



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

APPELLANT: Winston Towers Condominium No. 5
DOCKET NO.: 21-27873.001-R-3 through 21-27873.214-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Winston Towers Condominium No. 5, the appellant(s), by attorney Edwin M. Wittenstein, of Worssek & Vihon LLP in Chicago; the Cook County Board of Review; the Chicago B.O.E. 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
21-27873.001-R-3	10-36-100-015-1001	3,941	10119	14,060
21-27873.002-R-3	10-36-100-015-1002	3,149	8085	11,234
21-27873.003-R-3	10-36-100-015-1003	2,377	6102	8,479
21-27873.004-R-3	10-36-100-015-1004	2,000	5134	7,134
21-27873.005-R-3	10-36-100-015-1005	3,149	8085	11,234
21-27873.006-R-3	10-36-100-015-1006	2,000	5134	7,134
21-27873.007-R-3	10-36-100-015-1007	3,149	8085	11,234
21-27873.008-R-3	10-36-100-015-1008	2,258	5798	8,056
21-27873.009-R-3	10-36-100-015-1009	3,941	10119	14,060
21-27873.010-R-3	10-36-100-015-1010	3,941	10119	14,060
21-27873.011-R-3	10-36-100-015-1011	3,968	10190	14,158
21-27873.012-R-3	10-36-100-015-1012	3,968	10190	14,158
21-27873.013-R-3	10-36-100-015-1013	2,277	5848	8,125
21-27873.014-R-3	10-36-100-015-1014	3,172	8145	11,317
21-27873.015-R-3	10-36-100-015-1015	2,020	5186	7,206
21-27873.016-R-3	10-36-100-015-1016	3,172	8145	11,317
21-27873.017-R-3	10-36-100-015-1017	2,020	5186	7,206
21-27873.018-R-3	10-36-100-015-1018	4,159	10679	14,838
21-27873.019-R-3	10-36-100-015-1019	1,664	4271	5,935
21-27873.020-R-3	10-36-100-015-1020	2,020	5186	7,206

21-27873.021-R-3	10-36-100-015-1021	3,172	8145	11,317
21-27873.022-R-3	10-36-100-015-1022	2,020	5186	7,206
21-27873.023-R-3	10-36-100-015-1023	3,172	8145	11,317
21-27873.024-R-3	10-36-100-015-1024	2,277	5848	8,125
21-27873.025-R-3	10-36-100-015-1025	3,968	10190	14,158
21-27873.026-R-3	10-36-100-015-1026	3,968	10190	14,158
21-27873.027-R-3	10-36-100-015-1027	3,997	10262	14,259
21-27873.028-R-3	10-36-100-015-1028	3,997	10262	14,259
21-27873.029-R-3	10-36-100-015-1029	2,297	5897	8,194
21-27873.030-R-3	10-36-100-015-1030	3,196	8208	11,404
21-27873.031-R-3	10-36-100-015-1031	2,040	5238	7,278
21-27873.032-R-3	10-36-100-015-1032	3,196	8208	11,404
21-27873.033-R-3	10-36-100-015-1033	2,040	5238	7,278
21-27873.034-R-3	10-36-100-015-1034	4,186	10750	14,936
21-27873.035-R-3	10-36-100-015-1035	1,676	4302	5,978
21-27873.036-R-3	10-36-100-015-1036	2,040	5238	7,278
21-27873.037-R-3	10-36-100-015-1037	3,196	8208	11,404
21-27873.038-R-3	10-36-100-015-1038	2,040	5238	7,278
21-27873.039-R-3	10-36-100-015-1039	3,196	8208	11,404
21-27873.040-R-3	10-36-100-015-1040	2,297	5897	8,194
21-27873.041-R-3	10-36-100-015-1041	3,997	10262	14,259
21-27873.042-R-3	10-36-100-015-1042	3,997	10262	14,259
21-27873.043-R-3	10-36-100-015-1043	4,024	10333	14,357
21-27873.044-R-3	10-36-100-015-1044	4,024	10333	14,357
21-27873.045-R-3	10-36-100-015-1045	2,317	5949	8,266
21-27873.046-R-3	10-36-100-015-1046	3,220	8267	11,487
21-27873.047-R-3	10-36-100-015-1047	2,059	5288	7,347
21-27873.048-R-3	10-36-100-015-1048	3,220	8267	11,487
21-27873.049-R-3	10-36-100-015-1049	2,059	5288	7,347
21-27873.050-R-3	10-36-100-015-1050	4,214	10820	15,034
21-27873.051-R-3	10-36-100-015-1051	1,687	4332	6,019
21-27873.052-R-3	10-36-100-015-1052	2,059	5288	7,347
21-27873.053-R-3	10-36-100-015-1053	3,220	8267	11,487
21-27873.054-R-3	10-36-100-015-1054	2,059	5288	7,347
21-27873.055-R-3	10-36-100-015-1055	3,220	8267	11,487
21-27873.056-R-3	10-36-100-015-1056	2,317	5949	8,266
21-27873.057-R-3	10-36-100-015-1057	4,024	10333	14,357
21-27873.058-R-3	10-36-100-015-1058	4,024	10333	14,357
21-27873.059-R-3	10-36-100-015-1059	4,052	10403	14,455
21-27873.060-R-3	10-36-100-015-1060	4,052	10403	14,455
21-27873.061-R-3	10-36-100-015-1061	2,337	6001	8,338
21-27873.062-R-3	10-36-100-015-1062	3,244	8330	11,574
21-27873.063-R-3	10-36-100-015-1063	2,080	5339	7,419
21-27873.064-R-3	10-36-100-015-1064	3,244	8330	11,574
21-27873.065-R-3	10-36-100-015-1065	2,080	5339	7,419
21-27873.066-R-3	10-36-100-015-1066	4,242	10893	15,135

21-27873.067-R-3	10-36-100-015-1067	1,699	4363	6,062
21-27873.068-R-3	10-36-100-015-1068	2,080	5339	7,419
21-27873.069-R-3	10-36-100-015-1069	3,244	8330	11,574
21-27873.070-R-3	10-36-100-015-1070	2,080	5339	7,419
21-27873.071-R-3	10-36-100-015-1071	3,244	8330	11,574
21-27873.072-R-3	10-36-100-015-1072	2,337	6001	8,338
21-27873.073-R-3	10-36-100-015-1073	4,052	10403	14,455
21-27873.074-R-3	10-36-100-015-1074	4,052	10403	14,455
21-27873.075-R-3	10-36-100-015-1075	4,080	10475	14,555
21-27873.076-R-3	10-36-100-015-1076	4,080	10475	14,555
21-27873.077-R-3	10-36-100-015-1077	2,357	6050	8,407
21-27873.078-R-3	10-36-100-015-1078	3,268	8389	11,657
21-27873.079-R-3	10-36-100-015-1079	2,099	5389	7,488
21-27873.080-R-3	10-36-100-015-1080	3,268	8389	11,657
21-27873.081-R-3	10-36-100-015-1081	2,099	5389	7,488
21-27873.082-R-3	10-36-100-015-1082	4,270	10963	15,233
21-27873.083-R-3	10-36-100-015-1083	1,711	4394	6,105
21-27873.084-R-3	10-36-100-015-1084	2,099	5389	7,488
21-27873.085-R-3	10-36-100-015-1085	3,268	8389	11,657
21-27873.086-R-3	10-36-100-015-1086	2,099	5389	7,488
21-27873.087-R-3	10-36-100-015-1087	3,268	8389	11,657
21-27873.088-R-3	10-36-100-015-1088	2,357	6050	8,407
21-27873.089-R-3	10-36-100-015-1089	4,080	10475	14,555
21-27873.090-R-3	10-36-100-015-1090	4,080	10475	14,555
21-27873.091-R-3	10-36-100-015-1091	4,107	10547	14,654
21-27873.092-R-3	10-36-100-015-1092	4,107	10547	14,654
21-27873.093-R-3	10-36-100-015-1093	2,377	6102	8,479
21-27873.094-R-3	10-36-100-015-1094	3,292	8451	11,743
21-27873.095-R-3	10-36-100-015-1095	2,119	5441	7,560
21-27873.096-R-3	10-36-100-015-1096	3,292	8451	11,743
21-27873.097-R-3	10-36-100-015-1097	2,119	5441	7,560
21-27873.098-R-3	10-36-100-015-1098	4,297	11034	15,331
21-27873.099-R-3	10-36-100-015-1099	1,723	4425	6,148
21-27873.100-R-3	10-36-100-015-1100	2,119	5441	7,560
21-27873.101-R-3	10-36-100-015-1101	3,292	8451	11,743
21-27873.102-R-3	10-36-100-015-1102	2,119	5441	7,560
21-27873.103-R-3	10-36-100-015-1103	3,292	8451	11,743
21-27873.104-R-3	10-36-100-015-1104	2,377	6102	8,479
21-27873.105-R-3	10-36-100-015-1105	4,107	10547	14,654
21-27873.106-R-3	10-36-100-015-1106	4,107	10547	14,654
21-27873.107-R-3	10-36-100-015-1107	4,135	10617	14,752
21-27873.108-R-3	10-36-100-015-1108	4,135	10617	14,752
21-27873.109-R-3	10-36-100-015-1109	2,396	6153	8,549
21-27873.110-R-3	10-36-100-015-1111	2,139	5491	7,630
21-27873.111-R-3	10-36-100-015-1113	2,139	5491	7,630
21-27873.112-R-3	10-36-100-015-1114	4,325	11106	15,431

21-27873.113-R-3	10-36-100-015-1115	1,735	4454	6,189
21-27873.114-R-3	10-36-100-015-1116	2,139	5491	7,630
21-27873.115-R-3	10-36-100-015-1118	2,139	5491	7,630
21-27873.116-R-3	10-36-100-015-1120	2,396	6153	8,549
21-27873.117-R-3	10-36-100-015-1121	4,135	10617	14,752
21-27873.118-R-3	10-36-100-015-1122	4,135	10617	14,752
21-27873.119-R-3	10-36-100-015-1123	4,163	10689	14,852
21-27873.120-R-3	10-36-100-015-1124	4,163	10689	14,852
21-27873.121-R-3	10-36-100-015-1125	2,416	6204	8,620
21-27873.122-R-3	10-36-100-015-1126	3,339	8574	11,913
21-27873.123-R-3	10-36-100-015-1127	2,159	5542	7,701
21-27873.124-R-3	10-36-100-015-1128	3,339	8574	11,913
21-27873.125-R-3	10-36-100-015-1129	2,159	5542	7,701
21-27873.126-R-3	10-36-100-015-1130	4,353	11177	15,530
21-27873.127-R-3	10-36-100-015-1131	1,747	4485	6,232
21-27873.128-R-3	10-36-100-015-1132	2,159	5542	7,701
21-27873.129-R-3	10-36-100-015-1133	3,339	8574	11,913
21-27873.130-R-3	10-36-100-015-1134	2,159	5542	7,701
21-27873.131-R-3	10-36-100-015-1135	3,339	8574	11,913
21-27873.132-R-3	10-36-100-015-1136	2,416	6204	8,620
21-27873.133-R-3	10-36-100-015-1137	4,163	10689	14,852
21-27873.134-R-3	10-36-100-015-1138	4,163	10689	14,852
21-27873.135-R-3	10-36-100-015-1139	4,191	10759	14,950
21-27873.136-R-3	10-36-100-015-1140	4,191	10759	14,950
21-27873.137-R-3	10-36-100-015-1141	2,429	6237	8,666
21-27873.138-R-3	10-36-100-015-1142	3,363	8634	11,997
21-27873.139-R-3	10-36-100-015-1143	2,179	5594	7,773
21-27873.140-R-3	10-36-100-015-1144	3,363	8634	11,997
21-27873.141-R-3	10-36-100-015-1145	2,179	5594	7,773
21-27873.142-R-3	10-36-100-015-1146	4,380	11248	15,628
21-27873.143-R-3	10-36-100-015-1147	1,759	4516	6,275
21-27873.144-R-3	10-36-100-015-1148	2,179	5594	7,773
21-27873.145-R-3	10-36-100-015-1149	3,363	8634	11,997
21-27873.146-R-3	10-36-100-015-1150	2,179	5594	7,773
21-27873.147-R-3	10-36-100-015-1151	3,363	8634	11,997
21-27873.148-R-3	10-36-100-015-1152	2,436	6254	8,690
21-27873.149-R-3	10-36-100-015-1153	4,191	10759	14,950
21-27873.150-R-3	10-36-100-015-1154	4,191	10759	14,950
21-27873.151-R-3	10-36-100-015-1155	4,218	10830	15,048
21-27873.152-R-3	10-36-100-015-1156	4,218	10830	15,048
21-27873.153-R-3	10-36-100-015-1157	2,456	6306	8,762
21-27873.154-R-3	10-36-100-015-1158	3,386	8695	12,081
21-27873.155-R-3	10-36-100-015-1159	2,198	5645	7,843
21-27873.156-R-3	10-36-100-015-1160	3,386	8695	12,081
21-27873.157-R-3	10-36-100-015-1161	2,198	5645	7,843
21-27873.158-R-3	10-36-100-015-1162	4,409	11319	15,728

21-27873.159-R-3	10-36-100-015-1163	1,770	4546	6,316
21-27873.160-R-3	10-36-100-015-1164	2,198	5645	7,843
21-27873.161-R-3	10-36-100-015-1165	3,386	8695	12,081
21-27873.162-R-3	10-36-100-015-1166	2,198	5645	7,843
21-27873.163-R-3	10-36-100-015-1167	3,386	8695	12,081
21-27873.164-R-3	10-36-100-015-1168	2,456	6306	8,762
21-27873.165-R-3	10-36-100-015-1169	4,218	10830	15,048
21-27873.166-R-3	10-36-100-015-1170	4,218	10830	15,048
21-27873.167-R-3	10-36-100-015-1171	4,246	10903	15,149
21-27873.168-R-3	10-36-100-015-1172	4,246	10903	15,149
21-27873.169-R-3	10-36-100-015-1173	2,475	6356	8,831
21-27873.170-R-3	10-36-100-015-1174	3,410	8757	12,167
21-27873.171-R-3	10-36-100-015-1175	2,218	5696	7,914
21-27873.172-R-3	10-36-100-015-1176	3,410	8757	12,167
21-27873.173-R-3	10-36-100-015-1177	2,218	5696	7,914
21-27873.174-R-3	10-36-100-015-1178	4,436	11390	15,826
21-27873.175-R-3	10-36-100-015-1179	1,782	4577	6,359
21-27873.176-R-3	10-36-100-015-1180	2,218	5696	7,914
21-27873.177-R-3	10-36-100-015-1181	3,410	8757	12,167
21-27873.178-R-3	10-36-100-015-1182	2,218	5696	7,914
21-27873.179-R-3	10-36-100-015-1183	3,410	8757	12,167
21-27873.180-R-3	10-36-100-015-1184	2,475	6356	8,831
21-27873.181-R-3	10-36-100-015-1185	4,246	10903	15,149
21-27873.182-R-3	10-36-100-015-1186	4,246	10903	15,149
21-27873.183-R-3	10-36-100-015-1187	3,691	9479	13,170
21-27873.184-R-3	10-36-100-015-1188	4,274	10973	15,247
21-27873.185-R-3	10-36-100-015-1189	3,375	8665	12,040
21-27873.186-R-3	10-36-100-015-1190	3,434	8817	12,251
21-27873.187-R-3	10-36-100-015-1191	2,238	5746	7,984
21-27873.188-R-3	10-36-100-015-1192	3,434	8817	12,251
21-27873.189-R-3	10-36-100-015-1193	2,238	5746	7,984
21-27873.190-R-3	10-36-100-015-1194	4,464	11463	15,927
21-27873.191-R-3	10-36-100-015-1195	1,794	4608	6,402
21-27873.192-R-3	10-36-100-015-1196	2,238	5746	7,984
21-27873.193-R-3	10-36-100-015-1197	3,434	8817	12,251
21-27873.194-R-3	10-36-100-015-1198	2,238	5746	7,984
21-27873.195-R-3	10-36-100-015-1199	3,434	8817	12,251
21-27873.196-R-3	10-36-100-015-1200	3,375	8665	12,040
21-27873.197-R-3	10-36-100-015-1201	4,274	10973	15,247
21-27873.198-R-3	10-36-100-015-1202	3,691	9479	13,170
21-27873.199-R-3	10-36-100-015-1203	3,715	9539	13,254
21-27873.200-R-3	10-36-100-015-1204	4,301	11044	15,345
21-27873.201-R-3	10-36-100-015-1205	3,398	8726	12,124
21-27873.202-R-3	10-36-100-015-1206	3,458	8879	12,337
21-27873.203-R-3	10-36-100-015-1207	2,258	5798	8,056
21-27873.204-R-3	10-36-100-015-1208	3,458	8879	12,337

21-27873.205-R-3	10-36-100-015-1209	2,258	5798	8,056
21-27873.206-R-3	10-36-100-015-1210	4,492	11533	16,025
21-27873.207-R-3	10-36-100-015-1211	1,806	4637	6,443
21-27873.208-R-3	10-36-100-015-1212	2,258	5798	8,056
21-27873.209-R-3	10-36-100-015-1213	3,458	8879	12,337
21-27873.210-R-3	10-36-100-015-1214	2,258	5798	8,056
21-27873.211-R-3	10-36-100-015-1215	3,458	8879	12,337
21-27873.212-R-3	10-36-100-015-1216	3,398	8726	12,124
21-27873.213-R-3	10-36-100-015-1217	4,307	11057	15,364
21-27873.214-R-3	10-36-100-015-1218	3,715	9539	13,254

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: _____

September 15, 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

Winston Towers Condominium No. 5, by attorney:
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