



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

APPELLANT: 21 E. Chestnut Realty
DOCKET NO.: 21-50866.001-C-3 through 21-50866.163-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 21 E. Chestnut Realty, the appellant(s), by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. in Chicago; and the Cook County Board of Review.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant. The board of review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the appellant is appropriate.

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-50866.001-C-3	17-03-223-023-1001	1,474	19004	20478
21-50866.002-C-3	17-03-223-023-1002	1,474	19004	20478
21-50866.003-C-3	17-03-223-023-1003	719	9113	9832
21-50866.004-C-3	17-03-223-023-1004	719	9113	9832
21-50866.005-C-3	17-03-223-023-1005	719	9113	9832
21-50866.006-C-3	17-03-223-023-1006	719	9113	9832
21-50866.007-C-3	17-03-223-023-1007	1,474	19004	20478
21-50866.008-C-3	17-03-223-023-1008	1	403	404
21-50866.009-C-3	17-03-223-023-1009	2,193	28925	31118
21-50866.010-C-3	17-03-223-023-1010	1,474	19004	20478
21-50866.011-C-3	17-03-223-023-1011	719	9113	9832
21-50866.012-C-3	17-03-223-023-1012	719	9113	9832
21-50866.013-C-3	17-03-223-023-1013	719	9113	9832
21-50866.014-C-3	17-03-223-023-1014	1,474	19004	20478
21-50866.015-C-3	17-03-223-023-1015	1,474	19004	20478
21-50866.016-C-3	17-03-223-023-1016	1,474	19004	20478
21-50866.017-C-3	17-03-223-023-1017	1,474	19004	20478
21-50866.018-C-3	17-03-223-023-1018	719	9113	9832
21-50866.019-C-3	17-03-223-023-1019	719	9113	9832
21-50866.020-C-3	17-03-223-023-1020	719	9113	9832
21-50866.021-C-3	17-03-223-023-1021	719	9113	9832

21-50866.022-C-3	17-03-223-023-1022	1,474	19004	20478
21-50866.023-C-3	17-03-223-023-1023	1,474	19004	20478
21-50866.024-C-3	17-03-223-023-1024	1,509	19784	21293
21-50866.025-C-3	17-03-223-023-1025	1,509	19784	21293
21-50866.026-C-3	17-03-223-023-1026	754	9893	10647
21-50866.027-C-3	17-03-223-023-1027	754	9893	10647
21-50866.028-C-3	17-03-223-023-1028	754	9893	10647
21-50866.029-C-3	17-03-223-023-1029	754	9893	10647
21-50866.030-C-3	17-03-223-023-1030	1,509	19784	21293
21-50866.031-C-3	17-03-223-023-1031	1,509	19784	21293
21-50866.032-C-3	17-03-223-023-1032	1,509	19784	21293
21-50866.033-C-3	17-03-223-023-1033	1,509	19784	21293
21-50866.034-C-3	17-03-223-023-1034	754	9893	10647
21-50866.035-C-3	17-03-223-023-1035	754	9893	10647
21-50866.036-C-3	17-03-223-023-1036	754	9893	10647
21-50866.037-C-3	17-03-223-023-1037	754	9893	10647
21-50866.038-C-3	17-03-223-023-1038	1,509	19784	21293
21-50866.039-C-3	17-03-223-023-1039	1,509	19784	21293
21-50866.040-C-3	17-03-223-023-1040	1,509	19784	21293
21-50866.041-C-3	17-03-223-023-1041	1,509	19784	21293
21-50866.042-C-3	17-03-223-023-1042	754	9893	10647
21-50866.043-C-3	17-03-223-023-1043	754	9893	10647
21-50866.044-C-3	17-03-223-023-1044	754	9893	10647
21-50866.045-C-3	17-03-223-023-1045	754	9893	10647
21-50866.046-C-3	17-03-223-023-1046	1,509	19784	21293
21-50866.047-C-3	17-03-223-023-1047	1,509	19784	21293
21-50866.048-C-3	17-03-223-023-1048	1,546	20562	22108
21-50866.049-C-3	17-03-223-023-1049	1,546	20562	22108
21-50866.050-C-3	17-03-223-023-1050	788	9865	10653
21-50866.051-C-3	17-03-223-023-1051	788	9865	10653
21-50866.052-C-3	17-03-223-023-1052	788	9865	10653
21-50866.053-C-3	17-03-223-023-1053	788	9865	10653
21-50866.054-C-3	17-03-223-023-1054	1,546	20562	22108
21-50866.055-C-3	17-03-223-023-1055	1,546	20562	22108
21-50866.056-C-3	17-03-223-023-1056	1,546	20562	22108
21-50866.057-C-3	17-03-223-023-1057	1,546	20562	22108
21-50866.058-C-3	17-03-223-023-1058	788	9865	10653
21-50866.059-C-3	17-03-223-023-1059	788	9865	10653
21-50866.060-C-3	17-03-223-023-1060	788	9865	10653
21-50866.061-C-3	17-03-223-023-1061	788	9865	10653
21-50866.062-C-3	17-03-223-023-1062	1,546	20562	22108
21-50866.063-C-3	17-03-223-023-1063	1,546	20562	22108
21-50866.064-C-3	17-03-223-023-1064	1,546	20562	22108
21-50866.065-C-3	17-03-223-023-1065	1,546	20562	22108
21-50866.066-C-3	17-03-223-023-1066	788	9865	10653
21-50866.067-C-3	17-03-223-023-1067	788	9865	10653

21-50866.068-C-3	17-03-223-023-1068	788	9865	10653
21-50866.069-C-3	17-03-223-023-1069	788	9865	10653
21-50866.070-C-3	17-03-223-023-1070	1,546	20562	22108
21-50866.071-C-3	17-03-223-023-1071	1,546	20562	22108
21-50866.072-C-3	17-03-223-023-1072	1,581	20534	22115
21-50866.073-C-3	17-03-223-023-1073	1,581	20534	22115
21-50866.074-C-3	17-03-223-023-1074	837	10633	11470
21-50866.075-C-3	17-03-223-023-1075	837	10633	11470
21-50866.076-C-3	17-03-223-023-1076	837	10633	11470
21-50866.077-C-3	17-03-223-023-1077	837	10633	11470
21-50866.078-C-3	17-03-223-023-1078	1,581	20534	22115
21-50866.079-C-3	17-03-223-023-1079	1,581	20534	22115
21-50866.080-C-3	17-03-223-023-1080	1,581	20534	22115
21-50866.081-C-3	17-03-223-023-1081	1,581	20534	22115
21-50866.082-C-3	17-03-223-023-1082	837	10633	11470
21-50866.083-C-3	17-03-223-023-1083	837	10633	11470
21-50866.084-C-3	17-03-223-023-1084	837	10633	11470
21-50866.085-C-3	17-03-223-023-1085	837	10633	11470
21-50866.086-C-3	17-03-223-023-1086	1,581	20534	22115
21-50866.087-C-3	17-03-223-023-1087	1,581	20534	22115
21-50866.088-C-3	17-03-223-023-1088	1,581	20534	22115
21-50866.089-C-3	17-03-223-023-1089	1,581	20534	22115
21-50866.090-C-3	17-03-223-023-1090	837	10633	11470
21-50866.091-C-3	17-03-223-023-1091	837	10633	11470
21-50866.092-C-3	17-03-223-023-1092	837	10633	11470
21-50866.093-C-3	17-03-223-023-1093	837	10633	11470
21-50866.094-C-3	17-03-223-023-1094	1,581	20534	22115
21-50866.095-C-3	17-03-223-023-1095	1,581	20534	22115
21-50866.096-C-3	17-03-223-023-1097	1,628	21304	22932
21-50866.097-C-3	17-03-223-023-1098	860	11422	12282
21-50866.098-C-3	17-03-223-023-1099	860	11422	12282
21-50866.099-C-3	17-03-223-023-1100	860	11422	12282
21-50866.100-C-3	17-03-223-023-1101	1,628	21304	22932
21-50866.101-C-3	17-03-223-023-1102	1,628	21304	22932
21-50866.102-C-3	17-03-223-023-1103	1,628	21304	22932
21-50866.103-C-3	17-03-223-023-1104	1,628	21304	22932
21-50866.104-C-3	17-03-223-023-1105	860	11422	12282
21-50866.105-C-3	17-03-223-023-1106	860	11422	12282
21-50866.106-C-3	17-03-223-023-1107	860	11422	12282
21-50866.107-C-3	17-03-223-023-1108	860	11422	12282
21-50866.108-C-3	17-03-223-023-1109	1,628	21304	22932
21-50866.109-C-3	17-03-223-023-1110	1,628	21304	22932
21-50866.110-C-3	17-03-223-023-1111	2,489	32724	35213
21-50866.111-C-3	17-03-223-023-1112	1,628	21304	22932
21-50866.112-C-3	17-03-223-023-1113	860	11422	12282
21-50866.113-C-3	17-03-223-023-1114	860	11422	12282

21-50866.114-C-3	17-03-223-023-1116	1,628	21304	22932
21-50866.115-C-3	17-03-223-023-1117	1,699	22053	23752
21-50866.116-C-3	17-03-223-023-1118	1,699	22053	23752
21-50866.117-C-3	17-03-223-023-1119	896	11393	12289
21-50866.118-C-3	17-03-223-023-1120	896	11393	12289
21-50866.119-C-3	17-03-223-023-1121	896	11393	12289
21-50866.120-C-3	17-03-223-023-1122	896	11393	12289
21-50866.121-C-3	17-03-223-023-1123	1,699	22053	23752
21-50866.122-C-3	17-03-223-023-1124	1,699	22053	23752
21-50866.123-C-3	17-03-223-023-1125	2,595	34254	36849
21-50866.124-C-3	17-03-223-023-1126	1,699	22053	23752
21-50866.125-C-3	17-03-223-023-1127	896	11393	12289
21-50866.126-C-3	17-03-223-023-1128	896	11393	12289
21-50866.127-C-3	17-03-223-023-1129	896	11393	12289
21-50866.128-C-3	17-03-223-023-1130	1,699	22053	23752
21-50866.129-C-3	17-03-223-023-1131	1,699	22053	23752
21-50866.130-C-3	17-03-223-023-1132	1,699	22053	23752
21-50866.131-C-3	17-03-223-023-1133	1,699	22053	23752
21-50866.132-C-3	17-03-223-023-1134	896	11393	12289
21-50866.133-C-3	17-03-223-023-1135	896	11393	12289
21-50866.134-C-3	17-03-223-023-1136	896	11393	12289
21-50866.135-C-3	17-03-223-023-1137	896	11393	12289
21-50866.136-C-3	17-03-223-023-1138	1,699	22053	23752
21-50866.137-C-3	17-03-223-023-1139	1,699	22053	23752
21-50866.138-C-3	17-03-223-023-1140	2,679	35802	38481
21-50866.139-C-3	17-03-223-023-1141	1,746	22824	24570
21-50866.140-C-3	17-03-223-023-1142	931	12173	13104
21-50866.141-C-3	17-03-223-023-1143	931	12173	13104
21-50866.142-C-3	17-03-223-023-1144	931	12173	13104
21-50866.143-C-3	17-03-223-023-1145	1,746	22824	24570
21-50866.144-C-3	17-03-223-023-1146	1,746	22824	24570
21-50866.145-C-3	17-03-223-023-1147	1,746	22824	24570
21-50866.146-C-3	17-03-223-023-1148	1,746	22824	24570
21-50866.147-C-3	17-03-223-023-1149	931	12173	13104
21-50866.148-C-3	17-03-223-023-1150	931	12173	13104
21-50866.149-C-3	17-03-223-023-1151	931	12173	13104
21-50866.150-C-3	17-03-223-023-1152	931	12173	13104
21-50866.151-C-3	17-03-223-023-1153	1,746	22824	24570
21-50866.152-C-3	17-03-223-023-1154	1,746	22824	24570
21-50866.153-C-3	17-03-223-023-1155	2,824	37301	40125
21-50866.154-C-3	17-03-223-023-1156	1,822	23570	25392
21-50866.155-C-3	17-03-223-023-1157	1,003	12922	13925
21-50866.156-C-3	17-03-223-023-1158	1,003	12922	13925
21-50866.157-C-3	17-03-223-023-1159	1,003	12922	13925
21-50866.158-C-3	17-03-223-023-1160	1,822	23570	25392
21-50866.159-C-3	17-03-223-023-1161	1,822	23570	25392

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21-50866.160-C-3	17-03-223-023-1162	1,630	21302	22932
21-50866.161-C-3	17-03-223-023-1163	860	11422	12282
21-50866.162-C-3	17-03-223-023-1164	1,628	21304	22932
21-50866.163-C-3	17-03-223-023-1165	862	11392	12254

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: _____

September 15, 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 9-125 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

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Property Tax Appeal Board
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APPELLANT

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