



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

APPELLANT: 3800 N. Lake Shore Drive Condominium Association
DOCKET NO.: 21-39235.001-R-3 through 21-39235.093-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3800 N. Lake Shore Drive Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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
21-39235.001-R-3	14-21-103-030-1002	4,157	63,154	67,311
21-39235.002-R-3	14-21-103-030-1003	4,191	64,069	68,260
21-39235.003-R-3	14-21-103-030-1004	4,258	64,949	69,207
21-39235.004-R-3	14-21-103-030-1005	4,291	65,864	70,155
21-39235.005-R-3	14-21-103-030-1006	4,727	72,064	76,791
21-39235.006-R-3	14-21-103-030-1007	4,392	66,711	71,103
21-39235.007-R-3	14-21-103-030-1008	4,425	67,626	72,051
21-39235.008-R-3	14-21-103-030-1009	4,492	68,507	72,999
21-39235.009-R-3	14-21-103-030-1010	5,431	82,737	88,168
21-39235.010-R-3	14-21-103-030-1011	4,593	70,302	74,895
21-39235.011-R-3	14-21-103-030-1013	5,096	78,331	83,427
21-39235.012-R-3	14-21-103-030-1014	4,727	72,064	76,791
21-39235.013-R-3	14-21-103-030-1015	4,794	72,945	77,739
21-39235.014-R-3	14-21-103-030-1016	6,571	100,558	107,129
21-39235.015-R-3	14-21-103-030-1017	1,374	20,429	21,803
21-39235.016-R-3	14-21-103-030-1018	3,553	54,276	57,829
21-39235.017-R-3	14-21-103-030-1019	3,621	55,157	58,778
21-39235.018-R-3	14-21-103-030-1020	3,654	56,072	59,726
21-39235.019-R-3	14-21-103-030-1021	3,721	56,953	60,674
21-39235.020-R-3	14-21-103-030-1022	3,285	49,805	53,090
21-39235.021-R-3	14-21-103-030-1023	3,788	57,834	61,622

21-39235.022-R-3	14-21-103-030-1024	3,855	58,715	62,570
21-39235.023-R-3	14-21-103-030-1025	3,889	59,629	63,518
21-39235.024-R-3	14-21-103-030-1026	3,453	52,481	55,934
21-39235.025-R-3	14-21-103-030-1027	3,989	60,477	64,466
21-39235.026-R-3	14-21-103-030-1029	3,621	55,157	58,778
21-39235.027-R-3	14-21-103-030-1030	4,157	63,154	67,311
21-39235.028-R-3	14-21-103-030-1031	4,191	64,069	68,260
21-39235.029-R-3	14-21-103-030-1032	4,291	65,864	70,155
21-39235.030-R-3	14-21-103-030-1033	1,106	16,905	18,011
21-39235.031-R-3	14-21-103-030-1034	1,609	23,987	25,596
21-39235.032-R-3	14-21-103-030-1035	3,822	58,748	62,570
21-39235.033-R-3	14-21-103-030-1036	3,855	58,715	62,570
21-39235.034-R-3	14-21-103-030-1037	3,922	59,596	63,518
21-39235.035-R-3	14-21-103-030-1038	3,956	60,510	64,466
21-39235.036-R-3	14-21-103-030-1039	3,989	60,477	64,466
21-39235.037-R-3	14-21-103-030-1040	4,023	61,391	65,414
21-39235.038-R-3	14-21-103-030-1041	4,090	62,273	66,363
21-39235.039-R-3	14-21-103-030-1042	4,123	63,188	67,311
21-39235.040-R-3	14-21-103-030-1043	3,688	56,038	59,726
21-39235.041-R-3	14-21-103-030-1044	4,224	64,035	68,259
21-39235.042-R-3	14-21-103-030-1045	4,291	65,864	70,155
21-39235.043-R-3	14-21-103-030-1046	4,325	65,830	70,155
21-39235.044-R-3	14-21-103-030-1047	4,358	66,745	71,103
21-39235.045-R-3	14-21-103-030-1048	4,425	67,626	72,051
21-39235.046-R-3	14-21-103-030-1049	5,263	80,060	85,323
21-39235.047-R-3	14-21-103-030-1050	2,078	31,103	33,181
21-39235.048-R-3	14-21-103-030-1051	3,252	49,838	53,090
21-39235.049-R-3	14-21-103-030-1052	3,285	49,805	53,090
21-39235.050-R-3	14-21-103-030-1053	3,319	50,719	54,038
21-39235.051-R-3	14-21-103-030-1054	3,352	50,686	54,038
21-39235.052-R-3	14-21-103-030-1055	3,386	51,600	54,986
21-39235.053-R-3	14-21-103-030-1056	3,419	52,515	55,934
21-39235.054-R-3	14-21-103-030-1057	3,453	52,481	55,934
21-39235.055-R-3	14-21-103-030-1058	3,486	53,396	56,882
21-39235.056-R-3	14-21-103-030-1059	3,520	53,362	56,882
21-39235.057-R-3	14-21-103-030-1060	3,553	54,276	57,829
21-39235.058-R-3	14-21-103-030-1061	3,587	54,243	57,830
21-39235.059-R-3	14-21-103-030-1062	3,621	55,157	58,778
21-39235.060-R-3	14-21-103-030-1063	3,654	56,072	59,726
21-39235.061-R-3	14-21-103-030-1064	3,688	56,038	59,726
21-39235.062-R-3	14-21-103-030-1065	5,263	80,060	85,323
21-39235.063-R-3	14-21-103-030-1066	2,145	32,932	35,077
21-39235.064-R-3	14-21-103-030-1067	2,849	43,604	46,453
21-39235.065-R-3	14-21-103-030-1068	2,883	43,570	46,453
21-39235.066-R-3	14-21-103-030-1069	2,916	44,486	47,402
21-39235.067-R-3	14-21-103-030-1070	2,950	44,452	47,402

21-39235.068-R-3	14-21-103-030-1071	2,983	45,366	48,349
21-39235.069-R-3	14-21-103-030-1072	3,017	46,281	49,298
21-39235.070-R-3	14-21-103-030-1073	3,051	46,247	49,298
21-39235.071-R-3	14-21-103-030-1074	3,084	47,162	50,246
21-39235.072-R-3	14-21-103-030-1075	3,118	47,128	50,246
21-39235.073-R-3	14-21-103-030-1076	3,118	47,128	50,246
21-39235.074-R-3	14-21-103-030-1077	3,151	48,043	51,194
21-39235.075-R-3	14-21-103-030-1078	3,185	48,957	52,142
21-39235.076-R-3	14-21-103-030-1079	3,218	48,924	52,142
21-39235.077-R-3	14-21-103-030-1080	3,252	49,838	53,090
21-39235.078-R-3	14-21-103-030-1081	3,319	50,719	54,038
21-39235.079-R-3	14-21-103-030-1082	2,414	36,455	38,869
21-39235.080-R-3	14-21-103-030-1083	2,514	38,251	40,765
21-39235.081-R-3	14-21-103-030-1084	2,548	39,165	41,713
21-39235.082-R-3	14-21-103-030-1085	2,581	39,132	41,713
21-39235.083-R-3	14-21-103-030-1086	2,514	38,251	40,765
21-39235.084-R-3	14-21-103-030-1087	2,548	39,165	41,713
21-39235.085-R-3	14-21-103-030-1089	2,481	37,336	39,817
21-39235.086-R-3	14-21-103-030-1092	2,145	32,932	35,077
21-39235.087-R-3	14-21-103-030-1093	2,179	32,898	35,077
21-39235.088-R-3	14-21-103-030-1095	2,246	33,779	36,025
21-39235.089-R-3	14-21-103-030-1096	3,453	52,481	55,934
21-39235.090-R-3	14-21-103-030-1097	1,676	24,868	26,544
21-39235.091-R-3	14-21-103-030-1098	5,062	77,417	82,479
21-39235.092-R-3	14-21-103-030-1099	3,621	55,157	58,778
21-39235.093-R-3	14-21-103-030-1100	4,727	72,064	76,791

Subject only to the State multiplier as applicable.

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: _____

October 21, 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

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

APPELLANT

3800 N. Lake Shore Drive Condominium Association, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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