



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

APPELLANT: Guild CA
DOCKET NO.: 21-54995.001-R-2 through 21-54995.171-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Guild CA, the appellant(s), by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Chicago; 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
21-54995.001-R-2	17-22-107-070-1001	\$1,960	\$32,071	\$34,031
21-54995.002-R-2	17-22-107-070-1004	\$2,349	\$38,432	\$40,781
21-54995.003-R-2	17-22-107-070-1005	\$1,808	\$29,595	\$31,403
21-54995.004-R-2	17-22-107-070-1006	\$2,001	\$32,741	\$34,742
21-54995.005-R-2	17-22-107-070-1007	\$2,001	\$32,741	\$34,742
21-54995.006-R-2	17-22-107-070-1008	\$1,854	\$30,330	\$32,184
21-54995.007-R-2	17-22-107-070-1009	\$2,054	\$33,611	\$35,665
21-54995.008-R-2	17-22-107-070-1010	\$1,616	\$26,447	\$28,063
21-54995.009-R-2	17-22-107-070-1011	\$1,587	\$25,979	\$27,566
21-54995.010-R-2	17-22-107-070-1012	\$2,050	\$33,544	\$35,594
21-54995.011-R-2	17-22-107-070-1013	\$2,070	\$33,880	\$35,950
21-54995.012-R-2	17-22-107-070-1014	\$1,547	\$25,309	\$26,856
21-54995.013-R-2	17-22-107-070-1015	\$2,062	\$33,745	\$35,807
21-54995.014-R-2	17-22-107-070-1016	\$1,960	\$32,071	\$34,031
21-54995.015-R-2	17-22-107-070-1017	\$1,747	\$28,590	\$30,337
21-54995.016-R-2	17-22-107-070-1018	\$1,993	\$32,607	\$34,600
21-54995.017-R-2	17-22-107-070-1019	\$2,255	\$36,892	\$39,147
21-54995.018-R-2	17-22-107-070-1020	\$2,066	\$33,813	\$35,879
21-54995.019-R-2	17-22-107-070-1021	\$1,845	\$30,197	\$32,042
21-54995.020-R-2	17-22-107-070-1022	\$1,845	\$30,197	\$32,042
21-54995.021-R-2	17-22-107-070-1023	\$2,120	\$34,682	\$36,802

21-54995.022-R-2	17-22-107-070-1024	\$1,956	\$32,004	\$33,960
21-54995.023-R-2	17-22-107-070-1025	\$1,616	\$26,447	\$28,063
21-54995.024-R-2	17-22-107-070-1026	\$1,587	\$25,979	\$27,566
21-54995.025-R-2	17-22-107-070-1027	\$2,054	\$33,611	\$35,665
21-54995.026-R-2	17-22-107-070-1028	\$1,976	\$32,339	\$34,315
21-54995.027-R-2	17-22-107-070-1029	\$1,547	\$25,309	\$26,856
21-54995.028-R-2	17-22-107-070-1030	\$1,964	\$32,138	\$34,102
21-54995.029-R-2	17-22-107-070-1031	\$1,960	\$32,071	\$34,031
21-54995.030-R-2	17-22-107-070-1032	\$1,747	\$28,590	\$30,337
21-54995.031-R-2	17-22-107-070-1033	\$1,993	\$32,607	\$34,600
21-54995.032-R-2	17-22-107-070-1034	\$2,255	\$36,892	\$39,147
21-54995.033-R-2	17-22-107-070-1035	\$2,066	\$33,813	\$35,879
21-54995.034-R-2	17-22-107-070-1036	\$1,845	\$30,197	\$32,042
21-54995.035-R-2	17-22-107-070-1037	\$1,845	\$30,197	\$32,042
21-54995.036-R-2	17-22-107-070-1038	\$2,120	\$34,682	\$36,802
21-54995.037-R-2	17-22-107-070-1039	\$1,956	\$32,004	\$33,960
21-54995.038-R-2	17-22-107-070-1040	\$1,616	\$26,447	\$28,063
21-54995.039-R-2	17-22-107-070-1041	\$1,587	\$25,979	\$27,566
21-54995.040-R-2	17-22-107-070-1042	\$2,054	\$33,611	\$35,665
21-54995.041-R-2	17-22-107-070-1043	\$1,976	\$32,339	\$34,315
21-54995.042-R-2	17-22-107-070-1044	\$1,547	\$25,309	\$26,856
21-54995.043-R-2	17-22-107-070-1045	\$1,964	\$32,138	\$34,102
21-54995.044-R-2	17-22-107-070-1046	\$1,960	\$32,071	\$34,031
21-54995.045-R-2	17-22-107-070-1047	\$1,747	\$28,590	\$30,337
21-54995.046-R-2	17-22-107-070-1048	\$1,993	\$32,607	\$34,600
21-54995.047-R-2	17-22-107-070-1049	\$2,242	\$36,692	\$38,934
21-54995.048-R-2	17-22-107-070-1050	\$2,079	\$34,013	\$36,092
21-54995.049-R-2	17-22-107-070-1051	\$1,849	\$30,264	\$32,113
21-54995.050-R-2	17-22-107-070-1052	\$1,849	\$30,264	\$32,113
21-54995.051-R-2	17-22-107-070-1053	\$2,115	\$34,616	\$36,731
21-54995.052-R-2	17-22-107-070-1054	\$1,825	\$29,862	\$31,687
21-54995.053-R-2	17-22-107-070-1055	\$1,498	\$24,505	\$26,003
21-54995.054-R-2	17-22-107-070-1056	\$1,473	\$24,104	\$25,577
21-54995.055-R-2	17-22-107-070-1057	\$1,866	\$30,531	\$32,397
21-54995.056-R-2	17-22-107-070-1058	\$1,976	\$32,339	\$34,315
21-54995.057-R-2	17-22-107-070-1059	\$1,657	\$27,117	\$28,774
21-54995.058-R-2	17-22-107-070-1060	\$1,968	\$32,205	\$34,173
21-54995.059-R-2	17-22-107-070-1061	\$1,960	\$32,071	\$34,031
21-54995.060-R-2	17-22-107-070-1064	\$2,242	\$36,692	\$38,934
21-54995.061-R-2	17-22-107-070-1065	\$2,079	\$34,013	\$36,092
21-54995.062-R-2	17-22-107-070-1066	\$1,849	\$30,264	\$32,113
21-54995.063-R-2	17-22-107-070-1067	\$1,849	\$30,264	\$32,113
21-54995.064-R-2	17-22-107-070-1068	\$2,115	\$34,616	\$36,731
21-54995.065-R-2	17-22-107-070-1069	\$1,825	\$29,862	\$31,687
21-54995.066-R-2	17-22-107-070-1070	\$1,498	\$24,505	\$26,003
21-54995.067-R-2	17-22-107-070-1071	\$1,473	\$24,104	\$25,577

21-54995.068-R-2	17-22-107-070-1072	\$1,866	\$30,531	\$32,397
21-54995.069-R-2	17-22-107-070-1073	\$1,976	\$32,339	\$34,315
21-54995.070-R-2	17-22-107-070-1074	\$1,657	\$27,117	\$28,774
21-54995.071-R-2	17-22-107-070-1075	\$1,968	\$32,205	\$34,173
21-54995.072-R-2	17-22-107-070-1076	\$1,960	\$32,071	\$34,031
21-54995.073-R-2	17-22-107-070-1079	\$2,242	\$36,692	\$38,934
21-54995.074-R-2	17-22-107-070-1080	\$2,079	\$34,013	\$36,092
21-54995.075-R-2	17-22-107-070-1081	\$1,849	\$30,264	\$32,113
21-54995.076-R-2	17-22-107-070-1082	\$1,849	\$30,264	\$32,113
21-54995.077-R-2	17-22-107-070-1083	\$2,115	\$34,616	\$36,731
21-54995.078-R-2	17-22-107-070-1084	\$1,825	\$29,862	\$31,687
21-54995.079-R-2	17-22-107-070-1085	\$1,498	\$24,505	\$26,003
21-54995.080-R-2	17-22-107-070-1086	\$1,473	\$24,104	\$25,577
21-54995.081-R-2	17-22-107-070-1087	\$1,866	\$30,531	\$32,397
21-54995.082-R-2	17-22-107-070-1088	\$1,976	\$32,339	\$34,315
21-54995.083-R-2	17-22-107-070-1089	\$1,657	\$27,117	\$28,774
21-54995.084-R-2	17-22-107-070-1090	\$1,968	\$32,205	\$34,173
21-54995.085-R-2	17-22-107-070-1091	\$1,960	\$32,071	\$34,031
21-54995.086-R-2	17-22-107-070-1094	\$2,242	\$36,692	\$38,934
21-54995.087-R-2	17-22-107-070-1095	\$2,079	\$34,013	\$36,092
21-54995.088-R-2	17-22-107-070-1096	\$1,849	\$30,264	\$32,113
21-54995.089-R-2	17-22-107-070-1097	\$1,849	\$30,264	\$32,113
21-54995.090-R-2	17-22-107-070-1098	\$2,115	\$34,616	\$36,731
21-54995.091-R-2	17-22-107-070-1099	\$1,825	\$29,862	\$31,687
21-54995.092-R-2	17-22-107-070-1100	\$1,498	\$24,505	\$26,003
21-54995.093-R-2	17-22-107-070-1101	\$1,473	\$24,104	\$25,577
21-54995.094-R-2	17-22-107-070-1102	\$1,866	\$30,531	\$32,397
21-54995.095-R-2	17-22-107-070-1103	\$1,976	\$32,339	\$34,315
21-54995.096-R-2	17-22-107-070-1104	\$1,657	\$27,117	\$28,774
21-54995.097-R-2	17-22-107-070-1105	\$1,968	\$32,205	\$34,173
21-54995.098-R-2	17-22-107-070-1106	\$1,960	\$32,071	\$34,031
21-54995.099-R-2	17-22-107-070-1107	\$1,747	\$28,590	\$30,337
21-54995.100-R-2	17-22-107-070-1108	\$1,993	\$32,607	\$34,600
21-54995.101-R-2	17-22-107-070-1109	\$2,242	\$36,692	\$38,934
21-54995.102-R-2	17-22-107-070-1110	\$2,079	\$34,013	\$36,092
21-54995.103-R-2	17-22-107-070-1111	\$1,849	\$30,264	\$32,113
21-54995.104-R-2	17-22-107-070-1112	\$1,849	\$30,264	\$32,113
21-54995.105-R-2	17-22-107-070-1113	\$2,115	\$34,616	\$36,731
21-54995.106-R-2	17-22-107-070-1114	\$1,825	\$29,862	\$31,687
21-54995.107-R-2	17-22-107-070-1115	\$1,498	\$24,505	\$26,003
21-54995.108-R-2	17-22-107-070-1116	\$1,473	\$24,104	\$25,577
21-54995.109-R-2	17-22-107-070-1117	\$1,866	\$30,531	\$32,397
21-54995.110-R-2	17-22-107-070-1118	\$1,976	\$32,339	\$34,315
21-54995.111-R-2	17-22-107-070-1119	\$1,657	\$27,117	\$28,774
21-54995.112-R-2	17-22-107-070-1120	\$1,968	\$32,205	\$34,173
21-54995.113-R-2	17-22-107-070-1121	\$1,960	\$32,071	\$34,031

21-54995.114-R-2	17-22-107-070-1122	\$1,747	\$28,590	\$30,337
21-54995.115-R-2	17-22-107-070-1123	\$1,993	\$32,607	\$34,600
21-54995.116-R-2	17-22-107-070-1124	\$2,242	\$36,692	\$38,934
21-54995.117-R-2	17-22-107-070-1125	\$2,079	\$34,013	\$36,092
21-54995.118-R-2	17-22-107-070-1126	\$1,849	\$30,264	\$32,113
21-54995.119-R-2	17-22-107-070-1127	\$1,849	\$30,264	\$32,113
21-54995.120-R-2	17-22-107-070-1128	\$2,115	\$34,616	\$36,731
21-54995.121-R-2	17-22-107-070-1129	\$1,825	\$29,862	\$31,687
21-54995.122-R-2	17-22-107-070-1130	\$1,498	\$24,505	\$26,003
21-54995.123-R-2	17-22-107-070-1131	\$1,473	\$24,104	\$25,577
21-54995.124-R-2	17-22-107-070-1132	\$1,866	\$30,531	\$32,397
21-54995.125-R-2	17-22-107-070-1133	\$1,976	\$32,339	\$34,315
21-54995.126-R-2	17-22-107-070-1134	\$1,657	\$27,117	\$28,774
21-54995.127-R-2	17-22-107-070-1135	\$1,968	\$32,205	\$34,173
21-54995.128-R-2	17-22-107-070-1136	\$1,960	\$32,071	\$34,031
21-54995.129-R-2	17-22-107-070-1137	\$1,747	\$28,590	\$30,337
21-54995.130-R-2	17-22-107-070-1138	\$1,993	\$32,607	\$34,600
21-54995.131-R-2	17-22-107-070-1139	\$2,242	\$36,692	\$38,934
21-54995.132-R-2	17-22-107-070-1140	\$2,079	\$34,013	\$36,092
21-54995.133-R-2	17-22-107-070-1141	\$1,849	\$30,264	\$32,113
21-54995.134-R-2	17-22-107-070-1142	\$1,849	\$30,264	\$32,113
21-54995.135-R-2	17-22-107-070-1143	\$2,115	\$34,616	\$36,731
21-54995.136-R-2	17-22-107-070-1144	\$1,825	\$29,862	\$31,687
21-54995.137-R-2	17-22-107-070-1145	\$1,498	\$24,505	\$26,003
21-54995.138-R-2	17-22-107-070-1146	\$1,473	\$24,104	\$25,577
21-54995.139-R-2	17-22-107-070-1147	\$1,866	\$30,531	\$32,397
21-54995.140-R-2	17-22-107-070-1148	\$1,976	\$32,339	\$34,315
21-54995.141-R-2	17-22-107-070-1149	\$1,657	\$27,117	\$28,774
21-54995.142-R-2	17-22-107-070-1150	\$1,968	\$32,205	\$34,173
21-54995.143-R-2	17-22-107-070-1151	\$1,960	\$32,071	\$34,031
21-54995.144-R-2	17-22-107-070-1152	\$1,747	\$28,590	\$30,337
21-54995.145-R-2	17-22-107-070-1153	\$1,993	\$32,607	\$34,600
21-54995.146-R-2	17-22-107-070-1154	\$2,242	\$36,692	\$38,934
21-54995.147-R-2	17-22-107-070-1155	\$2,079	\$34,013	\$36,092
21-54995.148-R-2	17-22-107-070-1156	\$1,849	\$30,264	\$32,113
21-54995.149-R-2	17-22-107-070-1157	\$1,849	\$30,264	\$32,113
21-54995.150-R-2	17-22-107-070-1158	\$2,115	\$34,616	\$36,731
21-54995.151-R-2	17-22-107-070-1159	\$1,825	\$29,862	\$31,687
21-54995.152-R-2	17-22-107-070-1160	\$1,498	\$24,505	\$26,003
21-54995.153-R-2	17-22-107-070-1161	\$1,473	\$24,104	\$25,577
21-54995.154-R-2	17-22-107-070-1162	\$1,866	\$30,531	\$32,397
21-54995.155-R-2	17-22-107-070-1163	\$1,976	\$32,339	\$34,315
21-54995.156-R-2	17-22-107-070-1164	\$1,657	\$27,117	\$28,774
21-54995.157-R-2	17-22-107-070-1165	\$1,968	\$32,205	\$34,173
21-54995.158-R-2	17-22-107-070-1166	\$2,426	\$39,705	\$42,131
21-54995.159-R-2	17-22-107-070-1169	\$2,304	\$37,695	\$39,999

21-54995.160-R-2	17-22-107-070-1170	\$2,795	\$45,730	\$48,525
21-54995.161-R-2	17-22-107-070-1171	\$2,836	\$46,399	\$49,235
21-54995.162-R-2	17-22-107-070-1172	\$1,878	\$30,732	\$32,610
21-54995.163-R-2	17-22-107-070-1173	\$1,498	\$24,505	\$26,003
21-54995.164-R-2	17-22-107-070-1174	\$1,440	\$23,568	\$25,008
21-54995.165-R-2	17-22-107-070-1175	\$2,586	\$42,314	\$44,900
21-54995.166-R-2	17-22-107-070-1176	\$1,784	\$29,192	\$30,976
21-54995.167-R-2	17-22-107-070-1353	\$4,231	\$69,231	\$73,462
21-54995.168-R-2	17-22-107-070-1354	\$3,740	\$61,197	\$64,937
21-54995.169-R-2	17-22-107-070-1355	\$3,740	\$61,197	\$64,937
21-54995.170-R-2	17-22-107-070-1356	\$3,740	\$61,197	\$64,937
21-54995.171-R-2	17-22-107-070-1357	\$3,740	\$61,197	\$64,937

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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:

April 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Guild CA, by attorney:
Timothy C. Jacobs
Kovitz Shifrin Nesbit
640 N. La Salle Drive
Suite 495
Chicago, IL 60654

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