



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

APPELLANT: Parkside of Old Town Midrise Condo Association
DOCKET NO.: 21-47612.001-R-3 through 21-47612.153-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Parkside of Old Town Midrise Condo Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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
21-47612.001-R-3	17-04-307-054-4210	455	3045	3500
21-47612.002-R-3	17-04-307-054-4211	455	3045	3500
21-47612.003-R-3	17-04-307-054-4212	455	3045	3500
21-47612.004-R-3	17-04-307-054-4213	455	3045	3500
21-47612.005-R-3	17-04-307-054-4214	455	3045	3500
21-47612.006-R-3	17-04-307-054-4215	455	3045	3500
21-47612.007-R-3	17-04-307-054-4216	455	3045	3500
21-47612.008-R-3	17-04-307-054-4217	455	3045	3500
21-47612.009-R-3	17-04-307-054-4219	455	3045	3500
21-47612.010-R-3	17-04-307-054-4220	455	3045	3500
21-47612.011-R-3	17-04-307-054-4221	455	3045	3500
21-47612.012-R-3	17-04-307-054-4222	455	3045	3500
21-47612.013-R-3	17-04-307-054-4223	455	3045	3500
21-47612.014-R-3	17-04-307-054-4224	455	3045	3500
21-47612.015-R-3	17-04-307-054-4225	455	3045	3500
21-47612.016-R-3	17-04-307-054-4226	455	3045	3500
21-47612.017-R-3	17-04-307-054-4227	455	3045	3500
21-47612.018-R-3	17-04-307-054-4228	455	3045	3500
21-47612.019-R-3	17-04-307-054-4229	455	3045	3500
21-47612.020-R-3	17-04-307-054-4230	455	3045	3500

21-47612.021-R-3	17-04-307-054-4232	455	3045	3500
21-47612.022-R-3	17-04-307-054-4233	455	3045	3500
21-47612.023-R-3	17-04-307-054-4234	455	3045	3500
21-47612.024-R-3	17-04-307-054-4235	455	3045	3500
21-47612.025-R-3	17-04-307-054-4236	455	3045	3500
21-47612.026-R-3	17-04-307-054-4238	455	3045	3500
21-47612.027-R-3	17-04-307-054-4239	455	3045	3500
21-47612.028-R-3	17-04-307-054-4240	455	3045	3500
21-47612.029-R-3	17-04-307-054-4242	455	3045	3500
21-47612.030-R-3	17-04-307-054-4243	455	3045	3500
21-47612.031-R-3	17-04-307-054-4244	455	3045	3500
21-47612.032-R-3	17-04-307-054-4245	455	3045	3500
21-47612.033-R-3	17-04-307-054-4246	455	3045	3500
21-47612.034-R-3	17-04-307-054-4247	455	3045	3500
21-47612.035-R-3	17-04-307-054-4248	455	3045	3500
21-47612.036-R-3	17-04-307-054-4249	455	3045	3500
21-47612.037-R-3	17-04-307-054-4250	455	3045	3500
21-47612.038-R-3	17-04-307-054-4251	455	3045	3500
21-47612.039-R-3	17-04-307-054-4252	455	3045	3500
21-47612.040-R-3	17-04-307-054-4253	455	3045	3500
21-47612.041-R-3	17-04-307-054-4254	455	3045	3500
21-47612.042-R-3	17-04-307-054-4255	455	3045	3500
21-47612.043-R-3	17-04-307-054-4256	455	3045	3500
21-47612.044-R-3	17-04-307-054-4258	455	3045	3500
21-47612.045-R-3	17-04-307-054-4259	455	3045	3500
21-47612.046-R-3	17-04-307-054-4260	455	3045	3500
21-47612.047-R-3	17-04-307-054-4261	455	3045	3500
21-47612.048-R-3	17-04-307-054-4263	455	3045	3500
21-47612.049-R-3	17-04-307-054-4264	455	3045	3500
21-47612.050-R-3	17-04-307-054-4265	455	3045	3500
21-47612.051-R-3	17-04-307-054-4267	455	3045	3500
21-47612.052-R-3	17-04-307-054-4268	455	3045	3500
21-47612.053-R-3	17-04-307-054-4269	455	3045	3500
21-47612.054-R-3	17-04-307-054-4270	455	3045	3500
21-47612.055-R-3	17-04-307-054-4271	455	3045	3500
21-47612.056-R-3	17-04-307-054-4272	455	3045	3500
21-47612.057-R-3	17-04-307-054-4273	455	3045	3500
21-47612.058-R-3	17-04-307-054-4274	455	3045	3500
21-47612.059-R-3	17-04-307-054-4275	455	3045	3500
21-47612.060-R-3	17-04-307-054-4276	455	3045	3500
21-47612.061-R-3	17-04-307-054-4277	455	3045	3500
21-47612.062-R-3	17-04-307-054-4278	455	3045	3500
21-47612.063-R-3	17-04-307-054-4279	455	3045	3500
21-47612.064-R-3	17-04-307-054-4280	455	3045	3500
21-47612.065-R-3	17-04-307-054-4281	455	3045	3500
21-47612.066-R-3	17-04-307-054-4282	455	3045	3500

21-47612.067-R-3	17-04-307-054-4283	455	3045	3500
21-47612.068-R-3	17-04-307-054-4284	455	3045	3500
21-47612.069-R-3	17-04-307-054-4286	455	3045	3500
21-47612.070-R-3	17-04-307-054-4287	455	3045	3500
21-47612.071-R-3	17-04-307-054-4288	455	3045	3500
21-47612.072-R-3	17-04-307-054-4290	455	3045	3500
21-47612.073-R-3	17-04-307-054-4293	455	3045	3500
21-47612.074-R-3	17-04-307-054-4295	455	3045	3500
21-47612.075-R-3	17-04-307-054-4296	455	3045	3500
21-47612.076-R-3	17-04-307-054-4297	455	3045	3500
21-47612.077-R-3	17-04-307-054-4298	455	3045	3500
21-47612.078-R-3	17-04-307-054-4299	455	3045	3500
21-47612.079-R-3	17-04-307-054-4301	455	3045	3500
21-47612.080-R-3	17-04-307-054-4302	455	3045	3500
21-47612.081-R-3	17-04-307-054-4303	455	3045	3500
21-47612.082-R-3	17-04-307-054-4304	455	3045	3500
21-47612.083-R-3	17-04-307-054-4305	455	3045	3500
21-47612.084-R-3	17-04-307-054-4306	455	3045	3500
21-47612.085-R-3	17-04-307-054-4307	455	3045	3500
21-47612.086-R-3	17-04-307-054-4308	455	3045	3500
21-47612.087-R-3	17-04-307-054-4309	455	3045	3500
21-47612.088-R-3	17-04-307-054-4310	455	3045	3500
21-47612.089-R-3	17-04-307-054-4311	455	3045	3500
21-47612.090-R-3	17-04-307-054-4312	455	3045	3500
21-47612.091-R-3	17-04-307-054-4313	455	3045	3500
21-47612.092-R-3	17-04-307-054-4314	455	3045	3500
21-47612.093-R-3	17-04-307-054-4315	455	3045	3500
21-47612.094-R-3	17-04-307-054-4316	455	3045	3500
21-47612.095-R-3	17-04-307-054-4317	455	3045	3500
21-47612.096-R-3	17-04-307-054-4319	455	3045	3500
21-47612.097-R-3	17-04-307-054-4320	455	3045	3500
21-47612.098-R-3	17-04-307-054-4323	455	3045	3500
21-47612.099-R-3	17-04-307-054-4324	455	3045	3500
21-47612.100-R-3	17-04-307-054-4325	455	3045	3500
21-47612.101-R-3	17-04-307-054-4326	455	3045	3500
21-47612.102-R-3	17-04-307-054-4328	455	3045	3500
21-47612.103-R-3	17-04-307-054-4329	455	3045	3500
21-47612.104-R-3	17-04-307-054-4330	455	3045	3500
21-47612.105-R-3	17-04-307-054-4331	455	3045	3500
21-47612.106-R-3	17-04-307-054-4332	455	3045	3500
21-47612.107-R-3	17-04-307-054-4336	455	3045	3500
21-47612.108-R-3	17-04-307-054-4337	455	3045	3500
21-47612.109-R-3	17-04-307-054-4338	455	3045	3500
21-47612.110-R-3	17-04-307-054-4339	455	3045	3500
21-47612.111-R-3	17-04-307-054-4340	455	3045	3500
21-47612.112-R-3	17-04-307-054-4341	455	3045	3500

21-47612.113-R-3	17-04-307-054-4342	455	3045	3500
21-47612.114-R-3	17-04-307-054-4343	455	3045	3500
21-47612.115-R-3	17-04-307-054-4344	455	3045	3500
21-47612.116-R-3	17-04-307-054-4345	455	3045	3500
21-47612.117-R-3	17-04-307-054-4347	455	3045	3500
21-47612.118-R-3	17-04-307-054-4348	455	3045	3500
21-47612.119-R-3	17-04-307-054-4349	455	3045	3500
21-47612.120-R-3	17-04-307-054-4350	455	3045	3500
21-47612.121-R-3	17-04-307-054-4351	455	3045	3500
21-47612.122-R-3	17-04-307-054-4352	455	3045	3500
21-47612.123-R-3	17-04-307-054-4353	455	3045	3500
21-47612.124-R-3	17-04-307-054-4354	455	3045	3500
21-47612.125-R-3	17-04-307-054-4355	455	3045	3500
21-47612.126-R-3	17-04-307-054-4356	455	3045	3500
21-47612.127-R-3	17-04-307-054-4357	455	3045	3500
21-47612.128-R-3	17-04-307-054-4359	455	3045	3500
21-47612.129-R-3	17-04-307-054-4360	455	3045	3500
21-47612.130-R-3	17-04-307-054-4361	455	3045	3500
21-47612.131-R-3	17-04-307-054-4362	455	3045	3500
21-47612.132-R-3	17-04-307-054-4363	455	3045	3500
21-47612.133-R-3	17-04-307-054-4364	455	3045	3500
21-47612.134-R-3	17-04-307-054-4365	455	3045	3500
21-47612.135-R-3	17-04-307-054-4366	455	3045	3500
21-47612.136-R-3	17-04-307-054-4367	455	3045	3500
21-47612.137-R-3	17-04-307-054-4368	455	3045	3500
21-47612.138-R-3	17-04-307-054-4370	455	3045	3500
21-47612.139-R-3	17-04-307-054-4371	455	3045	3500
21-47612.140-R-3	17-04-307-054-4372	455	3045	3500
21-47612.141-R-3	17-04-307-054-4373	455	3045	3500
21-47612.142-R-3	17-04-307-054-4374	455	3045	3500
21-47612.143-R-3	17-04-307-054-4375	455	3045	3500
21-47612.144-R-3	17-04-307-054-4376	455	3045	3500
21-47612.145-R-3	17-04-307-054-4377	455	3045	3500
21-47612.146-R-3	17-04-307-054-4378	455	3045	3500
21-47612.147-R-3	17-04-307-054-4379	455	3045	3500
21-47612.148-R-3	17-04-307-054-4380	455	3045	3500
21-47612.149-R-3	17-04-307-054-4382	455	3045	3500
21-47612.150-R-3	17-04-307-054-4383	455	3045	3500
21-47612.151-R-3	17-04-307-054-4384	455	3045	3500
21-47612.152-R-3	17-04-307-054-4385	455	3045	3500
21-47612.153-R-3	17-04-307-054-4386	455	3045	3500

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

Parkside of Old Town Midrise Condo 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

INTERVENOR

Chicago B.O.E. , by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606