



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

APPELLANT: Sunset Bay Marina, LLC
DOCKET NO.: 21-43248.001-C-2 through 21-43248.072-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
21-43248.001-C-2	25-36-402-009-0000	1,215	0	\$1,215
21-43248.002-C-2	25-36-402-010-0000	787	0	\$787
21-43248.003-C-2	25-36-412-018-0000	16,363	1,671	\$18,034
21-43248.004-C-2	25-36-413-019-0000	994	0	\$994
21-43248.005-C-2	25-36-413-025-0000	2,301	140	\$2,441
21-43248.006-C-2	25-36-413-026-0000	2,301	180	\$2,481
21-43248.007-C-2	25-36-413-027-0000	2,301	180	\$2,481
21-43248.008-C-2	25-36-413-028-0000	2,301	180	\$2,481
21-43248.009-C-2	25-36-413-037-0000	40,966	43,277	\$84,243
21-43248.010-C-2	25-36-413-038-0000	18,672	4,309	\$22,981
21-43248.011-C-2	25-36-414-001-0000	993	0	\$993
21-43248.012-C-2	25-36-414-002-0000	920	0	\$920
21-43248.013-C-2	25-36-414-003-0000	920	0	\$920
21-43248.014-C-2	25-36-414-012-0000	920	0	\$920
21-43248.015-C-2	25-36-414-013-0000	920	0	\$920
21-43248.016-C-2	25-36-414-014-0000	920	0	\$920
21-43248.017-C-2	25-36-414-015-0000	2,301	300	\$2,601
21-43248.018-C-2	25-36-414-016-0000	2,301	361	\$2,662
21-43248.019-C-2	25-36-414-017-0000	2,301	361	\$2,662
21-43248.020-C-2	25-36-414-018-0000	2,493	370	\$2,863
21-43248.021-C-2	25-36-414-019-0000	697	0	\$697

21-43248.022-C-2	25-36-414-020-0000	674	0	\$674
21-43248.023-C-2	25-36-414-021-0000	697	0	\$697
21-43248.024-C-2	25-36-414-022-0000	697	0	\$697
21-43248.025-C-2	25-36-414-023-0000	697	0	\$697
21-43248.026-C-2	25-36-414-024-0000	697	0	\$697
21-43248.027-C-2	25-36-414-040-0000	697	0	\$697
21-43248.028-C-2	25-36-414-041-0000	697	0	\$697
21-43248.029-C-2	25-36-414-042-0000	697	0	\$697
21-43248.030-C-2	25-36-421-006-0000	8,189	123	\$8,312
21-43248.031-C-2	25-36-422-027-0000	1,757	190	\$1,947
21-43248.032-C-2	25-36-422-028-0000	1,603	150	\$1,753
21-43248.033-C-2	25-36-422-029-0000	1,364	150	\$1,514
21-43248.034-C-2	25-36-422-030-0000	1,012	120	\$1,132
21-43248.035-C-2	25-36-422-031-0000	759	420	\$1,179
21-43248.036-C-2	25-36-422-032-0000	407	246	\$653
21-43248.037-C-2	25-36-422-033-0000	140	20	\$160
21-43248.038-C-2	25-36-422-034-0000	25	4	\$29
21-43248.039-C-2	25-36-422-035-0000	25,502	2,066	\$27,568
21-43248.040-C-2	25-36-422-036-0000	27,925	9,201	\$37,126
21-43248.041-C-2	25-36-423-017-0000	1,743	310	\$2,053
21-43248.042-C-2	25-36-423-018-0000	1,743	310	\$2,053
21-43248.043-C-2	25-36-423-019-0000	1,743	310	\$2,053
21-43248.044-C-2	25-36-423-020-0000	1,743	7,173	\$8,916
21-43248.045-C-2	25-36-423-021-0000	1,757	6,770	\$8,527
21-43248.046-C-2	25-36-423-022-0000	1,757	6,770	\$8,527
21-43248.047-C-2	25-36-423-023-0000	1,757	313	\$2,070
21-43248.048-C-2	25-36-423-024-0000	1,757	313	\$2,070
21-43248.049-C-2	25-36-423-031-0000	2,407	388	\$2,795
21-43248.050-C-2	25-36-423-033-0000	967	0	\$967
21-43248.051-C-2	25-36-423-034-0000	967	0	\$967
21-43248.052-C-2	25-36-423-035-0000	2,407	912	\$3,319
21-43248.053-C-2	25-36-423-036-0000	2,407	544	\$2,951
21-43248.054-C-2	25-36-423-037-0000	1,282	343	\$1,625
21-43248.055-C-2	25-36-423-038-0000	1,305	348	\$1,653
21-43248.056-C-2	25-36-423-039-0000	1,305	348	\$1,653
21-43248.057-C-2	25-36-423-040-0000	27,921	136,092	\$164,013
21-43248.058-C-2	25-36-423-041-0000	14,438	2,221	\$16,659
21-43248.059-C-2	25-36-430-001-0000	1,757	30,322	\$32,079
21-43248.060-C-2	25-36-430-002-0000	1,603	26,720	\$28,323
21-43248.061-C-2	25-36-430-003-0000	1,335	7,273	\$8,608
21-43248.062-C-2	25-36-430-004-0000	1,546	275	\$1,821
21-43248.063-C-2	25-36-430-005-0000	1,251	223	\$1,474
21-43248.064-C-2	25-36-430-006-0000	351	62	\$413
21-43248.065-C-2	25-36-430-008-0000	404	71	\$475
21-43248.066-C-2	25-36-430-011-0000	1,305	923	\$2,228
21-43248.067-C-2	25-36-430-012-0000	1,305	923	\$2,228

21-43248.068-C-2	25-36-430-013-0000	1,305	923	\$2,228
21-43248.069-C-2	25-36-430-014-0000	1,125	923	\$2,048
21-43248.070-C-2	25-36-430-015-0000	956	709	\$1,665
21-43248.071-C-2	25-36-430-016-0000	337	326	\$663
21-43248.072-C-2	25-36-430-017-0000	2,566	1,702	\$4,268

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: October 20, 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 9-215 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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APPELLANT

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