



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

APPELLANT: State Place Condominium Association
DOCKET NO.: 21-53616.001-R-2 through 21-53616.241-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are State Place 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
21-53616.001-R-2	17-15-308-039-1029	676	2380	3056
21-53616.002-R-2	17-15-308-039-1030	676	2321	2997
21-53616.003-R-2	17-15-308-039-1031	450	1546	1996
21-53616.004-R-2	17-15-308-039-1032	450	1546	1996
21-53616.005-R-2	17-15-308-039-1033	450	1546	1996
21-53616.006-R-2	17-15-308-039-1034	450	1546	1996
21-53616.007-R-2	17-15-308-039-1035	450	1546	1996
21-53616.008-R-2	17-15-308-039-1036	450	1546	1996
21-53616.009-R-2	17-15-308-039-1037	450	1546	1996
21-53616.010-R-2	17-15-308-039-1038	450	1546	1996
21-53616.011-R-2	17-15-308-039-1039	450	1546	1996
21-53616.012-R-2	17-15-308-039-1040	450	1546	1996
21-53616.013-R-2	17-15-308-039-1041	450	1546	1996
21-53616.014-R-2	17-15-308-039-1042	450	1546	1996
21-53616.015-R-2	17-15-308-039-1043	450	1546	1996
21-53616.016-R-2	17-15-308-039-1044	450	1546	1996
21-53616.017-R-2	17-15-308-039-1045	450	1546	1996
21-53616.018-R-2	17-15-308-039-1046	450	1546	1996
21-53616.019-R-2	17-15-308-039-1047	450	1546	1996
21-53616.020-R-2	17-15-308-039-1048	450	1546	1996
21-53616.021-R-2	17-15-308-039-1049	450	1546	1996

21-53616.022-R-2	17-15-308-039-1050	450	1546	1996
21-53616.023-R-2	17-15-308-039-1051	450	1546	1996
21-53616.024-R-2	17-15-308-039-1052	450	1546	1996
21-53616.025-R-2	17-15-308-039-1053	450	1546	1996
21-53616.026-R-2	17-15-308-039-1054	450	1546	1996
21-53616.027-R-2	17-15-308-039-1055	450	1546	1996
21-53616.028-R-2	17-15-308-039-1056	450	1546	1996
21-53616.029-R-2	17-15-308-039-1260	676	2547	3223
21-53616.030-R-2	17-15-308-039-1261	676	2547	3223
21-53616.031-R-2	17-15-308-039-1262	676	2547	3223
21-53616.032-R-2	17-15-308-039-1263	676	2547	3223
21-53616.033-R-2	17-15-308-039-1264	676	2547	3223
21-53616.034-R-2	17-15-308-039-1265	676	2547	3223
21-53616.035-R-2	17-15-308-039-1266	676	2547	3223
21-53616.036-R-2	17-15-308-039-1267	676	2547	3223
21-53616.037-R-2	17-15-308-039-1268	676	2547	3223
21-53616.038-R-2	17-15-308-039-1269	676	2547	3223
21-53616.039-R-2	17-15-308-039-1270	676	2547	3223
21-53616.040-R-2	17-15-308-039-1271	676	2547	3223
21-53616.041-R-2	17-15-308-039-1272	676	2547	3223
21-53616.042-R-2	17-15-308-039-1273	676	2547	3223
21-53616.043-R-2	17-15-308-039-1274	450	1696	2146
21-53616.044-R-2	17-15-308-039-1275	450	1696	2146
21-53616.045-R-2	17-15-308-039-1276	450	1696	2146
21-53616.046-R-2	17-15-308-039-1277	450	1696	2146
21-53616.047-R-2	17-15-308-039-1278	450	1696	2146
21-53616.048-R-2	17-15-308-039-1279	450	1696	2146
21-53616.049-R-2	17-15-308-039-1280	450	1696	2146
21-53616.050-R-2	17-15-308-039-1281	450	1696	2146
21-53616.051-R-2	17-15-308-039-1282	450	1696	2146
21-53616.052-R-2	17-15-308-039-1283	450	1696	2146
21-53616.053-R-2	17-15-308-039-1284	450	1696	2146
21-53616.054-R-2	17-15-308-039-1285	450	1696	2146
21-53616.055-R-2	17-15-308-039-1286	450	1696	2146
21-53616.056-R-2	17-15-308-039-1287	450	1696	2146
21-53616.057-R-2	17-15-308-039-1288	450	1696	2146
21-53616.058-R-2	17-15-308-039-1289	450	1696	2146
21-53616.059-R-2	17-15-308-039-1290	676	2547	3223
21-53616.060-R-2	17-15-308-039-1291	676	2547	3223
21-53616.061-R-2	17-15-308-039-1292	676	2547	3223
21-53616.062-R-2	17-15-308-039-1293	676	2547	3223
21-53616.063-R-2	17-15-308-039-1294	676	2547	3223
21-53616.064-R-2	17-15-308-039-1295	676	2547	3223
21-53616.065-R-2	17-15-308-039-1296	676	2547	3223
21-53616.066-R-2	17-15-308-039-1297	676	2547	3223
21-53616.067-R-2	17-15-308-039-1298	676	2547	3223

21-53616.068-R-2	17-15-308-039-1299	676	2547	3223
21-53616.069-R-2	17-15-308-039-1300	676	2547	3223
21-53616.070-R-2	17-15-308-039-1301	676	2547	3223
21-53616.071-R-2	17-15-308-039-1302	676	2547	3223
21-53616.072-R-2	17-15-308-039-1303	450	1696	2146
21-53616.073-R-2	17-15-308-039-1304	450	1696	2146
21-53616.074-R-2	17-15-308-039-1305	450	1696	2146
21-53616.075-R-2	17-15-308-039-1306	450	1696	2146
21-53616.076-R-2	17-15-308-039-1307	450	1696	2146
21-53616.077-R-2	17-15-308-039-1308	676	2547	3223
21-53616.078-R-2	17-15-308-039-1309	676	2547	3223
21-53616.079-R-2	17-15-308-039-1310	676	2547	3223
21-53616.080-R-2	17-15-308-039-1311	676	2547	3223
21-53616.081-R-2	17-15-308-039-1312	676	2547	3223
21-53616.082-R-2	17-15-308-039-1313	450	1696	2146
21-53616.083-R-2	17-15-308-039-1314	450	1696	2146
21-53616.084-R-2	17-15-308-039-1315	450	1696	2146
21-53616.085-R-2	17-15-308-039-1316	676	2547	3223
21-53616.086-R-2	17-15-308-039-1317	676	2547	3223
21-53616.087-R-2	17-15-308-039-1318	676	2547	3223
21-53616.088-R-2	17-15-308-039-1319	676	2547	3223
21-53616.089-R-2	17-15-308-039-1320	676	2547	3223
21-53616.090-R-2	17-15-308-039-1321	676	2547	3223
21-53616.091-R-2	17-15-308-039-1322	676	2547	3223
21-53616.092-R-2	17-15-308-039-1323	676	2547	3223
21-53616.093-R-2	17-15-308-039-1324	676	2547	3223
21-53616.094-R-2	17-15-308-039-1325	676	2547	3223
21-53616.095-R-2	17-15-308-039-1326	676	2547	3223
21-53616.096-R-2	17-15-308-039-1327	676	2547	3223
21-53616.097-R-2	17-15-308-039-1328	676	2547	3223
21-53616.098-R-2	17-15-308-039-1329	676	2547	3223
21-53616.099-R-2	17-15-308-039-1330	676	2547	3223
21-53616.100-R-2	17-15-308-039-1331	676	2547	3223
21-53616.101-R-2	17-15-308-039-1332	450	1696	2146
21-53616.102-R-2	17-15-308-039-1333	450	1696	2146
21-53616.103-R-2	17-15-308-039-1334	450	1696	2146
21-53616.104-R-2	17-15-308-039-1335	450	1696	2146
21-53616.105-R-2	17-15-308-039-1336	450	1696	2146
21-53616.106-R-2	17-15-308-039-1337	450	1696	2146
21-53616.107-R-2	17-15-308-039-1338	450	1696	2146
21-53616.108-R-2	17-15-308-039-1339	450	1696	2146
21-53616.109-R-2	17-15-308-039-1340	450	1696	2146
21-53616.110-R-2	17-15-308-039-1341	450	1696	2146
21-53616.111-R-2	17-15-308-039-1342	450	1696	2146
21-53616.112-R-2	17-15-308-039-1343	450	1696	2146
21-53616.113-R-2	17-15-308-039-1344	450	1696	2146

21-53616.114-R-2	17-15-308-039-1345	450	1696	2146
21-53616.115-R-2	17-15-308-039-1346	450	1696	2146
21-53616.116-R-2	17-15-308-039-1347	450	1696	2146
21-53616.117-R-2	17-15-308-039-1348	450	1696	2146
21-53616.118-R-2	17-15-308-039-1349	450	1696	2146
21-53616.119-R-2	17-15-308-039-1350	450	1696	2146
21-53616.120-R-2	17-15-308-039-1351	450	1696	2146
21-53616.121-R-2	17-15-308-039-1352	450	1696	2146
21-53616.122-R-2	17-15-308-039-1353	450	1696	2146
21-53616.123-R-2	17-15-308-039-1354	450	1696	2146
21-53616.124-R-2	17-15-308-039-1355	450	1696	2146
21-53616.125-R-2	17-15-308-039-1356	450	1696	2146
21-53616.126-R-2	17-15-308-039-1357	450	1696	2146
21-53616.127-R-2	17-15-308-039-1358	450	1696	2146
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21-53616.130-R-2	17-15-308-039-1361	450	1696	2146
21-53616.131-R-2	17-15-308-039-1362	450	1696	2146
21-53616.132-R-2	17-15-308-039-1363	450	1696	2146
21-53616.133-R-2	17-15-308-039-1364	450	1696	2146
21-53616.134-R-2	17-15-308-039-1365	450	1696	2146
21-53616.135-R-2	17-15-308-039-1366	450	1696	2146
21-53616.136-R-2	17-15-308-039-1367	450	1696	2146
21-53616.137-R-2	17-15-308-039-1368	450	1696	2146
21-53616.138-R-2	17-15-308-039-1369	450	1696	2146
21-53616.139-R-2	17-15-308-039-1370	450	1696	2146
21-53616.140-R-2	17-15-308-039-1371	450	1696	2146
21-53616.141-R-2	17-15-308-039-1372	450	1696	2146
21-53616.142-R-2	17-15-308-039-1373	450	1696	2146
21-53616.143-R-2	17-15-308-039-1374	450	1696	2146
21-53616.144-R-2	17-15-308-039-1375	450	1696	2146
21-53616.145-R-2	17-15-308-039-1376	450	1696	2146
21-53616.146-R-2	17-15-308-039-1377	450	1696	2146
21-53616.147-R-2	17-15-308-039-1378	450	1696	2146
21-53616.148-R-2	17-15-308-039-1379	450	1696	2146
21-53616.149-R-2	17-15-308-039-1380	450	1696	2146
21-53616.150-R-2	17-15-308-039-1381	450	1696	2146
21-53616.151-R-2	17-15-308-039-1382	450	1696	2146
21-53616.152-R-2	17-15-308-039-1383	450	1696	2146
21-53616.153-R-2	17-15-308-039-1384	450	1696	2146
21-53616.154-R-2	17-15-308-039-1385	450	1696	2146
21-53616.155-R-2	17-15-308-039-1386	450	1696	2146
21-53616.156-R-2	17-15-308-039-1387	450	1696	2146
21-53616.157-R-2	17-15-308-039-1388	450	1696	2146
21-53616.158-R-2	17-15-308-039-1389	450	1696	2146
21-53616.159-R-2	17-15-308-039-1390	450	1696	2146

21-53616.160-R-2	17-15-308-039-1391	450	1696	2146
21-53616.161-R-2	17-15-308-039-1392	450	1696	2146
21-53616.162-R-2	17-15-308-039-1393	450	1696	2146
21-53616.163-R-2	17-15-308-039-1394	450	1696	2146
21-53616.164-R-2	17-15-308-039-1395	450	1696	2146
21-53616.165-R-2	17-15-308-039-1396	450	1696	2146
21-53616.166-R-2	17-15-308-039-1397	450	1696	2146
21-53616.167-R-2	17-15-308-039-1398	450	1696	2146
21-53616.168-R-2	17-15-308-039-1399	450	1696	2146
21-53616.169-R-2	17-15-308-039-1400	450	1696	2146
21-53616.170-R-2	17-15-308-039-1401	450	1696	2146
21-53616.171-R-2	17-15-308-039-1402	450	1696	2146
21-53616.172-R-2	17-15-308-039-1403	450	1696	2146
21-53616.173-R-2	17-15-308-039-1404	450	1696	2146
21-53616.174-R-2	17-15-308-039-1405	450	1696	2146
21-53616.175-R-2	17-15-308-039-1406	450	1696	2146
21-53616.176-R-2	17-15-308-039-1408	450	1696	2146
21-53616.177-R-2	17-15-308-039-1409	450	1696	2146
21-53616.178-R-2	17-15-308-039-1410	450	1696	2146
21-53616.179-R-2	17-15-308-039-1411	450	1696	2146
21-53616.180-R-2	17-15-308-039-1412	450	1696	2146
21-53616.181-R-2	17-15-308-039-1413	450	1696	2146
21-53616.182-R-2	17-15-308-039-1414	450	1696	2146
21-53616.183-R-2	17-15-308-039-1415	450	1696	2146
21-53616.184-R-2	17-15-308-039-1416	450	1696	2146
21-53616.185-R-2	17-15-308-039-1417	450	1696	2146
21-53616.186-R-2	17-15-308-039-1418	450	1696	2146
21-53616.187-R-2	17-15-308-039-1419	450	1696	2146
21-53616.188-R-2	17-15-308-039-1420	450	1696	2146
21-53616.189-R-2	17-15-308-039-1421	450	1696	2146
21-53616.190-R-2	17-15-308-039-1422	450	1696	2146
21-53616.191-R-2	17-15-308-039-1423	450	1696	2146
21-53616.192-R-2	17-15-308-039-1424	450	1696	2146
21-53616.193-R-2	17-15-308-039-1425	450	1696	2146
21-53616.194-R-2	17-15-308-039-1426	450	1696	2146
21-53616.195-R-2	17-15-308-039-1427	450	1696	2146
21-53616.196-R-2	17-15-308-039-1428	450	1696	2146
21-53616.197-R-2	17-15-308-039-1429	450	1696	2146
21-53616.198-R-2	17-15-308-039-1430	450	1696	2146
21-53616.199-R-2	17-15-308-039-1431	450	1696	2146
21-53616.200-R-2	17-15-308-039-1432	450	1696	2146
21-53616.201-R-2	17-15-308-039-1433	450	1696	2146
21-53616.202-R-2	17-15-308-039-1434	450	1696	2146
21-53616.203-R-2	17-15-308-039-1435	450	1696	2146
21-53616.204-R-2	17-15-308-039-1436	450	1696	2146
21-53616.205-R-2	17-15-308-039-1437	450	1696	2146

21-53616.206-R-2	17-15-308-039-1438	450	1696	2146
21-53616.207-R-2	17-15-308-039-1439	450	1696	2146
21-53616.208-R-2	17-15-308-039-1440	450	1696	2146
21-53616.209-R-2	17-15-308-039-1441	450	1696	2146
21-53616.210-R-2	17-15-308-039-1442	450	1696	2146
21-53616.211-R-2	17-15-308-039-1443	450	1696	2146
21-53616.212-R-2	17-15-308-039-1444	450	1696	2146
21-53616.213-R-2	17-15-308-039-1445	450	1696	2146
21-53616.214-R-2	17-15-308-039-1446	450	1696	2146
21-53616.215-R-2	17-15-308-039-1447	450	1696	2146
21-53616.216-R-2	17-15-308-039-1448	450	1696	2146
21-53616.217-R-2	17-15-308-039-1449	450	1696	2146
21-53616.218-R-2	17-15-308-039-1450	450	1696	2146
21-53616.219-R-2	17-15-308-039-1451	450	1696	2146
21-53616.220-R-2	17-15-308-039-1452	450	1696	2146
21-53616.221-R-2	17-15-308-039-1453	450	1696	2146
21-53616.222-R-2	17-15-308-039-1454	450	1696	2146
21-53616.223-R-2	17-15-308-039-1455	450	1696	2146
21-53616.224-R-2	17-15-308-039-1456	450	1696	2146
21-53616.225-R-2	17-15-308-039-1457	450	1696	2146
21-53616.226-R-2	17-15-308-039-1458	450	1696	2146
21-53616.227-R-2	17-15-308-039-1470	676	2547	3223
21-53616.228-R-2	17-15-308-039-1471	676	2547	3223
21-53616.229-R-2	17-15-308-039-1472	676	2547	3223
21-53616.230-R-2	17-15-308-039-1473	676	2547	3223
21-53616.231-R-2	17-15-308-039-1474	450	1696	2146
21-53616.232-R-2	17-15-308-039-1475	450	1696	2146
21-53616.233-R-2	17-15-308-039-1476	450	1696	2146
21-53616.234-R-2	17-15-308-039-1478	450	1696	2146
21-53616.235-R-2	17-15-308-039-1479	676	2547	3223
21-53616.236-R-2	17-15-308-039-1480	676	2547	3223
21-53616.237-R-2	17-15-308-039-1481	676	2547	3223
21-53616.238-R-2	17-15-308-039-1482	676	2547	3223
21-53616.239-R-2	17-15-308-039-1483	676	2547	3223
21-53616.240-R-2	17-15-308-039-1484	676	2547	3223
21-53616.241-R-2	17-15-308-039-1485	676	2547	3223

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

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COUNTY

Cook County Board of Review
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Chicago, IL 60602