



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

APPELLANT: Cook Street Plaza Joint Venture, LLC  
DOCKET NO.: 20-48970.001-C-2 through 20-48970.085-C-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Cook Street Plaza Joint Venture, LLC, the appellant(s), by attorney Michael B. Andre, of Eugene L. Griffin & Associates, Ltd. 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
20-48970.001-C-2	01-01-101-030-1001	63	2,333	2,396
20-48970.002-C-2	01-01-101-030-1002	63	2,333	2,396
20-48970.003-C-2	01-01-101-030-1003	63	2,333	2,396
20-48970.004-C-2	01-01-101-030-1004	63	2,333	2,396
20-48970.005-C-2	01-01-101-030-1005	63	2,333	2,396
20-48970.006-C-2	01-01-101-030-1006	63	2,333	2,396
20-48970.007-C-2	01-01-101-030-1007	63	2,333	2,396
20-48970.008-C-2	01-01-101-030-1008	63	2,333	2,396
20-48970.009-C-2	01-01-101-030-1009	63	2,333	2,396
20-48970.010-C-2	01-01-101-030-1010	63	2,333	2,396
20-48970.011-C-2	01-01-101-030-1011	63	2,333	2,396
20-48970.012-C-2	01-01-101-030-1012	63	2,333	2,396
20-48970.013-C-2	01-01-101-030-1013	63	2,333	2,396
20-48970.014-C-2	01-01-101-030-1014	63	2,333	2,396
20-48970.015-C-2	01-01-101-030-1015	63	2,333	2,396
20-48970.016-C-2	01-01-101-030-1016	63	2,333	2,396
20-48970.017-C-2	01-01-101-030-1017	26	2,370	2,396
20-48970.018-C-2	01-01-101-030-1018	26	2,370	2,396
20-48970.019-C-2	01-01-101-030-1019	63	2,333	2,396
20-48970.020-C-2	01-01-101-030-1020	26	2,370	2,396
20-48970.021-C-2	01-01-101-030-1021	26	2,370	2,396

20-48970.022-C-2	01-01-101-030-1022	26	2,370	2,396
20-48970.023-C-2	01-01-101-030-1023	26	2,370	2,396
20-48970.024-C-2	01-01-101-030-1024	26	2,370	2,396
20-48970.025-C-2	01-01-101-030-1025	26	2,370	2,396
20-48970.026-C-2	01-01-101-030-1026	26	2,370	2,396
20-48970.027-C-2	01-01-101-030-1027	26	2,370	2,396
20-48970.028-C-2	01-01-101-030-1028	26	2,370	2,396
20-48970.029-C-2	01-01-101-030-1029	26	2,370	2,396
20-48970.030-C-2	01-01-101-030-1030	26	2,370	2,396
20-48970.031-C-2	01-01-101-030-1031	26	2,370	2,396
20-48970.032-C-2	01-01-101-030-1032	26	2,370	2,396
20-48970.033-C-2	01-01-101-030-1033	26	2,370	2,396
20-48970.034-C-2	01-01-101-030-1034	26	2,370	2,396
20-48970.035-C-2	01-01-101-030-1035	26	2,370	2,396
20-48970.036-C-2	01-01-101-030-1036	26	2,370	2,396
20-48970.037-C-2	01-01-101-030-1037	26	2,370	2,396
20-48970.038-C-2	01-01-101-030-1038	26	2,370	2,396
20-48970.039-C-2	01-01-101-030-1039	26	2,370	2,396
20-48970.040-C-2	01-01-101-030-1040	26	2,370	2,396
20-48970.041-C-2	01-01-101-030-1041	26	2,370	2,396
20-48970.042-C-2	01-01-101-030-1042	26	2,370	2,396
20-48970.043-C-2	01-01-101-030-1043	26	2,370	2,396
20-48970.044-C-2	01-01-101-030-1044	26	2,370	2,396
20-48970.045-C-2	01-01-101-030-1045	26	2,370	2,396
20-48970.046-C-2	01-01-101-030-1046	26	2,370	2,396
20-48970.047-C-2	01-01-101-030-1047	26	2,370	2,396
20-48970.048-C-2	01-01-101-030-1048	26	2,370	2,396
20-48970.049-C-2	01-01-101-030-1049	26	2,370	2,396
20-48970.050-C-2	01-01-101-030-1050	26	2,370	2,396
20-48970.051-C-2	01-01-101-030-1051	26	2,370	2,396
20-48970.052-C-2	01-01-101-030-1052	26	2,370	2,396
20-48970.053-C-2	01-01-101-030-1053	26	2,370	2,396
20-48970.054-C-2	01-01-101-030-1054	26	1,266	1,292
20-48970.055-C-2	01-01-101-030-1055	1,129	41,800	42,929
20-48970.056-C-2	01-01-101-030-1056	2,493	91,145	93,638
20-48970.057-C-2	01-01-101-030-1057	551	20,410	20,961
20-48970.058-C-2	01-01-101-030-1058	471	17,461	17,932
20-48970.059-C-2	01-01-101-030-1059	460	17,051	17,511
20-48970.060-C-2	01-01-101-030-1060	1,079	39,938	41,017
20-48970.061-C-2	01-01-101-030-1061	1,656	61,278	62,934
20-48970.062-C-2	01-01-101-030-1062	949	35,118	36,067
20-48970.063-C-2	01-01-101-030-1063	1,257	46,540	47,797
20-48970.064-C-2	01-01-101-030-1064	1,641	60,711	62,352
20-48970.065-C-2	01-01-101-030-1065	333	32,966	33,299
20-48970.066-C-2	01-01-101-030-1066	380	37,710	38,090
20-48970.067-C-2	01-01-101-030-1067	140	14,737	14,877

20-48970.068-C-2	01-01-101-030-1068	170	16,887	17,057
20-48970.069-C-2	01-01-101-030-1069	225	20,138	20,363
20-48970.070-C-2	01-01-101-030-1070	211	18,963	19,174
20-48970.071-C-2	01-01-101-030-1071	220	21,845	22,065
20-48970.072-C-2	01-01-101-030-1072	311	30,832	31,143
20-48970.073-C-2	01-01-101-030-1073	239	21,448	21,687
20-48970.074-C-2	01-01-101-030-1074	443	43,877	44,320
20-48970.075-C-2	01-01-101-030-1075	301	28,093	28,394
20-48970.076-C-2	01-01-101-030-1076	395	39,133	39,528
20-48970.077-C-2	01-01-101-030-1077	156	13,978	14,134
20-48970.078-C-2	01-01-101-030-1078	248	22,271	22,519
20-48970.079-C-2	01-01-101-030-1079	256	22,981	23,237
20-48970.080-C-2	01-01-101-030-1080	262	23,455	23,717
20-48970.081-C-2	01-01-101-030-1081	227	22,531	22,758
20-48970.082-C-2	01-01-101-030-1082	142	12,746	12,888
20-48970.083-C-2	01-01-101-030-1083	117	11,622	11,739
20-48970.084-C-2	01-01-101-030-1084	262	23,455	23,717
20-48970.085-C-2	01-01-101-030-1085	491	47,514	48,005

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.



\_\_\_\_\_  
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: March 17, 2026



\_\_\_\_\_  
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

Cook Street Plaza Joint Venture, LLC, by attorney:  
Michael B. Andre  
Eugene L. Griffin & Associates, Ltd.  
29 North Wacker Drive  
Suite 650  
Chicago, IL 60606

COUNTY

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