



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

APPELLANT: Ten East Delaware Place Condominium Association
DOCKET NO.: 21-47617.001-R-3 through 21-47617.187-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ten East Delaware Place Condominium 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
21-47617.001-R-3	17-03-209-055-1116	132	4392	4524
21-47617.002-R-3	17-03-209-055-1117	132	4392	4524
21-47617.003-R-3	17-03-209-055-1118	132	4392	4524
21-47617.004-R-3	17-03-209-055-1119	132	4392	4524
21-47617.005-R-3	17-03-209-055-1120	132	4392	4524
21-47617.006-R-3	17-03-209-055-1121	132	4392	4524
21-47617.007-R-3	17-03-209-055-1122	132	4392	4524
21-47617.008-R-3	17-03-209-055-1123	132	4392	4524
21-47617.009-R-3	17-03-209-055-1124	132	4392	4524
21-47617.010-R-3	17-03-209-055-1125	132	4392	4524
21-47617.011-R-3	17-03-209-055-1126	132	4392	4524
21-47617.012-R-3	17-03-209-055-1127	132	4392	4524
21-47617.013-R-3	17-03-209-055-1128	132	4392	4524
21-47617.014-R-3	17-03-209-055-1129	132	4392	4524
21-47617.015-R-3	17-03-209-055-1130	132	4392	4524
21-47617.016-R-3	17-03-209-055-1131	132	4392	4524
21-47617.017-R-3	17-03-209-055-1132	132	4392	4524
21-47617.018-R-3	17-03-209-055-1133	132	4392	4524
21-47617.019-R-3	17-03-209-055-1134	132	4392	4524
21-47617.020-R-3	17-03-209-055-1135	132	4392	4524

21-47617.021-R-3	17-03-209-055-1136	132	4392	4524
21-47617.022-R-3	17-03-209-055-1137	132	4392	4524
21-47617.023-R-3	17-03-209-055-1138	132	4392	4524
21-47617.024-R-3	17-03-209-055-1139	132	4392	4524
21-47617.025-R-3	17-03-209-055-1140	132	4392	4524
21-47617.026-R-3	17-03-209-055-1141	132	4392	4524
21-47617.027-R-3	17-03-209-055-1142	132	4392	4524
21-47617.028-R-3	17-03-209-055-1143	132	4392	4524
21-47617.029-R-3	17-03-209-055-1144	132	4392	4524
21-47617.030-R-3	17-03-209-055-1145	132	4392	4524
21-47617.031-R-3	17-03-209-055-1146	132	4392	4524
21-47617.032-R-3	17-03-209-055-1147	132	4392	4524
21-47617.033-R-3	17-03-209-055-1148	132	4392	4524
21-47617.034-R-3	17-03-209-055-1149	132	4392	4524
21-47617.035-R-3	17-03-209-055-1150	132	4392	4524
21-47617.036-R-3	17-03-209-055-1151	132	4392	4524
21-47617.037-R-3	17-03-209-055-1152	132	4392	4524
21-47617.038-R-3	17-03-209-055-1153	132	4392	4524
21-47617.039-R-3	17-03-209-055-1154	132	4392	4524
21-47617.040-R-3	17-03-209-055-1155	132	4392	4524
21-47617.041-R-3	17-03-209-055-1156	132	4392	4524
21-47617.042-R-3	17-03-209-055-1157	132	4392	4524
21-47617.043-R-3	17-03-209-055-1158	132	4392	4524
21-47617.044-R-3	17-03-209-055-1159	132	4392	4524
21-47617.045-R-3	17-03-209-055-1160	132	4392	4524
21-47617.046-R-3	17-03-209-055-1161	132	4392	4524
21-47617.047-R-3	17-03-209-055-1162	132	4392	4524
21-47617.048-R-3	17-03-209-055-1163	132	4392	4524
21-47617.049-R-3	17-03-209-055-1164	132	4392	4524
21-47617.050-R-3	17-03-209-055-1165	132	4392	4524
21-47617.051-R-3	17-03-209-055-1166	132	4392	4524
21-47617.052-R-3	17-03-209-055-1167	132	4392	4524
21-47617.053-R-3	17-03-209-055-1168	132	4392	4524
21-47617.054-R-3	17-03-209-055-1169	132	4392	4524
21-47617.055-R-3	17-03-209-055-1170	132	4392	4524
21-47617.056-R-3	17-03-209-055-1171	132	4392	4524
21-47617.057-R-3	17-03-209-055-1172	132	4392	4524
21-47617.058-R-3	17-03-209-055-1173	132	4392	4524
21-47617.059-R-3	17-03-209-055-1175	132	4392	4524
21-47617.060-R-3	17-03-209-055-1176	132	4392	4524
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21-47617.062-R-3	17-03-209-055-1178	132	4392	4524
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21-47617.064-R-3	17-03-209-055-1180	132	4392	4524
21-47617.065-R-3	17-03-209-055-1181	132	4392	4524
21-47617.066-R-3	17-03-209-055-1182	132	4392	4524

21-47617.067-R-3	17-03-209-055-1183	132	4392	4524
21-47617.068-R-3	17-03-209-055-1184	132	4392	4524
21-47617.069-R-3	17-03-209-055-1185	132	4392	4524
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21-47617.071-R-3	17-03-209-055-1187	132	4392	4524
21-47617.072-R-3	17-03-209-055-1188	132	4392	4524
21-47617.073-R-3	17-03-209-055-1189	132	4392	4524
21-47617.074-R-3	17-03-209-055-1190	132	4392	4524
21-47617.075-R-3	17-03-209-055-1191	132	4392	4524
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21-47617.083-R-3	17-03-209-055-1199	132	4392	4524
21-47617.084-R-3	17-03-209-055-1200	132	4392	4524
21-47617.085-R-3	17-03-209-055-1201	132	4392	4524
21-47617.086-R-3	17-03-209-055-1202	132	4392	4524
21-47617.087-R-3	17-03-209-055-1203	132	4392	4524
21-47617.088-R-3	17-03-209-055-1204	132	4392	4524
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21-47617.091-R-3	17-03-209-055-1207	132	4392	4524
21-47617.092-R-3	17-03-209-055-1208	132	4392	4524
21-47617.093-R-3	17-03-209-055-1209	132	4392	4524
21-47617.094-R-3	17-03-209-055-1210	132	4392	4524
21-47617.095-R-3	17-03-209-055-1211	132	4392	4524
21-47617.096-R-3	17-03-209-055-1212	132	4392	4524
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21-47617.108-R-3	17-03-209-055-1224	132	4392	4524
21-47617.109-R-3	17-03-209-055-1225	132	4392	4524
21-47617.110-R-3	17-03-209-055-1226	132	4392	4524
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21-47617.120-R-3	17-03-209-055-1236	132	4392	4524
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21-47617.125-R-3	17-03-209-055-1241	132	4392	4524
21-47617.126-R-3	17-03-209-055-1242	132	4392	4524
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21-47617.138-R-3	17-03-209-055-1254	132	4392	4524
21-47617.139-R-3	17-03-209-055-1255	132	4392	4524
21-47617.140-R-3	17-03-209-055-1256	132	4392	4524
21-47617.141-R-3	17-03-209-055-1257	132	4392	4524
21-47617.142-R-3	17-03-209-055-1258	132	4392	4524
21-47617.143-R-3	17-03-209-055-1259	132	4392	4524
21-47617.144-R-3	17-03-209-055-1260	132	4392	4524
21-47617.145-R-3	17-03-209-055-1261	132	4392	4524
21-47617.146-R-3	17-03-209-055-1262	132	4392	4524
21-47617.147-R-3	17-03-209-055-1263	132	4392	4524
21-47617.148-R-3	17-03-209-055-1264	132	4392	4524
21-47617.149-R-3	17-03-209-055-1265	132	4392	4524
21-47617.150-R-3	17-03-209-055-1266	132	4392	4524
21-47617.151-R-3	17-03-209-055-1267	132	4392	4524
21-47617.152-R-3	17-03-209-055-1268	132	4392	4524
21-47617.153-R-3	17-03-209-055-1269	132	4392	4524
21-47617.154-R-3	17-03-209-055-1270	132	4392	4524
21-47617.155-R-3	17-03-209-055-1271	132	4392	4524
21-47617.156-R-3	17-03-209-055-1272	132	4392	4524
21-47617.157-R-3	17-03-209-055-1273	132	4392	4524
21-47617.158-R-3	17-03-209-055-1274	132	4392	4524

21-47617.159-R-3	17-03-209-055-1275	132	4392	4524
21-47617.160-R-3	17-03-209-055-1276	132	4392	4524
21-47617.161-R-3	17-03-209-055-1277	132	4392	4524
21-47617.162-R-3	17-03-209-055-1278	132	4392	4524
21-47617.163-R-3	17-03-209-055-1279	132	4392	4524
21-47617.164-R-3	17-03-209-055-1280	132	4392	4524
21-47617.165-R-3	17-03-209-055-1281	132	4392	4524
21-47617.166-R-3	17-03-209-055-1282	132	4392	4524
21-47617.167-R-3	17-03-209-055-1283	132	4392	4524
21-47617.168-R-3	17-03-209-055-1284	132	4392	4524
21-47617.169-R-3	17-03-209-055-1285	132	4392	4524
21-47617.170-R-3	17-03-209-055-1286	132	4392	4524
21-47617.171-R-3	17-03-209-055-1287	132	4392	4524
21-47617.172-R-3	17-03-209-055-1288	132	4392	4524
21-47617.173-R-3	17-03-209-055-1289	132	4392	4524
21-47617.174-R-3	17-03-209-055-1290	132	4392	4524
21-47617.175-R-3	17-03-209-055-1291	132	4392	4524
21-47617.176-R-3	17-03-209-055-1292	132	4393	4525
21-47617.177-R-3	17-03-209-055-1293	132	4393	4525
21-47617.178-R-3	17-03-209-055-1294	132	4393	4525
21-47617.179-R-3	17-03-209-055-1295	132	4393	4525
21-47617.180-R-3	17-03-209-055-1296	132	4393	4525
21-47617.181-R-3	17-03-209-055-1297	132	4393	4525
21-47617.182-R-3	17-03-209-055-1298	132	4393	4525
21-47617.183-R-3	17-03-209-055-1299	132	4393	4525
21-47617.184-R-3	17-03-209-055-1300	132	4393	4525
21-47617.185-R-3	17-03-209-055-1301	132	4393	4525
21-47617.186-R-3	17-03-209-055-1302	132	4393	4525
21-47617.187-R-3	17-03-209-055-1303	132	4393	4525

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
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Springfield, IL 62706-4001

APPELLANT

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