



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

APPELLANT: 41 East 8th Condominium Association
DOCKET NO.: 21-46734.001-R-3 through 21-46734.219-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 41 East 8th 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
21-46734.001-R-3	17-15-304-050-1001	1,455	27,021	28,476
21-46734.002-R-3	17-15-304-050-1002	1,172	21,760	22,932
21-46734.003-R-3	17-15-304-050-1003	1,124	20,884	22,008
21-46734.004-R-3	17-15-304-050-1004	1,172	21,760	22,932
21-46734.005-R-3	17-15-304-050-1005	1,425	26,463	27,888
21-46734.006-R-3	17-15-304-050-1007	1,232	22,876	24,108
21-46734.007-R-3	17-15-304-050-1008	1,189	22,079	23,268
21-46734.008-R-3	17-15-304-050-1009	1,232	22,876	24,108
21-46734.009-R-3	17-15-304-050-1010	1,498	27,818	29,316
21-46734.010-R-3	17-15-304-050-1011	1,515	28,137	29,652
21-46734.011-R-3	17-15-304-050-1012	1,232	22,876	24,108
21-46734.012-R-3	17-15-304-050-1013	1,189	22,079	23,268
21-46734.013-R-3	17-15-304-050-1014	1,232	22,876	24,108
21-46734.014-R-3	17-15-304-050-1015	1,498	27,818	29,316
21-46734.015-R-3	17-15-304-050-1016	1,537	28,535	30,072
21-46734.016-R-3	17-15-304-050-1017	1,292	23,992	25,284
21-46734.017-R-3	17-15-304-050-1018	1,292	23,992	25,284
21-46734.018-R-3	17-15-304-050-1019	1,292	23,992	25,284
21-46734.019-R-3	17-15-304-050-1020	1,580	29,332	30,912
21-46734.020-R-3	17-15-304-050-1021	2,082	38,659	40,741
21-46734.021-R-3	17-15-304-050-1022	1,588	29,492	31,080

21-46734.022-R-3	17-15-304-050-1023	1,713	31,803	33,516
21-46734.023-R-3	17-15-304-050-1024	2,443	45,354	47,797
21-46734.024-R-3	17-15-304-050-1025	2,082	38,659	40,741
21-46734.025-R-3	17-15-304-050-1026	1,588	29,492	31,080
21-46734.026-R-3	17-15-304-050-1027	1,631	30,289	31,920
21-46734.027-R-3	17-15-304-050-1028	1,034	19,209	20,243
21-46734.028-R-3	17-15-304-050-1029	1,099	20,405	21,504
21-46734.029-R-3	17-15-304-050-1030	1,288	23,913	25,201
21-46734.030-R-3	17-15-304-050-1031	1,713	31,803	33,516
21-46734.031-R-3	17-15-304-050-1032	2,120	39,376	41,496
21-46734.032-R-3	17-15-304-050-1033	1,623	30,130	31,753
21-46734.033-R-3	17-15-304-050-1034	1,670	31,007	32,677
21-46734.034-R-3	17-15-304-050-1035	1,051	19,528	20,579
21-46734.035-R-3	17-15-304-050-1036	996	18,492	19,488
21-46734.036-R-3	17-15-304-050-1037	1,318	24,470	25,788
21-46734.037-R-3	17-15-304-050-1038	1,751	32,521	34,272
21-46734.038-R-3	17-15-304-050-1039	2,120	39,376	41,496
21-46734.039-R-3	17-15-304-050-1040	1,623	30,130	31,753
21-46734.040-R-3	17-15-304-050-1041	1,670	31,007	32,677
21-46734.041-R-3	17-15-304-050-1042	1,051	19,528	20,579
21-46734.042-R-3	17-15-304-050-1043	996	18,492	19,488
21-46734.043-R-3	17-15-304-050-1044	1,318	24,470	25,788
21-46734.044-R-3	17-15-304-050-1045	1,751	32,521	34,272
21-46734.045-R-3	17-15-304-050-1046	2,176	40,412	42,588
21-46734.046-R-3	17-15-304-050-1047	1,652	30,687	32,339
21-46734.047-R-3	17-15-304-050-1048	1,708	31,724	33,432
21-46734.048-R-3	17-15-304-050-1049	1,077	20,006	21,083
21-46734.049-R-3	17-15-304-050-1050	1,021	18,970	19,991
21-46734.050-R-3	17-15-304-050-1051	1,339	24,869	26,208
21-46734.051-R-3	17-15-304-050-1052	1,790	33,239	35,029
21-46734.052-R-3	17-15-304-050-1053	2,176	40,412	42,588
21-46734.053-R-3	17-15-304-050-1054	1,652	30,687	32,339
21-46734.054-R-3	17-15-304-050-1055	1,708	31,724	33,432
21-46734.055-R-3	17-15-304-050-1056	1,077	20,006	21,083
21-46734.056-R-3	17-15-304-050-1057	1,021	18,970	19,991
21-46734.057-R-3	17-15-304-050-1058	1,339	24,869	26,208
21-46734.058-R-3	17-15-304-050-1059	1,790	33,239	35,029
21-46734.059-R-3	17-15-304-050-1060	2,241	41,608	43,849
21-46734.060-R-3	17-15-304-050-1061	1,713	31,803	33,516
21-46734.061-R-3	17-15-304-050-1062	1,756	32,600	34,356
21-46734.062-R-3	17-15-304-050-1063	1,112	20,644	21,756
21-46734.063-R-3	17-15-304-050-1064	1,056	19,608	20,664
21-46734.064-R-3	17-15-304-050-1065	1,386	25,746	27,132
21-46734.065-R-3	17-15-304-050-1066	1,846	34,275	36,121
21-46734.066-R-3	17-15-304-050-1067	2,241	41,608	43,849
21-46734.067-R-3	17-15-304-050-1068	1,713	31,803	33,516

21-46734.068-R-3	17-15-304-050-1069	1,756	32,600	34,356
21-46734.069-R-3	17-15-304-050-1070	1,112	20,644	21,756
21-46734.070-R-3	17-15-304-050-1071	1,056	19,608	20,664
21-46734.071-R-3	17-15-304-050-1072	1,386	25,746	27,132
21-46734.072-R-3	17-15-304-050-1073	1,846	34,275	36,121
21-46734.073-R-3	17-15-304-050-1074	2,297	42,644	44,941
21-46734.074-R-3	17-15-304-050-1075	1,751	32,521	34,272
21-46734.075-R-3	17-15-304-050-1076	1,798	33,398	35,196
21-46734.076-R-3	17-15-304-050-1077	1,137	21,122	22,259
21-46734.077-R-3	17-15-304-050-1078	1,077	20,006	21,083
21-46734.078-R-3	17-15-304-050-1079	1,425	26,463	27,888
21-46734.079-R-3	17-15-304-050-1080	1,889	35,072	36,961
21-46734.080-R-3	17-15-304-050-1081	2,297	42,644	44,941
21-46734.081-R-3	17-15-304-050-1082	1,751	32,521	34,272
21-46734.082-R-3	17-15-304-050-1083	1,798	33,398	35,196
21-46734.083-R-3	17-15-304-050-1084	1,137	21,122	22,259
21-46734.084-R-3	17-15-304-050-1085	1,077	20,006	21,083
21-46734.085-R-3	17-15-304-050-1086	1,425	26,463	27,888
21-46734.086-R-3	17-15-304-050-1087	1,889	35,072	36,961
21-46734.087-R-3	17-15-304-050-1088	2,361	43,840	46,201
21-46734.088-R-3	17-15-304-050-1089	1,803	33,478	35,281
21-46734.089-R-3	17-15-304-050-1090	1,850	34,355	36,205
21-46734.090-R-3	17-15-304-050-1091	1,172	21,760	22,932
21-46734.091-R-3	17-15-304-050-1092	1,112	20,644	21,756
21-46734.092-R-3	17-15-304-050-1093	1,455	27,021	28,476
21-46734.093-R-3	17-15-304-050-1094	1,949	36,188	38,137
21-46734.094-R-3	17-15-304-050-1318	2,361	43,840	46,201
21-46734.095-R-3	17-15-304-050-1319	1,803	33,478	35,281
21-46734.096-R-3	17-15-304-050-1320	1,850	34,355	36,205
21-46734.097-R-3	17-15-304-050-1321	1,172	21,760	22,932
21-46734.098-R-3	17-15-304-050-1322	1,112	20,644	21,756
21-46734.099-R-3	17-15-304-050-1323	1,455	27,021	28,476
21-46734.100-R-3	17-15-304-050-1324	1,949	36,188	38,137
21-46734.101-R-3	17-15-304-050-1325	2,404	44,637	47,041
21-46734.102-R-3	17-15-304-050-1326	1,842	34,195	36,037
21-46734.103-R-3	17-15-304-050-1327	1,889	35,072	36,961
21-46734.104-R-3	17-15-304-050-1328	1,197	22,238	23,435
21-46734.105-R-3	17-15-304-050-1329	1,137	21,122	22,259
21-46734.106-R-3	17-15-304-050-1330	1,485	27,579	29,064
21-46734.107-R-3	17-15-304-050-1331	1,983	36,825	38,808
21-46734.108-R-3	17-15-304-050-1332	2,404	44,637	47,041
21-46734.109-R-3	17-15-304-050-1333	1,842	34,195	36,037
21-46734.110-R-3	17-15-304-050-1334	1,889	35,072	36,961
21-46734.111-R-3	17-15-304-050-1335	1,197	22,238	23,435
21-46734.112-R-3	17-15-304-050-1336	1,137	21,122	22,259
21-46734.113-R-3	17-15-304-050-1337	1,485	27,579	29,064

21-46734.114-R-3	17-15-304-050-1338	1,983	36,825	38,808
21-46734.115-R-3	17-15-304-050-1339	2,460	45,673	48,133
21-46734.116-R-3	17-15-304-050-1340	1,876	34,832	36,708
21-46734.117-R-3	17-15-304-050-1341	1,932	35,868	37,800
21-46734.118-R-3	17-15-304-050-1342	1,215	22,557	23,772
21-46734.119-R-3	17-15-304-050-1343	1,159	21,521	22,680
21-46734.120-R-3	17-15-304-050-1344	1,507	27,978	29,485
21-46734.121-R-3	17-15-304-050-1345	2,022	37,543	39,565
21-46734.122-R-3	17-15-304-050-1346	2,460	45,673	48,133
21-46734.123-R-3	17-15-304-050-1347	1,876	34,832	36,708
21-46734.124-R-3	17-15-304-050-1348	1,932	35,868	37,800
21-46734.125-R-3	17-15-304-050-1349	1,215	22,557	23,772
21-46734.126-R-3	17-15-304-050-1350	1,159	21,521	22,680
21-46734.127-R-3	17-15-304-050-1351	1,507	27,978	29,485
21-46734.128-R-3	17-15-304-050-1352	2,022	37,543	39,565
21-46734.129-R-3	17-15-304-050-1353	2,503	46,470	48,973
21-46734.130-R-3	17-15-304-050-1354	1,906	27,950	29,856
21-46734.131-R-3	17-15-304-050-1355	1,962	28,858	30,820
21-46734.132-R-3	17-15-304-050-1356	1,236	18,027	19,263
21-46734.133-R-3	17-15-304-050-1357	1,176	17,124	18,300
21-46734.134-R-3	17-15-304-050-1358	1,545	22,533	24,078
21-46734.135-R-3	17-15-304-050-1359	2,060	30,686	32,746
21-46734.136-R-3	17-15-304-050-1360	2,503	36,985	39,488
21-46734.137-R-3	17-15-304-050-1361	1,906	27,950	29,856
21-46734.138-R-3	17-15-304-050-1362	1,962	28,858	30,820
21-46734.139-R-3	17-15-304-050-1363	1,236	18,027	19,263
21-46734.140-R-3	17-15-304-050-1364	1,176	17,124	18,300
21-46734.141-R-3	17-15-304-050-1365	1,545	22,533	24,078
21-46734.142-R-3	17-15-304-050-1366	2,060	30,686	32,746
21-46734.143-R-3	17-15-304-050-1367	2,554	37,897	40,451
21-46734.144-R-3	17-15-304-050-1368	1,949	28,871	30,820
21-46734.145-R-3	17-15-304-050-1369	1,996	29,787	31,783
21-46734.146-R-3	17-15-304-050-1370	1,262	18,001	19,263
21-46734.147-R-3	17-15-304-050-1371	1,202	17,098	18,300
21-46734.148-R-3	17-15-304-050-1372	1,575	23,466	25,041
21-46734.149-R-3	17-15-304-050-1373	2,099	30,647	32,746
21-46734.150-R-3	17-15-304-050-1374	2,653	39,724	42,377
21-46734.151-R-3	17-15-304-050-1375	2,026	29,757	31,783
21-46734.152-R-3	17-15-304-050-1376	2,086	30,660	32,746
21-46734.153-R-3	17-15-304-050-1377	1,318	18,907	20,225
21-46734.154-R-3	17-15-304-050-1378	1,245	18,018	19,263
21-46734.155-R-3	17-15-304-050-1379	1,635	24,369	26,004
21-46734.156-R-3	17-15-304-050-1380	2,189	32,483	34,672
21-46734.157-R-3	17-15-304-050-1381	2,653	39,724	42,377
21-46734.158-R-3	17-15-304-050-1382	2,026	29,757	31,783
21-46734.159-R-3	17-15-304-050-1383	2,086	30,660	32,746

21-46734.160-R-3	17-15-304-050-1384	1,318	18,907	20,225
21-46734.161-R-3	17-15-304-050-1385	1,245	18,017	19,262
21-46734.162-R-3	17-15-304-050-1386	1,635	24,369	26,004
21-46734.163-R-3	17-15-304-050-1387	2,189	32,483	34,672
21-46734.164-R-3	17-15-304-050-1388	2,717	40,623	43,340
21-46734.165-R-3	17-15-304-050-1389	2,073	30,673	32,746
21-46734.166-R-3	17-15-304-050-1390	2,129	31,580	33,709
21-46734.167-R-3	17-15-304-050-1391	1,339	19,849	21,188
21-46734.168-R-3	17-15-304-050-1392	1,266	18,959	20,225
21-46734.169-R-3	17-15-304-050-1393	1,678	24,326	26,004
21-46734.170-R-3	17-15-304-050-1394	2,237	33,398	35,635
21-46734.171-R-3	17-15-304-050-1395	2,717	40,623	43,340
21-46734.172-R-3	17-15-304-050-1396	2,073	30,673	32,746
21-46734.173-R-3	17-15-304-050-1397	2,129	31,580	33,709
21-46734.174-R-3	17-15-304-050-1398	1,339	19,849	21,188
21-46734.175-R-3	17-15-304-050-1399	1,266	18,959	20,225
21-46734.176-R-3	17-15-304-050-1400	1,678	24,326	26,004
21-46734.177-R-3	17-15-304-050-1401	2,237	33,398	35,635
21-46734.178-R-3	17-15-304-050-1402	2,773	41,531	44,304
21-46734.179-R-3	17-15-304-050-1403	2,116	31,593	33,709
21-46734.180-R-3	17-15-304-050-1404	2,176	32,496	34,672
21-46734.181-R-3	17-15-304-050-1405	1,369	19,819	21,188
21-46734.182-R-3	17-15-304-050-1406	1,305	18,920	20,225
21-46734.183-R-3	17-15-304-050-1407	1,708	25,259	26,967
21-46734.184-R-3	17-15-304-050-1408	2,284	33,351	35,635
21-46734.185-R-3	17-15-304-050-1409	2,773	41,531	44,304
21-46734.186-R-3	17-15-304-050-1410	2,116	31,593	33,709
21-46734.187-R-3	17-15-304-050-1411	2,176	32,496	34,672
21-46734.188-R-3	17-15-304-050-1412	1,369	19,819	21,188
21-46734.189-R-3	17-15-304-050-1413	1,305	18,920	20,225
21-46734.190-R-3	17-15-304-050-1414	1,708	25,259	26,967
21-46734.191-R-3	17-15-304-050-1415	2,284	33,351	35,635
21-46734.192-R-3	17-15-304-050-1416	2,833	42,434	45,267
21-46734.193-R-3	17-15-304-050-1417	2,159	31,550	33,709
21-46734.194-R-3	17-15-304-050-1418	2,219	32,453	34,672
21-46734.195-R-3	17-15-304-050-1419	1,395	20,756	22,151
21-46734.196-R-3	17-15-304-050-1420	1,326	19,862	21,188
21-46734.197-R-3	17-15-304-050-1421	1,743	25,224	26,967
21-46734.198-R-3	17-15-304-050-1422	2,331	34,267	36,598
21-46734.199-R-3	17-15-304-050-1423	2,833	42,434	45,267
21-46734.200-R-3	17-15-304-050-1424	2,159	31,550	33,709
21-46734.201-R-3	17-15-304-050-1425	2,219	32,453	34,672
21-46734.202-R-3	17-15-304-050-1426	1,395	20,756	22,151
21-46734.203-R-3	17-15-304-050-1427	1,326	19,862	21,188
21-46734.204-R-3	17-15-304-050-1428	1,743	25,224	26,967
21-46734.205-R-3	17-15-304-050-1429	2,331	34,267	36,598

21-46734.206-R-3	17-15-304-050-1430	2,928	43,302	46,230
21-46734.207-R-3	17-15-304-050-1431	2,322	34,276	36,598
21-46734.208-R-3	17-15-304-050-1432	2,322	34,276	36,598
21-46734.209-R-3	17-15-304-050-1433	2,404	35,158	37,562
21-46734.210-R-3	17-15-304-050-1434	3,074	46,045	49,119
21-46734.211-R-3	17-15-304-050-1435	2,644	38,770	41,414
21-46734.212-R-3	17-15-304-050-1436	2,404	35,158	37,562
21-46734.213-R-3	17-15-304-050-1437	2,357	35,205	37,562
21-46734.214-R-3	17-15-304-050-1438	2,795	41,509	44,304
21-46734.215-R-3	17-15-304-050-1439	4,199	62,257	66,456
21-46734.216-R-3	17-15-304-050-1440	3,452	51,446	54,898
21-46734.217-R-3	17-15-304-050-1441	2,945	43,285	46,230
21-46734.218-R-3	17-15-304-050-1442	2,279	33,356	35,635
21-46734.219-R-3	17-15-304-050-1443	3,409	50,526	53,935

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
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Springfield, IL 62706-4001

APPELLANT

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COUNTY

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