FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Alpha Baking Company
DOCKET NO.: 21-54465.001-I-2 through 21-54465.020-I-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Alpha Baking Company, the appellant(s), by attorney Caren Gertner, of the Law Office of Gertner & Gertner, Ltd. in Chicago; 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
21-54465.001-I-2	13-34-112-013-0000	5,510	9,687	$15,197
21-54465.002-I-2	13-34-112-014-0000	8,524	9,740	$18,264
21-54465.003-I-2	13-34-112-015-0000	5,512	9,665	$15,177
21-54465.004-I-2	13-34-112-016-0000	17,053	36,389	$53,442
21-54465.005-I-2	13-34-112-019-0000	7,824	18,150	$25,974
21-54465.006-I-2	13-34-112-020-0000	7,831	18,150	$25,981
21-54465.007-I-2	13-34-112-021-0000	17,743	57,567	$75,310
21-54465.008-I-2	13-34-112-022-0000	23,450	29,959	$53,409
21-54465.009-I-2	13-34-112-023-0000	5,864	7,490	$13,354
21-54465.010-I-2	13-34-112-024-0000	11,681	4,343	$16,024
21-54465.011-I-2	13-34-112-025-0000	17,521	26,316	$43,837
21-54465.012-I-2	13-34-112-026-0000	11,681	37,540	$49,221
21-54465.013-I-2	13-34-112-027-0000	5,512	539	$6,051
21-54465.014-I-2	13-34-112-028-0000	4,851	492	$5,343
21-54465.015-I-2	13-34-112-029-0000	8,930	897	$9,827
21-54465.016-I-2	13-34-112-030-0000	8,268	728	$8,996
21-54465.017-I-2	13-34-112-031-0000	11,033	696	$11,729
21-54465.018-I-2	13-34-112-037-0000	10,780	25,339	$36,119
21-54465.019-I-2	13-34-112-038-0000	5,755	21,568	$27,323
21-54465.020-I-2	13-34-112-039-0000	98,143	111,279	$209,422

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:

C E R T I F I C A T I O N

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: November 17, 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 9-215 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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APPELLANT

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COUNTY

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