



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

APPELLANT: Sunset Bay Marina, LLC
DOCKET NO.: 20-43846.001-C-2 through 20-43846.072-C-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Sunset Bay Marina, LLC, the appellant(s), by attorney Chris D. Sarris, of Steven B. Pearlman & Associates in Chicago; and 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-43846.001-C-2	25-36-402-009-0000	1,016	0	\$1,016
20-43846.002-C-2	25-36-402-010-0000	658	0	\$658
20-43846.003-C-2	25-36-412-018-0000	33,444	138	\$33,582
20-43846.004-C-2	25-36-413-019-0000	831	0	\$831
20-43846.005-C-2	25-36-413-025-0000	4,704	9	\$4,713
20-43846.006-C-2	25-36-413-026-0000	4,704	12	\$4,716
20-43846.007-C-2	25-36-413-027-0000	4,704	12	\$4,716
20-43846.008-C-2	25-36-413-028-0000	4,704	25	\$4,729
20-43846.009-C-2	25-36-413-037-0000	83,733	1,160	\$84,893
20-43846.010-C-2	25-36-413-038-0000	38,164	284	\$38,448
20-43846.011-C-2	25-36-414-001-0000	830	0	\$830
20-43846.012-C-2	25-36-414-002-0000	769	0	\$769
20-43846.013-C-2	25-36-414-003-0000	769	0	\$769
20-43846.014-C-2	25-36-414-012-0000	769	0	\$769
20-43846.015-C-2	25-36-414-013-0000	769	0	\$769
20-43846.016-C-2	25-36-414-014-0000	769	0	\$769
20-43846.017-C-2	25-36-414-015-0000	4,704	19	\$4,723
20-43846.018-C-2	25-36-414-016-0000	4,704	23	\$4,727
20-43846.019-C-2	25-36-414-017-0000	4,704	23	\$4,727
20-43846.020-C-2	25-36-414-018-0000	5,095	24	\$5,119
20-43846.021-C-2	25-36-414-019-0000	583	0	\$583

20-43846.022-C-2	25-36-414-020-0000	564	0	\$564
20-43846.023-C-2	25-36-414-021-0000	583	0	\$583
20-43846.024-C-2	25-36-414-022-0000	583	0	\$583
20-43846.025-C-2	25-36-414-023-0000	583	0	\$583
20-43846.026-C-2	25-36-414-024-0000	583	0	\$583
20-43846.027-C-2	25-36-414-040-0000	583	0	\$583
20-43846.028-C-2	25-36-414-041-0000	583	0	\$583
20-43846.029-C-2	25-36-414-042-0000	583	0	\$583
20-43846.030-C-2	25-36-421-006-0000	16,738	8	\$16,746
20-43846.031-C-2	25-36-422-027-0000	3,592	13	\$3,605
20-43846.032-C-2	25-36-422-028-0000	3,276	10	\$3,286
20-43846.033-C-2	25-36-422-029-0000	2,788	10	\$2,798
20-43846.034-C-2	25-36-422-030-0000	2,069	8	\$2,077
20-43846.035-C-2	25-36-422-031-0000	1,552	28	\$1,580
20-43846.036-C-2	25-36-422-032-0000	833	16	\$849
20-43846.037-C-2	25-36-422-033-0000	287	1	\$288
20-43846.038-C-2	25-36-422-034-0000	51	0	\$51
20-43846.039-C-2	25-36-422-035-0000	52,125	50	\$52,175
20-43846.040-C-2	25-36-422-036-0000	57,076	607	\$57,683
20-43846.041-C-2	25-36-423-017-0000	3,564	20	\$3,584
20-43846.042-C-2	25-36-423-018-0000	3,564	20	\$3,584
20-43846.043-C-2	25-36-423-019-0000	3,564	20	\$3,584
20-43846.044-C-2	25-36-423-020-0000	3,564	474	\$4,038
20-43846.045-C-2	25-36-423-021-0000	3,592	447	\$4,039
20-43846.046-C-2	25-36-423-022-0000	3,592	447	\$4,039
20-43846.047-C-2	25-36-423-023-0000	3,592	20	\$3,612
20-43846.048-C-2	25-36-423-024-0000	3,592	20	\$3,612
20-43846.049-C-2	25-36-423-031-0000	4,921	25	\$4,946
20-43846.050-C-2	25-36-423-033-0000	1,977	0	\$1,977
20-43846.051-C-2	25-36-423-034-0000	1,976	0	\$1,976
20-43846.052-C-2	25-36-423-035-0000	4,921	59	\$4,980
20-43846.053-C-2	25-36-423-036-0000	4,921	35	\$4,956
20-43846.054-C-2	25-36-423-037-0000	2,621	22	\$2,643
20-43846.055-C-2	25-36-423-038-0000	2,667	23	\$2,690
20-43846.056-C-2	25-36-423-039-0000	2,667	23	\$2,690
20-43846.057-C-2	25-36-423-040-0000	57,070	2,898	\$59,968
20-43846.058-C-2	25-36-423-041-0000	29,510	146	\$29,656
20-43846.059-C-2	25-36-430-001-0000	3,592	2,027	\$5,619
20-43846.060-C-2	25-36-430-002-0000	3,276	1,767	\$5,043
20-43846.061-C-2	25-36-430-003-0000	2,730	481	\$3,211
20-43846.062-C-2	25-36-430-004-0000	3,161	18	\$3,179
20-43846.063-C-2	25-36-430-005-0000	2,558	14	\$2,572
20-43846.064-C-2	25-36-430-006-0000	718	4	\$722
20-43846.065-C-2	25-36-430-008-0000	826	4	\$830
20-43846.066-C-2	25-36-430-011-0000	2,667	60	\$2,727
20-43846.067-C-2	25-36-430-012-0000	2,667	60	\$2,727

20-43846.068-C-2	25-36-430-013-0000	2,667	60	\$2,727
20-43846.069-C-2	25-36-430-014-0000	2,299	60	\$2,359
20-43846.070-C-2	25-36-430-015-0000	1,954	46	\$2,000
20-43846.071-C-2	25-36-430-016-0000	690	21	\$711
20-43846.072-C-2	25-36-430-017-0000	5,246	112	\$5,358

Subject only to the State multiplier as applicable.

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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.

Chairman



Member



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 15, 2025



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

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COUNTY

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