN Date of merger

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

A	B
Member who was sold	Entity to which member in Column A was sold
1 Name FEIN	Name FEIN Date of sale
2 Name FEIN	Name FEIN Date of sale
3 Name FEIN	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 BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES

47-4639535

Enter the name of the designated agent listed in Step 1.

Enter your federal employer identification no. (FEIN).

Step 2 - Figure your federal taxable income ♦ Read specific instructions before completing. ♦

	A	B	C	D	E
	47-4639535	36-2348007	36-3425361	Eliminations and adjustments between members (attach explanation)	Combined totals
	FEIN	FEIN	FEIN		
1 Net receipts or sales	.00	6,723,152.00	29,006.00	.00	1 6,752,158.00
2 Cost of goods sold	.00	5,471,447.00	.00	.00	2 5,471,447.00
3 Gross profit. Subtract Line 2 from Line 1.	.00	1,251,705.00	29,006.00	.00	3 1,280,711.00
4 Dividends	.00	.00	.00	.00	4 .00
5 Interest	.00	313,429.00	.00	.00	5 313,429.00
6 Gross rents	.00	.00	.00	.00	6 .00
7 Gross royalties	.00	.00	.00	.00	7 .00
8 Capital gain net income	.00	.00	.00	.00	8 .00
9 Net gain or loss from U.S. Form 4797	.00	.00	.00	.00	9 .00
10 Other income	.00	754,350.00	83,987.00	.00	10 838,337.00
11 Total income. Add Lines 3 through 10.	.00	2,319,484.00	112,993.00	.00	11 2,432,477.00
12 Compensation of officers	.00	.00	.00	.00	12 .00
13 Salaries and wages less employment credit	.00	524,749.00	24,731.00	.00	13 549,480.00
14 Repairs and maintenance	.00	5,041.00	230.00	.00	14 5,271.00
15 Bad debts	.00	.00	.00	.00	15 .00
16 Rents	.00	43,333.00	1,973.00	.00	16 45,306.00
17 Taxes and licenses	.00	79,403.00	.00	.00	17 79,403.00
18 Interest	.00	.00	33,557.00	.00	18 33,557.00
19 Charitable Contributions	.00	83,000.00	.00	.00	19 83,000.00
20 Depreciation	.00	.00	.00	.00	20 .00
21 Depletion	.00	.00	.00	.00	21 .00
22 Advertising	.00	.00	.00	.00	22 .00
23 Pension plan, etc.	.00	.00	.00	.00	23 .00
24 Employee benefit programs	.00	.00	.00	.00	24 .00
25 Energy efficient commercial buildings deduction	.00	.00	.00	.00	25 .00
26 Other deductions	.00	818,703.00	61,339.00	.00	26 880,042.00
27 Total deductions. Add Lines 12 through 26.	.00	1,554,229.00	121,830.00	.00	27 1,676,059.00
28 Taxable income. Subtract Line 27 from Line 11.	.00	765,255.00	-8,837.00	.00	28 756,418.00
29 a Net operating loss deduction	.00	.00	.00	.00	29a .00
b Special deductions	.00	.00	.00	.00	29b .00
c Total NOL and special deductions	.00	.00	.00	.00	29c .00
30 Federal taxable income or loss for Illinois purposes. Subtract Line 29c from Line 28.	.00	765,255.00	-8,837.00	.00	30 756,418.00

This form is authorized by the Illinois Income Tax Act.
Disclosure of this information is required of those taxpayers
to whom this form applies. Failure to provide this information
when required could result in a penalty

Illinois Department of Revenue

Schedule UB CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES

47-4639535

Enter the name of the designated agent listed in Step 1.

Enter your federal employer identification no. (FEIN).

Step 3 - Figure your combined business income

	A	B	C	D	E
	47-4639535 FEIN	36-2348007 FEIN	36-3425361 FEIN	Eliminations and adjustments between members (attach explanation)	Combined totals
1 Enter the amounts from Step 2, Line 30.	.00	765,255.00	-8,837.00	.00	1 756,418
Addition Modifications					
2 Net operating loss deduction from Step 2, Line 29a	.00	.00	.00	0.00	2 .00
3 State, municipal, and other interest income excluded in arriving at Line 1	.00	.00	.00	.00	3 .00
4 Illinois income and replacement tax and surcharge deducted in arriving at Line 1	.00	79,403.00	.00	.00	4 79,403.00
5 Illinois Special Depreciation	.00	.00	.00	.00	5 .00
6 Related-Party Expenses	.00	.00	.00	.00	6 .00
7 Distributive share of additions	.00	.00	.00	.00	7 .00
8 Other additions	.00	.00	.00	.00	8 .00
9 Total income or loss. Add Lines 1 through 8.	.00	844,658.00	-8,837.00	.00	9 835,821.00
Subtraction Modifications					
10 Interest income from U.S. Treasury and other exempt federal obligations	.00	.00	.00	.00	10 .00
11 River Edge Redevelopment Zone Dividend subtraction	.00	.00	.00	.00	11 .00
12 River Edge Redevelopment Zone Interest subtraction	.00	.00	.00	.00	12 .00
13 High Impact Business Dividend subtraction	.00	.00	.00	.00	13 .00
14 High Impact Business Interest subtraction	.00	.00	.00	.00	14 .00
15 Contribution subtraction	.00	.00	.00	.00	15 .00
16 Contributions to certain job training projects	.00	.00	.00	.00	16 .00
17 Foreign Dividend subtraction	.00	.00	.00	.00	17 .00
18 Illinois Special Depreciation subtraction	.00	.00	.00	.00	18 .00
19 Related-Party Expenses subtraction	.00	.00	.00	.00	19 .00
20 Distributive share of subtractions	.00	.00	.00	.00	20 .00
21 Other subtractions	.00	.00	.00	.00	21 .00
22 Total subtractions. Add Lines 10 through 21.	.00	.00	.00	.00	22 .00
23 Base income or loss. Subtract Line 22 from Line 9.	.00	844,658.00	-8,837.00	.00	23 835,821.00
24 Nonbusiness income or loss	.00	.00	.00	.00	24 .00
25 Business income or loss from non-unitary partnerships, partnerships included on this Schedule UB, S corporations, trusts, or estates. (See inst.)	.00	.00	.00	.00	25 .00
26 Add Lines 24 and 25. Combined unitary business income or loss. Subtract Line 26 from Line 23.	.00	.00	.00	.00	26 .00
27	.00	844,658.00	-8,837.00	.00	27 835,821.00

Illinois Department of Revenue
Schedule UB



CHICAGO ASSOCIATION OF REALTORS BUSINESS
INFORMATION SERVICES INC & SUBSIDIARIES

47-4639535

Enter the name of the designated agent listed in Step 1.

Enter your federal employer identification number (FEIN).

Step 4 - Figure your apportionment factor

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.

A ◆	B ◆	C ◆
47-4639535	36-2348007	36-3425361
FEIN	FEIN	FEIN

D
Combined
totals

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

1 835,821

2 Enter the net sales everywhere. ◆ 0.00 ◆ 6,723,152.00 ◆ 29,006.00 2 6,752,158.00

3 Enter the net sales inside Illinois. ◆ 0.00 ◆ 6,723,152.00 ◆ 29,006.00 3 6,752,158.00

4 Apportionment factor

Divide Line 3 of each
Column by Line 2,

Column D. (Round to
six decimal places.)

.000000 .995704 .004296 4 1.000000

5 Illinois business income or loss. 0.00 832,230.00 3,591.00 5 835,821.00

6 Nonbusiness income or loss. ◆ .00 ◆ .00 ◆ .00 6 .00

7 Non-unitary or combined partnership business income or loss. ◆ .00 ◆ .00 ◆ .00 7 .00

8 Net income or loss. 0.00 832,230.00 3,591.00 8 835,821.00

9 Net income or loss of members who are not C corporations. ◆ .00 ◆ .00 ◆ .00 9 .00

10 Combined net income. 0.00 832,230.00 3,591.00 10 835,821.00

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

11 Net loss from Line 8. .00 .00 .00 11 .00

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. .00 .00 .00 13 .00

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.

47-4639535

Enter your federal employer identification no. (FEIN).

A	B	C	
		Reason for exclusion (check one)	
Name	FEIN	80/20 company	not unitary

[illegible]

Illinois Department of Revenue
2023 IL-2220



Computation of Penalties for Businesses

For tax years ending on or after December 31, 2023.

Attach to your Form IL-1120, IL-1120-ST, IL-1065, IL-1041, or IL-990-T.

Year ending
9 24
Month Year
IL Attachment No. 19

Read this information first - We encourage you to let us figure your penalties and send you a bill instead of completing this form yourself. **You must complete** this form if you are using the annualized income installment method for late-payment penalty for underpayment of estimated tax in Step 6. You do not owe the late-payment penalty for underpayment of estimated tax if you made timely estimated installment payments equaling at least 90 percent of this year's tax liability or 100 percent of the prior year's tax liability (provided you reported a liability in the prior year and it was not a short taxable year). See the Specific Instructions for more information. The late-payment penalty for underpayment of estimated tax is based on the tax shown due on your original return. Do not use the tax shown on an amended return filed after the extended due date of the return to compute your required installments in Step 2.

Step 1: Provide the following information

- 1 This form is for the 2023 calendar year or fiscal year beginning OCTOBER 1, 2023, and ending SEPTEMBER 30, 2024
Month Day Year Month Day Year
- 2 Enter your FEIN as it appears on your annual return. 47-4639535
CHICAGO ASSOCIATION OF RE
- 3 Enter your name as it appears on your annual return. INFORMATION SERVICES INC
- 4 If your prior year return was filed under a different FEIN than the one shown on Line 2, enter that number here. 4

Step 2: Figure your required installments - Form IL-1120 filers and Forms IL-1120-ST and IL-1065 filers who elect to pay pass-through entity (PTE) tax.

- | | A
This year | B
Prior year |
|--|-------------------------------|-----------------------|
| 5 See instructions.
If prior year's tax was zero or you filed a short year return, enter "N/A" in Column B.
You may be required to make installments even if you enter "N/A" in Column B. | 79,403.00 | 44,592.00 |
| 6 Enter the total amount of pass-through withholding, PTE tax credit, Illinois gambling withholding, and Illinois sports wagering withholding from Form IL-1120, Form IL-1120-ST, or Form IL-1065. See instructions. | 0.00 | |
| 7 Subtract Line 6 from Line 5, Column A. | 79,403.00 | |
| 8 Multiply Line 5, Column A, by 90% (.9). | 71,463.00 | |
| 9 For Form IL-1120 filers - If Line 7, is \$400 or less, enter zero and go to Step 3.
For Form IL-1120-ST and Form IL-1065 filers who elected to pay pass-through entity tax, if Line 7 is \$500 or less, enter zero and go to Step 3.
Otherwise, enter the lesser of Line 8, or Line 5, Column B. (If Line 7 is more than \$400 for Form IL-1120 or more than \$500 for Form IL-1120-ST and Form IL-1065 filers and you entered "N/A" in Line 5, Column B, enter the amount from Line 8.) | 44,592.00 | |
| 10 Divide the amount on Line 9 by four. This is the amount of each required installment.
(If you used the annualized income installment method, see instructions for Line 12.) | 11,148.00 | |
| 11 Enter in Quarters 1 through 4, the installment date that corresponds with the 15th day of the 4th, 6th, 9th, and 12th month of your tax year. | Quarter 1
01/16/24 | Quarter 2
03/15/24 |
| 12 Enter the required installment.
See instructions. | 11,148.00 | 11,148.00 |
| 13 Enter the amount of any pass-through, gambling, and sports wagering winning withholding, and PTE tax credit received. See instructions. | .00 | .00 |
| 14 Subtract Line 13 from Line 12. If the amount is negative, use brackets. | 11,148.00 | 11,148.00 |
| 15 If the amount on Line 16 of the previous quarter is negative, enter that amount as a positive here. Otherwise, enter zero. | Skip this line for Quarter 1. | .00 |
| 16 Subtract Line 15 from Line 14. If the amount is negative, use brackets. | 11,148.00 | 11,148.00 |



Step 3: Figure your unpaid tax - all taxpayers

17 Enter your total net income and replacement tax, surcharge, and pass-through withholding you owed and reported on behalf of your members, and pass-through entity tax you owed. See instructions.

17 79,403.00

18 a Enter the total amount of all payments made on or before the original due date of your tax return. Include credit(s) carried forward from a prior year (see instructions); total estimated payments, prepayments, extension payments or annual payments made with your tax return; pass-through withholding reported on your behalf; pass-through entity tax credit, and withholding shown on your W-2G or 1099 forms.

18a 94,492.00

b Forms IL-1120, IL-1120-ST, and IL-1065 filers:

Enter the total of all Columns, Line 12. All others, enter zero.

18b 44,592.00

Enter the **greater** of Line 18a or Line 18b here.

18 94,492.00

19 Subtract Line 18 from Line 17. If this amount is
-positive, enter that amount here. Continue to Step 4 and enter this amount in Penalty Worksheet 2, Line 23, Column C.

-zero or negative, enter that amount here and, if negative, use brackets.

19 <15,089.00

Step 4: Figure your late-payment penalty

Use Penalty Worksheet 1 to figure your late-payment penalty for underpayment of estimated tax.

Use Penalty Worksheet 2 to figure your late-payment penalty for unpaid tax.

You must follow the instructions in order to properly complete the penalty worksheets.

20 Enter the amount and the date of each payment you made. Include any credit(s) carried forward from a prior year. See instructions.

	Amount	Date paid		Amount	Date paid		Amount	Date paid
a	14,492	01/16/24	e			i		
b	50,000	06/15/24	f			j		
c			g			k		
d			h			l		

Penalty rates

Number of days late Penalty rate

1 - 3002

31 or more10



Penalty Worksheet 1 - Late-payment penalty for underpayment of estimated tax -(Form IL-1120 filers and Forms IL-1120-ST and IL-1065 filers who elect to pay pass-through entity (PTE) tax)

If you paid the required amount from Line 16 by the payment due date on Line 11 for each quarter, do not complete this worksheet.

21 Enter the unpaid amounts from Line 16, Quarters 1 through 4, on the first line of the appropriate quarters in Column C below.

A	B	C	D	E	F	G	H	I
Period	Due date	Unpaid amount	Payment applied	Balance due (Col. C - Col. D)	Payment date	No. of days late	Penalty rate (see above)	Penalty
Qtr. 1	SEE STATEMENT 1							
Qtr. 2								
Qtr. 3								
Qtr. 4								

22 Add Column I, Quarters 1 through 4. This is your **late-payment penalty for underpayment of estimated tax**.

Enter the total amount here and on Form IL-1120, Step 8, Line 59; Form IL-1120-ST, Step 8, Line 63; or Form IL-1065, Step 8, Line 63.

22 780

You may apply any remaining overpayment from the 4th quarter in Column E above to any underpayment when figuring Penalty Worksheet 2, only if the payment date shown in the 4th quarter of Column F is after the original due date of the return.

Penalty Worksheet 2 - Late-payment penalty for unpaid tax

23 Enter any positive amount from Line 19 on the first line of Column C below.

A	B	C	D	E	F	G	H	I
	Due date	Unpaid amount	Payment applied	Balance due (Col. C - Col. D)	Payment date	No. of days late	Penalty rate (see above)	Penalty
Return								

24 Add Column I. This is your **late-payment penalty for unpaid tax**.

Enter the total amount here and on Step 5, Line 28.

24

Step 5: Figure your late-filing penalty, total penalties, and the amount you owe

Complete Lines 25 through 27 to figure your late-filing penalty only if

- you are filing your return after the extended due date; and
- your tax was not paid by your original due date.

25 Enter the amount of your tax due from your return. See instructions.

25 .00

26 Multiply the amount on Line 25 by 2% (.02).

26 .00

27 Enter the lesser of Line 26 or \$250. This is your **late-filing penalty**.

27 .00

28 Enter your **late-payment penalty for unpaid tax** from Line 24.

28 .00

29 If you have an overpayment on your tax return*, enter that amount as a <negative number>.

If you have an amount due on your tax return*, enter that amount here.

29 <14,309>

* See instructions for the correct line references for all tax returns.

30 Add Lines 27, 28, and 29. If the result is positive, this is the total amount you owe. If the result is negative, this is the amount you are overpaid.

30 <14,309>

This amount may not match your overpayment or tax due on your original tax form. Pay the amount on Line 30 if you wish to pay your penalties at this time. Otherwise, we will send you a bill.



Step 6: Complete the annualization worksheet for Step 2, Line 12

Complete this worksheet if your income was not received evenly throughout the year and you choose to annualize your income. **Beginning with Column A, complete Lines 31 through 51 of each column.** If you fail to complete all lines of Step 6, Lines 31 through 51, Columns A through D, we may disregard your election to annualize your income and calculate your late-payment penalty for underpayment of estimated tax based on four equal installments.

	A	B	C	D
		First 3 months	First 6 months	First 9 months
31 Enter your Illinois net income for each period. If negative, enter zero.	31			
32 Annualization factors	32			
33 Multiply Line 31 by Line 32.	33			
34 Enter your Illinois net income for each period. If negative, enter zero.	34			
35 Annualization factors	35			
36 Multiply Line 34 by Line 35.	36			
37 In Column A, enter the amount from Line 36, Column A. In Columns B, C, and D, enter the lesser of Line 33 or 36 for each period.	37			
38 Net replacement tax for the period. See instructions.	38			
39 Net income tax or PTE tax for the period. See instructions.	39			
40 Cannabis surcharge for the period. See instructions.	40			
41 Sale of Assets by Gaming Licensee surcharge for the period. See instructions.	41			
42 Add Lines 38, 39, 40, and 41.	42			
43 Applicable percentage	43			
44 Multiply Line 42 by Line 43. This is your annualized installment.	44			
45 Add the amounts on Line 51 of each of the preceding columns and enter the total here.	45			
46 Subtract Line 45 from Line 44. If less than zero, enter zero.	46			
47 See instructions.	47			
48 Enter the amount from Line 50 of the preceding column.	48			
49 Add Lines 47 and 48.	49			
50 If Line 49 is greater than Line 46, subtract Line 46 from Line 49. Otherwise, enter zero.	50			
51 Enter the lesser of Line 46 or 49 here and on Step 2, Line 12. This is your required installment.	51			

For Column A only: Go directly to Line 34

Go to Column B, Line 31

Go to Column C, Line 31

Go to Column D, Line 31



**PTE Tax Worksheet - Complete this worksheet for amounts to be entered on Step 6, Line 39
(Form IL-1120-ST and Form IL-1065 filers)**

Complete this worksheet if you elected to file and pay pass-through entity (PTE) tax and choose to annualize your income. The amounts from Columns A through D, Line 59 will be entered in the applicable columns in Step 6, Line 39.

	A	B	C	D
		<u>First 3 months</u>	<u>First 6 months</u>	<u>First 9 months</u>
52 Enter your Illinois net pass-through entity income that would have been shown on Form IL-1120-ST, Step 8, Line 60 or Form IL-1065, Step 8, Line 60 for each period. If negative, enter zero.	52			
53 Annualization factors	53			
54 Multiply Line 52 by Line 53.	54			
		<u>First 3 months</u>	<u>First 5 months</u>	<u>First 8 months</u>
55 Enter your Illinois net pass-through entity income that would have been shown on Form IL-1120-ST, Step 8, Line 60 or Form IL-1065, Step 8, Line 60 for each period. If negative, enter zero.	55			
56 Annualization factors	56			
57 Multiply Line 55 by Line 56.	57			
58 In Column A, enter the amount from Line 57, Column A. In Columns B, C, and D, enter the lesser of Line 54 or 57 for each period.	58			
59 Multiply the amount on Line 58 by 4.95 percent (0.0495) and enter this amount on Step 6, Line 39.	59			

For Column A only: Go directly to Line 55

	.00	.00	.00	.00
	4	2	1.33333	
	.00	.00	.00	.00
	.00	.00	.00	.00
	4	2.4	1.5	1.09091
	.00	.00	.00	.00
	.00	.00	.00	.00
	.00	.00	.00	.00

FORM IL-2220

PENALTY WORKSHEET 1

STATEMENT 1

A	B	C	D	E	F	G	H	I
PERIOD	DUE DATE	UNPAID AMOUNT	PAYMENT APPLIED	BALANCE DUE (COL C - D)	PAYMENT DATE	DAYS LATE	RATE	PENALTY
QTR. 1	01/15/2024	11,148	14,492	-3,344	01/16/2024	0		0
QTR. 2	03/15/2024	11,148	3,344	7,804	01/16/2024	0		0
		7,804	50,000	-42,196	06/15/2024	92	.10	780
QTR. 3	06/15/2024	11,148	42,196	-31,048	06/15/2024	0		0
QTR. 4	09/15/2024	11,148	31,048	-19,900	06/15/2024	0		0
TOTAL TO IL-2220, LINE 22								780

Form	1120	U.S. Corporation Income Tax Return		OMB No. 1545-0123
Department of the Treasury Internal Revenue Service		For calendar year 2023 or tax year beginning OCTOBER 1, 2023 , ending SEPTEMBER 30, 2024		2023
Go to www.irs.gov/Form1120 for instructions and the latest information.				
A Check if: 1a Consolidated return (attach Form 851) ☒ b Life/nonlife consolidated return ☐ 2 Personal holding co. (attach Sch. PH) ☐ 3 Personal service corp. (see instructions) ☐ 4 Schedule M-3 attached ☐		Name CHICAGO ASSOCIATION OF REALTORS BUSINESS INFORMATION SERVICES INC & SUBSIDIARIES Number, street, and room or suite no. If a P.O. box, see instructions. 430 N MICHIGAN AVE, STE 800 City or town, state or province, country, and ZIP or foreign postal code CHICAGO, IL 60611		B Employer identification number 47-4639535 C Date incorporated 06/30/2015 D Total assets (see instructions) \$ 7,630,009.
E Check if: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change				
Income	1a Gross receipts or sales		1a	6,752,158.
	b Returns and allowances		1b	
	c Balance. Subtract line 1b from line 1a		1c	6,752,158.
	2 Cost of goods sold (attach Form 1125-A)		2	5,471,447.
	3 Gross profit. Subtract line 2 from line 1c		3	1,280,711.
	4 Dividends and inclusions (Schedule C, line 23)		4	
	5 Interest		5	313,429.
	6 Gross rents		6	
	7 Gross royalties		7	
	8 Capital gain net income (attach Schedule D (Form 1120))		8	
	9 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)		9	
Deductions (See instructions for limitations on deductions.)	10 Other income (attach statement) SEE CONSOLIDATED INCOME AND DEDUCTIONS		10	838,337.
	11 Total income. Add lines 3 through 10		11	2,432,477.
	12 Compensation of officers (attach Form 1125-E)		12	
	13 Salaries and wages (less employment credits)		13	549,480.
	14 Repairs and maintenance		14	5,271.
	15 Bad debts		15	
	16 Rents		16	45,306.
	17 Taxes and licenses		17	79,403.
	18 Interest (see instructions)		18	33,557.
	19 Charitable contributions		19	83,000.
	20 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)		20	
Tax, Refundable Credits, and Payments	21 Depletion		21	
	22 Advertising		22	
	23 Pension, profit-sharing, etc., plans		23	
	24 Employee benefit programs		24	
	25 Energy efficient commercial buildings deduction (attach Form 7205)		25	
	26 Other deductions (attach statement) SEE CONSOLIDATED INCOME AND DEDUCTIONS		26	880,042.
	27 Total deductions. Add lines 12 through 26		27	1,676,059.
	28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11		28	756,418.
	29a Net operating loss deduction (see instructions)		29a	
	b Special deductions (Schedule C, line 24)		29b	
	c Add lines 29a and 29b		29c	
30 Taxable income. Subtract line 29c from line 28. See instructions		30	756,418.	
31 Total tax (Schedule J, Part I, line 11)		31	158,848.	
32 Reserved for future use		32		
33 Total payments and credits (Schedule J, Part II, line 23)		33	180,568.	
34 Estimated tax penalty. See instructions. Check if Form 2220 is attached ☒		34	282.	
35 Amount owed. If line 33 is smaller than the total of lines 31 and 34, enter amount owed		35	0.	
36 Overpayment. If line 33 is larger than the total of lines 31 and 34, enter amount overpaid		36	21,438.	
37 Enter amount from line 36 you want: Credited to 2024 estimated tax 21,438. Refunded		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. Signature of officer _____ Date _____ CHIEF FINANCIAL OFFICER Title May the IRS discuss this return with the preparer shown below? ☒ Yes ☐ No				
Paid Print/Type preparer's name STEVE LENIVY Preparer's signature STEVE LENIVY Date 06/26/25 Check if self-employed ☐ PTIN P01635350		Firm's name CROWE LLP Firm's EIN 35-0921680		
Use Only Firm's address 701 13TH ST NW SUITE 852 WASHINGTON, DC 20005-3924 Phone no. 202-624-5555				

Schedule C Dividends, Inclusions, and Special Deductions (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 Subtotal. Add lines 1 through 8		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 Reserved for future use			
16a 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 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 Total dividends and inclusions. Add column (a), lines 9 through 20. Enter here and on page 1, line 4			
24 Total special deductions. Add column (c), lines 9 through 22. Enter here and on page 1, line 29b			

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

1	Income tax. See instructions	1	158,848.
2	Base erosion minimum tax amount (attach Form 8991)	2	
3	Corporate alternative minimum tax from Form 4626, Part II, line 13 (attach Form 4626)	3	
4	Add lines 1, 2, and 3	4	158,848.
5a	Foreign tax credit (attach Form 1118)	5a	
b	Credit from Form 8834 (see instructions)	5b	
c	General business credit (see instructions - attach Form 3800)	5c	
d	Credit for prior year minimum tax (attach Form 8827)	5d	
e	Bond credits from Form 8912	5e	
6	Total credits. Add lines 5a through 5e	6	
7	Subtract line 6 from line 4	7	158,848.
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	Interest/tax due under section 453A(c)	9f	
g	Interest/tax due under section 453(l)	9g	
z	Other (see instructions - attach statement)	9z	
10	Total. Add lines 9a through 9z	10	
11	Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31	11	158,848.

Part II - Payments and Refundable Credits

12	Reserved for future use	12	
13	Preceding year's overpayment credited to the current year	13	30,568.
14	Current year's estimated tax payments	14	150,000.
15	Current year's refund applied for on Form 4466	15	()
16	Combine lines 13, 14, and 15	16	180,568.
17	Tax deposited with Form 7004	17	
18	Withholding (see instructions)	18	
19	Total payments. Add lines 16, 17, and 18	19	180,568.
20	Refundable credits from:		
a	Form 2439	20a	
b	Form 4136	20b	
c	Reserved for future use	20c	
z	Other (attach statement - see instructions)	20z	
21	Total credits. Add lines 20a through 20z	21	
22	Elective payment election amount from Form 3800	22	
23	Total payments and credits. Add lines 19, 21, and 22. Enter here and on page 1, line 33	23	180,568.

Form **1120** (2023)

Schedule K Other Information (see instructions)

1 Check accounting method: a ☐ Cash b ☒ Accrual c ☐ Other (specify) _____	Yes	No
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 INFORMAT</u>		
3 Is the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? _____ If "Yes," enter name and EIN of the parent corporation <u>CHICAGO ASSOCIATION OF REALTORS</u> <u>36-0904580</u>	X	
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 _____ 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.	X
7 At any time during this 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? _____ 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 _____	X
8 Check this box if the corporation issued publicly offered debt instruments with original issue discount _____ 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 this tax year \$ _____	
10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) <u>1</u>	
11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here _____ 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>561,610.</u>	

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 and 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 this 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 that would require it to file Form(s) 1099?	X	
b If "Yes," did or will the corporation file required Form(s) 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 this 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 this 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 this 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 this 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 this tax year? See instructions		X
24 Does the corporation satisfy one or more of the following? If "Yes," complete and attach Form 8990. See instructions		X
a The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$29 million and the corporation has business interest expense.		
c The corporation is a tax shelter and the corporation has business interest expense.		
25 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
If "Yes," enter amount from Form 8996, line 15 \$		
26 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties held directly or indirectly by the corporation, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the shareholders held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions		X
Percentage: By Vote By Value		
27 At any time during this tax year, did the corporation (a) receive a digital asset (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? See instructions		X
28 Is the corporation a member of a controlled group?	X	
If "Yes," attach Schedule O (Form 1120). See instructions.		
29 Corporate Alternative Minimum Tax:		
a Was the corporation an applicable corporation under section 59(k)(1) in any prior tax year?		X
If "Yes," go to question 29b. If "No," skip to question 29c.		
b Is the corporation an applicable corporation under section 59(k)(1) in the current tax year because the corporation was an applicable corporation in the prior tax year?		
If "Yes," complete and attach Form 4626. If "No," continue to question 29c.		
c Does the corporation meet the requirements of the safe harbor method, if provided under section 59(k)(3)(A), for the current tax year? See instructions	X	
If "No," complete and attach Form 4626. If "Yes," the corporation is not required to file Form 4626.		
30 Is the corporation required to file Form 7208 relating to the excise tax on repurchase of corporate stock (see instructions):		
a Under the rules for stock repurchased by a covered corporation (or stock acquired by its specified affiliate)?		X
b Under the applicable foreign corporation rules?		X
c Under the covered surrogate foreign corporation rules?		X
If "Yes" to either (a), (b), or (c), complete Form 7208, Excise Tax on Repurchase of Corporate Stock. See the Instructions for Form 7208.		
31 Is this a consolidated return with gross receipts or sales of \$1 billion or more and a subchapter K basis adjustment, as described in the instructions, of \$10 million or more?		X
If "Yes," attach a statement. See instructions.		

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1	Cash		5,228,408.		5,874,023.
2a	Trade notes and accounts receivable	3,474.		4,816.	
b	Less allowance for bad debts	()	3,474.	()	4,816.
3	Inventories				
4	U.S. government obligations	SEE		SEE	
5	Tax-exempt securities	STATEMENT OF		STATEMENT OF	
6	Other current assets (att. stmt.)	CONSOLIDATED	23,792.	CONSOLIDATED	4,368.
7	Loans to shareholders	BEGINNING		ENDING	
8	Mortgage and real estate loans	BALANCE SHEET		BALANCE SHEET	
9	Other investments (att. stmt.)		1,516,108.		1,746,802.
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 (att. stmt.)				
15	Total assets		6,771,782.		7,630,009.
Liabilities and Shareholders' Equity					
16	Accounts payable		1,788.		558.
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (att. stmt.)		3,423,648.		3,497,216.
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (att. stmt.)				
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		2,822,603.		3,608,492.
26	Adjustments to shareholders' equity (attach statement)				
27	Less cost of treasury stock	()		()	
28	Total liabilities and shareholders' equity		6,771,782.		7,630,009.

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	785,889.	7	Income recorded on books this year not included on this return (itemize):	
2	Federal income tax per books	159,000.		Tax-exempt interest \$	
3	Excess of capital losses over capital gains	1,697.		190,594.	190,594.
4	Income subject to tax not recorded on books this year (itemize):				
5	Expenses recorded on books this year not deducted on this return (itemize):		8	Deductions on this return not charged against book income this year (itemize):	
a	Depreciation		a	Depreciation	
b	Charitable contributions		b	Charitable contributions	
c	Travel and entertainment	329.			
	97.	426.	9	Add lines 7 and 8	190,594.
6	Add lines 1 through 5	947,012.	10	Income (page 1, line 28) - line 6 less line 9	756,418.

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

1	Balance at beginning of year	2,822,603.	5	Distributions: a Cash	
2	Net income (loss) per books	785,889.		b Stock	
3	Other increases (itemize):			c Property	
			6	Other decreases (itemize):	
			7	Add lines 5 and 6	
4	Add lines 1, 2, and 3	3,608,492.	8	Balance at end of year (line 4 less line 7)	3,608,492.