



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

APPELLANT: Asbury Arms, LLC
DOCKET NO.: 21-26340.001-R-2 through 21-26340.068-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Asbury Arms, LLC, the appellant(s), by attorney Daniel Pappano, of Zwelling Law, PLLC in Chicago; the Cook County Board of Review; the Evanston-Skokie C.C.S.D. # 65 intervenor, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

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
21-26340.001-R-2	10-25-215-030-1001	575	11,293	\$11,868
21-26340.002-R-2	10-25-215-030-1002	575	11,293	\$11,868
21-26340.003-R-2	10-25-215-030-1003	575	11,293	\$11,868
21-26340.004-R-2	10-25-215-030-1004	575	11,293	\$11,868
21-26340.005-R-2	10-25-215-030-1005	494	9,687	\$10,181
21-26340.006-R-2	10-25-215-030-1006	494	9,687	\$10,181
21-26340.007-R-2	10-25-215-030-1007	494	9,687	\$10,181
21-26340.008-R-2	10-25-215-030-1008	469	9,211	\$9,680
21-26340.009-R-2	10-25-215-030-1009	469	9,211	\$9,680
21-26340.010-R-2	10-25-215-030-1010	469	9,211	\$9,680
21-26340.011-R-2	10-25-215-030-1011	469	9,211	\$9,680
21-26340.012-R-2	10-25-215-030-1012	494	9,687	\$10,181
21-26340.013-R-2	10-25-215-030-1013	494	9,687	\$10,181
21-26340.014-R-2	10-25-215-030-1014	494	9,687	\$10,181
21-26340.015-R-2	10-25-215-030-1015	494	9,687	\$10,181
21-26340.016-R-2	10-25-215-030-1016	494	9,687	\$10,181
21-26340.017-R-2	10-25-215-030-1017	494	9,687	\$10,181
21-26340.018-R-2	10-25-215-030-1018	494	9,687	\$10,181
21-26340.019-R-2	10-25-215-030-1019	494	9,687	\$10,181
21-26340.020-R-2	10-25-215-030-1020	494	9,687	\$10,181

21-26340.021-R-2	10-25-215-030-1021	494	9,687	\$10,181
21-26340.022-R-2	10-25-215-030-1022	494	9,687	\$10,181
21-26340.023-R-2	10-25-215-030-1023	494	9,687	\$10,181
21-26340.024-R-2	10-25-215-030-1024	469	9,211	\$9,680
21-26340.025-R-2	10-25-215-030-1025	469	9,211	\$9,680
21-26340.026-R-2	10-25-215-030-1026	469	9,211	\$9,680
21-26340.027-R-2	10-25-215-030-1027	469	9,211	\$9,680
21-26340.028-R-2	10-25-215-030-1028	494	9,687	\$10,181
21-26340.029-R-2	10-25-215-030-1029	494	9,687	\$10,181
21-26340.030-R-2	10-25-215-030-1030	494	9,687	\$10,181
21-26340.031-R-2	10-25-215-030-1031	575	11,293	\$11,868
21-26340.032-R-2	10-25-215-030-1032	575	11,293	\$11,868
21-26340.033-R-2	10-25-215-030-1033	575	11,293	\$11,868
21-26340.034-R-2	10-25-215-030-1034	575	11,293	\$11,868
21-26340.035-R-2	10-25-215-030-1035	61	1,188	\$1,249
21-26340.036-R-2	10-25-215-030-1036	61	1,188	\$1,249
21-26340.037-R-2	10-25-215-030-1037	61	1,188	\$1,249
21-26340.038-R-2	10-25-215-030-1038	61	1,188	\$1,249
21-26340.039-R-2	10-25-215-030-1039	61	1,188	\$1,249
21-26340.040-R-2	10-25-215-030-1040	61	1,188	\$1,249
21-26340.041-R-2	10-25-215-030-1041	61	1,188	\$1,249
21-26340.042-R-2	10-25-215-030-1042	61	1,188	\$1,249
21-26340.043-R-2	10-25-215-030-1043	61	1,188	\$1,249
21-26340.044-R-2	10-25-215-030-1044	61	1,188	\$1,249
21-26340.045-R-2	10-25-215-030-1045	61	1,188	\$1,249
21-26340.046-R-2	10-25-215-030-1046	61	1,188	\$1,249
21-26340.047-R-2	10-25-215-030-1047	61	1,188	\$1,249
21-26340.048-R-2	10-25-215-030-1048	61	1,188	\$1,249
21-26340.049-R-2	10-25-215-030-1049	61	1,188	\$1,249
21-26340.050-R-2	10-25-215-030-1050	61	1,188	\$1,249
21-26340.051-R-2	10-25-215-030-1051	61	1,188	\$1,249
21-26340.052-R-2	10-25-215-030-1052	30	595	\$625
21-26340.053-R-2	10-25-215-030-1053	30	595	\$625
21-26340.054-R-2	10-25-215-030-1054	30	595	\$625
21-26340.055-R-2	10-25-215-030-1055	30	595	\$625
21-26340.056-R-2	10-25-215-030-1056	30	595	\$625
21-26340.057-R-2	10-25-215-030-1057	30	595	\$625
21-26340.058-R-2	10-25-215-030-1058	30	595	\$625
21-26340.059-R-2	10-25-215-030-1059	30	595	\$625
21-26340.060-R-2	10-25-215-030-1060	30	595	\$625
21-26340.061-R-2	10-25-215-030-1061	30	595	\$625
21-26340.062-R-2	10-25-215-030-1062	30	595	\$625
21-26340.063-R-2	10-25-215-030-1063	30	595	\$625
21-26340.064-R-2	10-25-215-030-1064	30	595	\$625
21-26340.065-R-2	10-25-215-030-1065	30	595	\$625
21-26340.066-R-2	10-25-215-030-1066	30	595	\$625

Docket No: 21-26340.001-R-2 through 21-26340.068-R-2

21-26340.067-R-2	10-25-215-030-1067	30	595	\$625
21-26340.068-R-2	10-25-215-030-1068	30	595	\$625

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: February 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

Asbury Arms, LLC, by attorney:
Daniel Pappano
Zwelling Law, PLLC
181 West Madison Street
Suite 4700
Chicago, IL 60602

COUNTY

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

INTERVENOR

Evanston-Skokie C.C.S.D. # 65, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606