



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

APPELLANT: Lynwood Land Holdings LLC (Tony Montalbano)  
DOCKET NO.: 18-48450.001-C-2 through 18-48450.102-C-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lynwood Land Holdings LLC (Tony Montalbano), the appellant, by attorney Frederick F. Richards III, of Thompson Coburn LLP in Chicago; the Cook County Board of Review.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **Cook** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
18-48450.001-C-2	32-12-411-012-0000	251	0	251
18-48450.002-C-2	32-12-411-013-0000	34	0	34
18-48450.003-C-2	32-12-412-001-0000	242	0	242
18-48450.004-C-2	32-12-412-002-0000	216	0	216
18-48450.005-C-2	32-12-412-003-0000	215	0	215
18-48450.006-C-2	32-12-412-004-0000	214	0	214
18-48450.007-C-2	32-12-412-005-0000	213	0	213
18-48450.008-C-2	32-12-412-006-0000	212	0	212
18-48450.009-C-2	32-12-412-007-0000	211	0	211
18-48450.010-C-2	32-12-412-008-0000	187	0	187
18-48450.011-C-2	32-12-412-009-0000	209	0	209
18-48450.012-C-2	32-12-412-010-0000	216	0	216
18-48450.013-C-2	32-12-412-011-0000	302	0	302
18-48450.014-C-2	32-12-412-012-0000	303	0	303
18-48450.015-C-2	32-12-412-013-0000	245	0	245
18-48450.016-C-2	32-12-412-014-0000	237	0	237
18-48450.017-C-2	32-12-412-015-0000	239	0	239
18-48450.018-C-2	32-12-412-016-0000	240	0	240
18-48450.019-C-2	32-12-412-017-0000	242	0	242
18-48450.020-C-2	32-12-412-018-0000	245	0	245
18-48450.021-C-2	32-12-412-019-0000	244	0	244

18-48450.022-C-2	32-12-412-020-0000	246	0	246
18-48450.023-C-2	32-12-412-021-0000	248	0	248
18-48450.024-C-2	32-12-412-022-0000	250	0	250
18-48450.025-C-2	32-12-412-023-0000	252	0	252
18-48450.026-C-2	32-12-412-024-0000	255	0	255
18-48450.027-C-2	32-12-412-025-0000	413	0	413
18-48450.028-C-2	32-12-412-026-0000	279	0	279
18-48450.029-C-2	32-12-412-027-0000	241	0	241
18-48450.030-C-2	32-12-412-028-0000	244	0	244
18-48450.031-C-2	32-12-412-029-0000	244	0	244
18-48450.032-C-2	32-12-412-030-0000	244	0	244
18-48450.033-C-2	32-12-412-031-0000	247	0	247
18-48450.034-C-2	32-12-412-032-0000	247	0	247
18-48450.035-C-2	32-12-412-033-0000	244	0	244
18-48450.036-C-2	32-12-412-034-0000	244	0	244
18-48450.037-C-2	32-12-412-035-0000	245	0	245
18-48450.038-C-2	32-12-412-036-0000	242	0	242
18-48450.039-C-2	32-12-412-037-0000	247	0	247
18-48450.040-C-2	32-12-412-038-0000	245	0	245
18-48450.041-C-2	32-12-418-001-0000	274	0	274
18-48450.042-C-2	32-12-418-002-0000	232	0	232
18-48450.043-C-2	32-12-418-003-0000	236	0	236
18-48450.044-C-2	32-12-418-004-0000	234	0	234
18-48450.045-C-2	32-12-418-005-0000	231	0	231
18-48450.046-C-2	32-12-418-006-0000	229	0	229
18-48450.047-C-2	32-12-418-007-0000	250	0	250
18-48450.048-C-2	32-12-418-008-0000	249	0	249
18-48450.049-C-2	32-12-418-009-0000	248	0	248
18-48450.050-C-2	32-12-418-010-0000	248	0	248
18-48450.051-C-2	32-12-418-011-0000	1,689	0	1,689
18-48450.052-C-2	32-12-418-012-0000	2,201	0	2,201
18-48450.053-C-2	32-12-418-013-0000	2,623	0	2,623
18-48450.054-C-2	32-12-418-014-0000	1,998	0	1,998
18-48450.055-C-2	32-12-418-015-0000	2,110	0	2,110
18-48450.056-C-2	32-12-418-016-0000	3,137	0	3,137
18-48450.057-C-2	32-12-418-017-0000	2,733	0	2,733
18-48450.058-C-2	32-12-418-018-0000	2,096	0	2,096
18-48450.059-C-2	32-12-418-019-0000	1,975	0	1,975
18-48450.060-C-2	32-12-418-020-0000	2,214	0	2,214
18-48450.061-C-2	32-12-419-001-0000	2,211	0	2,211
18-48450.062-C-2	32-12-419-002-0000	2,211	0	2,211
18-48450.063-C-2	32-12-419-003-0000	2,211	0	2,211
18-48450.064-C-2	32-12-419-004-0000	2,211	0	2,211
18-48450.065-C-2	32-12-419-005-0000	2,211	0	2,211
18-48450.066-C-2	32-12-419-006-0000	2,214	0	2,214
18-48450.067-C-2	32-12-419-007-0000	1,948	0	1,948

18-48450.068-C-2	32-12-419-008-0000	1,953	0	1,953
18-48450.069-C-2	32-12-419-009-0000	1,957	0	1,957
18-48450.070-C-2	32-12-419-010-0000	1,961	0	1,961
18-48450.071-C-2	32-12-419-011-0000	1,990	0	1,990
18-48450.072-C-2	32-12-419-012-0000	1,995	0	1,995
18-48450.073-C-2	32-12-419-013-0000	1,999	0	1,999
18-48450.074-C-2	32-12-419-014-0000	2,003	0	2,003
18-48450.075-C-2	32-12-419-015-0000	2,008	0	2,008
18-48450.076-C-2	32-12-419-016-0000	2,130	0	2,130
18-48450.077-C-2	32-12-419-017-0000	2,201	0	2,201
18-48450.078-C-2	32-12-419-018-0000	1,972	0	1,972
18-48450.079-C-2	32-12-419-019-0000	1,977	0	1,977
18-48450.080-C-2	32-12-419-020-0000	1,981	0	1,981
18-48450.081-C-2	32-12-419-021-0000	1,986	0	1,986
18-48450.082-C-2	32-12-419-022-0000	1,990	0	1,990
18-48450.083-C-2	32-12-419-023-0000	2,012	0	2,012
18-48450.084-C-2	32-12-419-024-0000	2,646	0	2,646
18-48450.085-C-2	32-12-419-025-0000	3,242	0	3,242
18-48450.086-C-2	32-12-419-026-0000	2,073	0	2,073
18-48450.087-C-2	32-12-419-027-0000	1,972	0	1,972
18-48450.088-C-2	32-12-419-028-0000	2,569	0	2,569
18-48450.089-C-2	32-12-420-001-0000	2,186	0	2,186
18-48450.090-C-2	32-12-420-002-0000	1,943	0	1,943
18-48450.091-C-2	32-12-420-003-0000	1,940	0	1,940
18-48450.092-C-2	32-12-420-004-0000	1,940	0	1,940
18-48450.093-C-2	32-12-420-005-0000	1,940	0	1,940
18-48450.094-C-2	32-12-420-006-0000	1,940	0	1,940
18-48450.095-C-2	32-12-420-007-0000	2,191	0	2,191
18-48450.096-C-2	32-12-420-008-0000	2,050	0	2,050
18-48450.097-C-2	32-12-420-009-0000	1,930	0	1,930
18-48450.098-C-2	32-12-420-010-0000	1,931	0	1,931
18-48450.099-C-2	32-12-420-011-0000	1,933	0	1,933
18-48450.100-C-2	32-12-420-012-0000	1,935	0	1,935
18-48450.101-C-2	32-12-420-013-0000	1,941	0	1,941
18-48450.102-C-2	32-12-420-014-0000	2,185	0	2,185

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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



\_\_\_\_\_  
Member

\_\_\_\_\_  
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:

July 16, 2024



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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

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Lynwood Land Holdings LLC (Tony Montalbano), by attorney:  
Frederick F. Richards III  
Thompson Coburn LLP  
55 East Monroe Street  
37th Floor  
Chicago, IL 60603

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602