



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: DSK, LLC  
DOCKET NO.: 17-32437.001-R-1  
PARCEL NO.: 16-09-410-009-0000

The parties of record before the Property Tax Appeal Board are DSK, LLC, the appellant(s), by attorney Omar Banna, of Mayster & Chaimson, Ltd in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$2,835  
**IMPR.:** \$14,710  
**TOTAL:** \$17,545

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2017 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property is improved with a 99-year-old, two-story, building of masonry construction containing 1,964 square feet of gross building area. Features of the subject include a full unfinished basement and a two-car garage. The property is situated on 3,780 square feet of land in Chicago, West Chicago Township, Cook County. The subject is classified as a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation, although it also submitted evidence in support of a Contention of Law.<sup>1</sup> In support of this argument, the appellant submitted a settlement

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<sup>1</sup> The appellant submitted arguments and evidence that address a Contention of Law based on uninhabitability, but without formally naming this issue as such. Although the best practice before the Board would be to clearly define

statement disclosing the subject property was purchased by the appellant County of Cook, dba, Cook County Land Bank Authority (County Land Bank) on August 24, 2017, for \$70,000 in an all-cash transaction; a Special Warranty Deed; a Purchase and Sales Contract; and a Plat of Survey . The settlement statement disclosed no realtor commissions were paid. The subject's sale price reflects a market value of \$35.64 per square foot of gross building area including land. The appellant did not provide any information in Section IV–Recent Sale Data of the Residential Appeal other than that the subject property was not transferred between related parties. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$14,897, allocating \$12,062 to the improvement and \$2,835 to land.

The appellant also raised a Contention of Law (*see* footnote 1, below), based on uninhabitability of the subject at the time of purchase.

The appellant also submitted a brief in which it argued the subject property was purchased in “a deteriorated condition and was in need of repair/rehabilitation.” The appellant appended: photographs of the exterior and interior; a building permit dated September 20, 2017; and a donation agreement. The permitted work described by the building permit was for “remove illegal basement dwelling unit, interior alterations and repairs to rear porch stair.”

The appellant also contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four suggested equity comparable properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$17,545. The subject property has an improvement assessment of \$14,710, or \$7.49 per square foot of gross building area. The subject's assessment reflects a market value of \$175,450, or \$89.33 per square foot when applying the 2017 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted two briefs. In the first one, the board of review argued the subject was sold in a compulsory transaction. The board of review appended a deed trail that disclosed a *lis pendens*, a Judicial Sale and a Special Warranty Deed conveyed by County Land Bank to the appellant. In the second brief, the board of review argued the subject property did not qualify for an assessment reduction based on an uninhabitable condition because any such condition was due to the appellant’s choice to renovate it rather than accidental causes.

In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparable properties.

### **Conclusion of Law**

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and name the cause of action, the Board considers this issue raised since the appellant’s brief and evidence addresses it.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

In addressing the appellant's market value argument, the Board finds that the sale of the subject in August 2017 for \$70,000 is a "compulsory sale." A "compulsory sale" is defined as:

(i) the sale of real estate for less than the amount owed to the mortgage lender or mortgagor, if the lender or mortgagor has agreed to the sale, commonly referred to as a "short sale" and (ii) the first sale of real estate owned by a financial institution as a result of a judgment of foreclosure, transfer pursuant to a deed in lieu of foreclosure, or consent judgment, occurring after the foreclosure proceeding is complete.

35 ILCS 200/1-23.

Real property in Illinois must be assessed at its fair cash value, which can only be estimated absent any compulsion on either party.

Illinois law requires that all real property be valued at its fair cash value, estimated at the price it would bring at a fair voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is likewise ready, willing, and able to buy, but is not forced to do so.

Bd. of Educ. of Meridian Cmty. Unit Sch. Dist. No. 223 v. Ill. Prop. Tax Appeal Bd., 961 N.E. 2d 794, 802 (2d Dist. 2011) (citing Chrysler Corp. v. Ill. Prop. Tax Appeal Bd., 69 Ill. App. 3d 207, 211 (2d Dist. 1979)).

The Board may consider market value evidence, such as sales of comparable properties submitted by the parties, to determine whether the subject was sold at fair cash value. 86 Ill.Admin.Code §1910.65(c)(4); *See* Calumet Transfer LLC v. Illinois Property Tax Appeal Board, 401 Ill.App.3d 652 (1<sup>st</sup> Dist. 2010).

In determining the fair cash value of the subject property and all relevant factors, the Board finds that the appellant did not submit enough evidence to show the subject was overvalued. Therefore, the Board finds that the appellant has not met its burden by a preponderance of the evidence and that the subject does not warrant a reduction based upon the market data submitted into evidence.

As for the appellant's argument that the subject was in a deteriorated condition such that an assessment reduction was warranted, the Board finds no merit to this argument. The Board takes note that the appellant purchased the subject in that condition.

The appellant also contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparable properties to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the appellant's comparable(s) #4, and the board of review's comparable(s) #1 through #4. These comparable properties were most similar with the subject and had improvement assessments that ranged from \$6.12 to \$10.61 per square foot of living area. The subject's improvement assessment of \$7.49 per square foot of gross building area falls within the range established by the best comparable properties in this record. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and holds that a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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Chairman



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Member



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Member



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Member

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Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: September 21, 2021



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Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, **YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS.** A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

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