



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

APPELLANT: 840 N. Lake Shore Dr. Condominium Association  
DOCKET NO.: 21-46465.001-R-3 through 21-46465.198-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 840 N. Lake Shore Dr. Condominium Association, the appellant(s), by attorney Christopher M. Caira, of KBC Law Group 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
21-46465.001-R-3	17-03-228-033-4001	15,307	198,400	\$213,707
21-46465.002-R-3	17-03-228-033-4002	15,554	201,543	\$217,097
21-46465.003-R-3	17-03-228-033-4005	15,638	202,627	\$218,265
21-46465.004-R-3	17-03-228-033-4008	15,722	203,711	\$219,433
21-46465.005-R-3	17-03-228-033-4009	9,910	128,402	\$138,312
21-46465.006-R-3	17-03-228-033-4010	11,582	150,076	\$161,658
21-46465.007-R-3	17-03-228-033-4011	15,806	204,795	\$220,601
21-46465.008-R-3	17-03-228-033-4012	9,931	128,673	\$138,604
21-46465.009-R-3	17-03-228-033-4013	11,613	150,468	\$162,081
21-46465.010-R-3	17-03-228-033-4014	15,889	205,880	\$221,769
21-46465.011-R-3	17-03-228-033-4015	9,952	128,944	\$138,896
21-46465.012-R-3	17-03-228-033-4016	11,642	150,844	\$162,486
21-46465.013-R-3	17-03-228-033-4017	15,973	206,964	\$222,937
21-46465.014-R-3	17-03-228-033-4018	9,972	129,216	\$139,188
21-46465.015-R-3	17-03-228-033-4019	11,671	151,221	\$162,892
21-46465.016-R-3	17-03-228-033-4020	16,057	208,049	\$224,106
21-46465.017-R-3	17-03-228-033-4021	9,993	129,487	\$139,480
21-46465.018-R-3	17-03-228-033-4022	11,700	151,597	\$163,297
21-46465.019-R-3	17-03-228-033-4023	16,140	209,133	\$225,273
21-46465.020-R-3	17-03-228-033-4024	10,014	129,758	\$139,772

21-46465.021-R-3	17-03-228-033-4025	11,729	151,974	\$163,703
21-46465.022-R-3	17-03-228-033-4026	16,224	210,218	\$226,442
21-46465.023-R-3	17-03-228-033-4027	10,035	130,029	\$140,064
21-46465.024-R-3	17-03-228-033-4028	11,759	152,366	\$164,125
21-46465.025-R-3	17-03-228-033-4029	17,986	233,052	\$251,038
21-46465.026-R-3	17-03-228-033-4030	8,475	109,816	\$118,291
21-46465.027-R-3	17-03-228-033-4031	11,788	152,743	\$164,531
21-46465.028-R-3	17-03-228-033-4032	18,070	234,136	\$252,206
21-46465.029-R-3	17-03-228-033-4033	8,496	110,087	\$118,583
21-46465.030-R-3	17-03-228-033-4034	11,817	153,118	\$164,935
21-46465.031-R-3	17-03-228-033-4035	18,154	235,221	\$253,375
21-46465.032-R-3	17-03-228-033-4036	8,517	110,358	\$118,875
21-46465.033-R-3	17-03-228-033-4037	11,846	153,495	\$165,341
21-46465.034-R-3	17-03-228-033-4038	26,775	346,934	\$373,709
21-46465.035-R-3	17-03-228-033-4039	11,877	153,887	\$165,764
21-46465.036-R-3	17-03-228-033-4041	8,559	110,901	\$119,460
21-46465.037-R-3	17-03-228-033-4042	11,906	154,264	\$166,170
21-46465.038-R-3	17-03-228-033-4043	18,321	237,390	\$255,711
21-46465.039-R-3	17-03-228-033-4044	8,580	111,172	\$119,752
21-46465.040-R-3	17-03-228-033-4045	11,935	154,640	\$166,575
21-46465.041-R-3	17-03-228-033-4046	18,405	238,474	\$256,879
21-46465.042-R-3	17-03-228-033-4047	8,601	111,442	\$120,043
21-46465.043-R-3	17-03-228-033-4048	11,964	155,016	\$166,980
21-46465.044-R-3	17-03-228-033-4049	18,340	237,631	\$255,971
21-46465.045-R-3	17-03-228-033-4050	8,511	110,283	\$118,794
21-46465.046-R-3	17-03-228-033-4051	12,329	159,746	\$172,075
21-46465.047-R-3	17-03-228-033-4052	18,507	239,800	\$258,307
21-46465.048-R-3	17-03-228-033-4053	8,532	110,554	\$119,086
21-46465.049-R-3	17-03-228-033-4054	12,350	160,017	\$172,367
21-46465.050-R-3	17-03-228-033-4055	16,758	217,132	\$233,890
21-46465.051-R-3	17-03-228-033-4056	11,899	154,173	\$166,072
21-46465.052-R-3	17-03-228-033-4057	11,137	144,308	\$155,445
21-46465.053-R-3	17-03-228-033-4058	16,841	218,216	\$235,057
21-46465.054-R-3	17-03-228-033-4059	11,940	154,716	\$166,656
21-46465.055-R-3	17-03-228-033-4060	11,158	144,578	\$155,736
21-46465.056-R-3	17-03-228-033-4061	16,884	218,774	\$235,658
21-46465.057-R-3	17-03-228-033-4062	11,982	155,257	\$167,239
21-46465.058-R-3	17-03-228-033-4063	11,179	144,849	\$156,028
21-46465.059-R-3	17-03-228-033-4067	16,942	219,526	\$236,468
21-46465.060-R-3	17-03-228-033-4068	12,067	156,357	\$168,424
21-46465.061-R-3	17-03-228-033-4069	11,221	145,392	\$156,613
21-46465.062-R-3	17-03-228-033-4070	27,060	350,624	\$377,684
21-46465.063-R-3	17-03-228-033-4071	17,520	227,012	\$244,532
21-46465.064-R-3	17-03-228-033-4073	1,316	5,924	\$7,240
21-46465.065-R-3	17-03-228-033-4074	1,316	5,924	\$7,240
21-46465.066-R-3	17-03-228-033-4075	1,316	5,924	\$7,240

21-46465.067-R-3	17-03-228-033-4076	1,316	5,924	\$7,240
21-46465.068-R-3	17-03-228-033-4077	1,316	5,924	\$7,240
21-46465.069-R-3	17-03-228-033-4078	1,316	5,924	\$7,240
21-46465.070-R-3	17-03-228-033-4079	1,316	5,924	\$7,240
21-46465.071-R-3	17-03-228-033-4080	1,316	5,924	\$7,240
21-46465.072-R-3	17-03-228-033-4081	1,316	5,924	\$7,240
21-46465.073-R-3	17-03-228-033-4082	1,316	5,924	\$7,240
21-46465.074-R-3	17-03-228-033-4083	1,316	5,924	\$7,240
21-46465.075-R-3	17-03-228-033-4084	1,316	5,924	\$7,240
21-46465.076-R-3	17-03-228-033-4087	1,316	5,924	\$7,240
21-46465.077-R-3	17-03-228-033-4088	1,316	5,924	\$7,240
21-46465.078-R-3	17-03-228-033-4089	1,316	5,924	\$7,240
21-46465.079-R-3	17-03-228-033-4090	1,316	5,924	\$7,240
21-46465.080-R-3	17-03-228-033-4091	2,470	11,106	\$13,576
21-46465.081-R-3	17-03-228-033-4092	2,470	11,106	\$13,576
21-46465.082-R-3	17-03-228-033-4093	1,316	5,924	\$7,240
21-46465.083-R-3	17-03-228-033-4094	1,316	5,924	\$7,240
21-46465.084-R-3	17-03-228-033-4095	1,316	5,924	\$7,240
21-46465.085-R-3	17-03-228-033-4096	1,316	5,924	\$7,240
21-46465.086-R-3	17-03-228-033-4097	1,316	5,924	\$7,240
21-46465.087-R-3	17-03-228-033-4098	1,316	5,924	\$7,240
21-46465.088-R-3	17-03-228-033-4099	1,316	5,924	\$7,240
21-46465.089-R-3	17-03-228-033-4100	1,316	5,924	\$7,240
21-46465.090-R-3	17-03-228-033-4101	1,316	5,924	\$7,240
21-46465.091-R-3	17-03-228-033-4102	1,316	5,924	\$7,240
21-46465.092-R-3	17-03-228-033-4103	1,316	5,924	\$7,240
21-46465.093-R-3	17-03-228-033-4104	1,316	5,924	\$7,240
21-46465.094-R-3	17-03-228-033-4105	1,316	5,924	\$7,240
21-46465.095-R-3	17-03-228-033-4106	1,316	5,924	\$7,240
21-46465.096-R-3	17-03-228-033-4107	1,316	5,924	\$7,240
21-46465.097-R-3	17-03-228-033-4108	1,316	5,924	\$7,240
21-46465.098-R-3	17-03-228-033-4109	1,316	5,924	\$7,240
21-46465.099-R-3	17-03-228-033-4110	1,316	5,924	\$7,240
21-46465.100-R-3	17-03-228-033-4111	1,316	5,924	\$7,240
21-46465.101-R-3	17-03-228-033-4112	1,316	5,924	\$7,240
21-46465.102-R-3	17-03-228-033-4113	1,316	5,924	\$7,240
21-46465.103-R-3	17-03-228-033-4114	1,316	5,924	\$7,240
21-46465.104-R-3	17-03-228-033-4115	1,316	5,924	\$7,240
21-46465.105-R-3	17-03-228-033-4116	1,316	5,924	\$7,240
21-46465.106-R-3	17-03-228-033-4117	1,316	5,924	\$7,240
21-46465.107-R-3	17-03-228-033-4118	1,316	5,924	\$7,240
21-46465.108-R-3	17-03-228-033-4119	1,316	5,924	\$7,240
21-46465.109-R-3	17-03-228-033-4120	1,316	5,924	\$7,240
21-46465.110-R-3	17-03-228-033-4121	1,316	5,924	\$7,240
21-46465.111-R-3	17-03-228-033-4122	1,316	5,924	\$7,240
21-46465.112-R-3	17-03-228-033-4123	1,316	5,924	\$7,240

21-46465.113-R-3	17-03-228-033-4124	1,316	5,924	\$7,240
21-46465.114-R-3	17-03-228-033-4125	1,316	5,924	\$7,240
21-46465.115-R-3	17-03-228-033-4126	1,316	5,924	\$7,240
21-46465.116-R-3	17-03-228-033-4127	1,316	5,924	\$7,240
21-46465.117-R-3	17-03-228-033-4128	1,316	5,924	\$7,240
21-46465.118-R-3	17-03-228-033-4129	1,316	5,924	\$7,240
21-46465.119-R-3	17-03-228-033-4130	1,316	5,924	\$7,240
21-46465.120-R-3	17-03-228-033-4131	1,316	5,924	\$7,240
21-46465.121-R-3	17-03-228-033-4132	1,316	5,924	\$7,240
21-46465.122-R-3	17-03-228-033-4133	1,316	5,924	\$7,240
21-46465.123-R-3	17-03-228-033-4134	1,316	5,924	\$7,240
21-46465.124-R-3	17-03-228-033-4135	1,316	5,924	\$7,240
21-46465.125-R-3	17-03-228-033-4136	1,316	5,924	\$7,240
21-46465.126-R-3	17-03-228-033-4137	1,316	5,924	\$7,240
21-46465.127-R-3	17-03-228-033-4138	1,316	5,924	\$7,240
21-46465.128-R-3	17-03-228-033-4139	1,316	5,924	\$7,240
21-46465.129-R-3	17-03-228-033-4140	1,316	5,924	\$7,240
21-46465.130-R-3	17-03-228-033-4141	1,316	5,924	\$7,240
21-46465.131-R-3	17-03-228-033-4142	1,316	5,924	\$7,240
21-46465.132-R-3	17-03-228-033-4143	1,316	5,924	\$7,240
21-46465.133-R-3	17-03-228-033-4144	1,316	5,924	\$7,240
21-46465.134-R-3	17-03-228-033-4145	1,316	5,924	\$7,240
21-46465.135-R-3	17-03-228-033-4146	1,316	5,924	\$7,240
21-46465.136-R-3	17-03-228-033-4147	1,316	5,924	\$7,240
21-46465.137-R-3	17-03-228-033-4148	1,316	5,924	\$7,240
21-46465.138-R-3	17-03-228-033-4149	1,316	5,924	\$7,240
21-46465.139-R-3	17-03-228-033-4150	1,316	5,924	\$7,240
21-46465.140-R-3	17-03-228-033-4151	1,316	5,924	\$7,240
21-46465.141-R-3	17-03-228-033-4152	1,316	5,924	\$7,240
21-46465.142-R-3	17-03-228-033-4153	1,316	5,924	\$7,240
21-46465.143-R-3	17-03-228-033-4154	1,316	5,924	\$7,240
21-46465.144-R-3	17-03-228-033-4155	2,470	11,106	\$13,576
21-46465.145-R-3	17-03-228-033-4156	2,470	11,106	\$13,576
21-46465.146-R-3	17-03-228-033-4157	1,316	5,924	\$7,240
21-46465.147-R-3	17-03-228-033-4158	1,316	5,924	\$7,240
21-46465.148-R-3	17-03-228-033-4159	1,316	5,924	\$7,240
21-46465.149-R-3	17-03-228-033-4160	1,316	5,924	\$7,240
21-46465.150-R-3	17-03-228-033-4161	1,316	5,924	\$7,240
21-46465.151-R-3	17-03-228-033-4162	1,316	5,924	\$7,240
21-46465.152-R-3	17-03-228-033-4163	1,316	5,924	\$7,240
21-46465.153-R-3	17-03-228-033-4164	1,316	5,924	\$7,240
21-46465.154-R-3	17-03-228-033-4165	1,316	5,924	\$7,240
21-46465.155-R-3	17-03-228-033-4166	1,316	5,924	\$7,240
21-46465.156-R-3	17-03-228-033-4167	1,316	5,924	\$7,240
21-46465.157-R-3	17-03-228-033-4168	1,316	5,924	\$7,240
21-46465.158-R-3	17-03-228-033-4169	1,316	5,924	\$7,240

21-46465.159-R-3	17-03-228-033-4170	1,316	5,924	\$7,240
21-46465.160-R-3	17-03-228-033-4171	1,316	5,924	\$7,240
21-46465.161-R-3	17-03-228-033-4172	1,316	5,924	\$7,240
21-46465.162-R-3	17-03-228-033-4173	1,316	5,924	\$7,240
21-46465.163-R-3	17-03-228-033-4174	1,316	5,924	\$7,240
21-46465.164-R-3	17-03-228-033-4175	1,316	5,924	\$7,240
21-46465.165-R-3	17-03-228-033-4176	1,316	5,924	\$7,240
21-46465.166-R-3	17-03-228-033-4177	1,316	5,924	\$7,240
21-46465.167-R-3	17-03-228-033-4178	1,316	5,924	\$7,240
21-46465.168-R-3	17-03-228-033-4179	1,316	5,924	\$7,240
21-46465.169-R-3	17-03-228-033-4180	1,316	5,924	\$7,240
21-46465.170-R-3	17-03-228-033-4181	1,316	5,924	\$7,240
21-46465.171-R-3	17-03-228-033-4182	1,316	5,924	\$7,240
21-46465.172-R-3	17-03-228-033-4183	1,316	5,924	\$7,240
21-46465.173-R-3	17-03-228-033-4184	1,316	5,924	\$7,240
21-46465.174-R-3	17-03-228-033-4185	1,316	5,924	\$7,240
21-46465.175-R-3	17-03-228-033-4186	1,316	5,924	\$7,240
21-46465.176-R-3	17-03-228-033-4187	1,316	5,924	\$7,240
21-46465.177-R-3	17-03-228-033-4188	1,316	5,924	\$7,240
21-46465.178-R-3	17-03-228-033-4189	1,316	5,924	\$7,240
21-46465.179-R-3	17-03-228-033-4190	1,316	5,924	\$7,240
21-46465.180-R-3	17-03-228-033-4191	1,316	5,924	\$7,240
21-46465.181-R-3	17-03-228-033-4192	1,316	5,924	\$7,240
21-46465.182-R-3	17-03-228-033-4193	1,316	5,924	\$7,240
21-46465.183-R-3	17-03-228-033-4194	1,316	5,924	\$7,240
21-46465.184-R-3	17-03-228-033-4195	1,316	5,924	\$7,240
21-46465.185-R-3	17-03-228-033-4196	1,316	5,924	\$7,240
21-46465.186-R-3	17-03-228-033-4197	1,316	5,924	\$7,240
21-46465.187-R-3	17-03-228-033-4198	1,316	5,924	\$7,240
21-46465.188-R-3	17-03-228-033-4199	1,316	5,924	\$7,240
21-46465.189-R-3	17-03-228-033-4200	1,316	5,924	\$7,240
21-46465.190-R-3	17-03-228-033-4201	1,316	5,924	\$7,240
21-46465.191-R-3	17-03-228-033-4202	7,905	102,421	\$110,326
21-46465.192-R-3	17-03-228-033-4203	12,881	166,901	\$179,782
21-46465.193-R-3	17-03-228-033-4204	7,925	102,692	\$110,617
21-46465.194-R-3	17-03-228-033-4205	12,910	167,277	\$180,187
21-46465.195-R-3	17-03-228-033-4207	12,768	165,439	\$178,207
21-46465.196-R-3	17-03-228-033-4208	43,038	557,650	\$600,688
21-46465.197-R-3	17-03-228-033-4209	18,677	241,999	\$260,676
21-46465.198-R-3	17-03-228-033-4210	8,681	112,482	\$121,163

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: \_\_\_\_\_

November 25, 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  
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APPELLANT

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