



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

APPELLANT: 757 Orleans at Chicago Condominium  
DOCKET NO.: 21-55010.001-R-3 through 21-55010.165-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 757 Orleans at Chicago Condominium, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
21-55010.001-R-3	17-09-201-018-1001	1611	23335	24946
21-55010.002-R-3	17-09-201-018-1002	1560	22595	24155
21-55010.003-R-3	17-09-201-018-1003	2360	34180	36540
21-55010.004-R-3	17-09-201-018-1004	2360	34180	36540
21-55010.005-R-3	17-09-201-018-1006	3263	47243	50506
21-55010.006-R-3	17-09-201-018-1007	2315	33523	35838
21-55010.007-R-3	17-09-201-018-1009	1992	28839	30831
21-55010.008-R-3	17-09-201-018-1010	2746	39767	42513
21-55010.009-R-3	17-09-201-018-1011	2820	40835	43655
21-55010.010-R-3	17-09-201-018-1014	2258	32701	34959
21-55010.011-R-3	17-09-201-018-1016	2258	32701	34959
21-55010.012-R-3	17-09-201-018-1018	3217	46587	49804
21-55010.013-R-3	17-09-201-018-1019	2474	35823	38297
21-55010.014-R-3	17-09-201-018-1020	2684	38863	41547
21-55010.015-R-3	17-09-201-018-1021	1946	28182	30128
21-55010.016-R-3	17-09-201-018-1024	1577	22841	24418
21-55010.017-R-3	17-09-201-018-1025	2020	29250	31270
21-55010.018-R-3	17-09-201-018-1026	2292	33194	35486
21-55010.019-R-3	17-09-201-018-1028	2292	33194	35486
21-55010.020-R-3	17-09-201-018-1030	3257	47162	50419

21-55010.021-R-3	17-09-201-018-1031	2514	36398	38912
21-55010.022-R-3	17-09-201-018-1032	2718	39356	42074
21-55010.023-R-3	17-09-201-018-1033	1986	28757	30743
21-55010.024-R-3	17-09-201-018-1036	1617	23417	25034
21-55010.025-R-3	17-09-201-018-1037	2060	29825	31885
21-55010.026-R-3	17-09-201-018-1038	2332	33769	36101
21-55010.027-R-3	17-09-201-018-1040	2332	33769	36101
21-55010.028-R-3	17-09-201-018-1043	2548	36891	39439
21-55010.029-R-3	17-09-201-018-1044	2758	39931	42689
21-55010.030-R-3	17-09-201-018-1046	2939	42561	45500
21-55010.031-R-3	17-09-201-018-1047	3030	43875	46905
21-55010.032-R-3	17-09-201-018-1048	1651	23910	25561
21-55010.033-R-3	17-09-201-018-1049	2094	30318	32412
21-55010.034-R-3	17-09-201-018-1050	2366	34262	36628
21-55010.035-R-3	17-09-201-018-1051	3109	45026	48135
21-55010.036-R-3	17-09-201-018-1052	2366	34262	36628
21-55010.037-R-3	17-09-201-018-1054	3331	48229	51560
21-55010.038-R-3	17-09-201-018-1055	2587	37467	40054
21-55010.039-R-3	17-09-201-018-1057	2060	29825	31885
21-55010.040-R-3	17-09-201-018-1058	2979	43135	46114
21-55010.041-R-3	17-09-201-018-1060	1691	24484	26175
21-55010.042-R-3	17-09-201-018-1061	2400	34755	37155
21-55010.043-R-3	17-09-201-018-1062	3143	45519	48662
21-55010.044-R-3	17-09-201-018-1063	3586	51927	55513
21-55010.045-R-3	17-09-201-018-1064	2621	37960	40581
21-55010.046-R-3	17-09-201-018-1065	2831	41000	43831
21-55010.047-R-3	17-09-201-018-1066	2094	30318	32412
21-55010.048-R-3	17-09-201-018-1067	3013	43629	46642
21-55010.049-R-3	17-09-201-018-1068	3104	44943	48047
21-55010.050-R-3	17-09-201-018-1069	1725	24977	26702
21-55010.051-R-3	17-09-201-018-1070	2168	31386	33554
21-55010.052-R-3	17-09-201-018-1071	2440	35330	37770
21-55010.053-R-3	17-09-201-018-1072	3183	46094	49277
21-55010.054-R-3	17-09-201-018-1073	3404	49298	52702
21-55010.055-R-3	17-09-201-018-1074	2661	38535	41196
21-55010.056-R-3	17-09-201-018-1075	2865	41493	44358
21-55010.057-R-3	17-09-201-018-1076	2133	30894	33027
21-55010.058-R-3	17-09-201-018-1077	3047	44122	47169
21-55010.059-R-3	17-09-201-018-1078	3138	45436	48574
21-55010.060-R-3	17-09-201-018-1079	1765	25552	27317
21-55010.061-R-3	17-09-201-018-1080	3217	46587	49804
21-55010.062-R-3	17-09-201-018-1081	2474	35823	38297
21-55010.063-R-3	17-09-201-018-1082	2905	42068	44973
21-55010.064-R-3	17-09-201-018-1084	3087	44696	47783
21-55010.065-R-3	17-09-201-018-1086	3257	47162	50419
21-55010.066-R-3	17-09-201-018-1087	3694	53488	57182

21-55010.067-R-3	17-09-201-018-1088	2939	42561	45500
21-55010.068-R-3	17-09-201-018-1089	2207	31962	34169
21-55010.069-R-3	17-09-201-018-1090	3121	45189	48310
21-55010.070-R-3	17-09-201-018-1091	3212	46504	49716
21-55010.071-R-3	17-09-201-018-1092	1838	26621	28459
21-55010.072-R-3	17-09-201-018-1093	2275	32948	35223
21-55010.073-R-3	17-09-201-018-1094	2548	36891	39439
21-55010.074-R-3	17-09-201-018-1095	3291	47655	50946
21-55010.075-R-3	17-09-201-018-1096	2548	36891	39439
21-55010.076-R-3	17-09-201-018-1097	3734	54063	57797
21-55010.077-R-3	17-09-201-018-1098	2979	43135	46114
21-55010.078-R-3	17-09-201-018-1100	3160	45765	48925
21-55010.079-R-3	17-09-201-018-1101	2315	33523	35838
21-55010.080-R-3	17-09-201-018-1102	2587	37467	40054
21-55010.081-R-3	17-09-201-018-1103	3552	51434	54986
21-55010.082-R-3	17-09-201-018-1104	3013	43629	46642
21-55010.083-R-3	17-09-201-018-1106	3194	46258	49452
21-55010.084-R-3	17-09-201-018-1107	3365	48722	52087
21-55010.085-R-3	17-09-201-018-1108	3807	55132	58939
21-55010.086-R-3	17-09-201-018-1109	3586	51927	55513
21-55010.087-R-3	17-09-201-018-1110	3047	44122	47169
21-55010.088-R-3	17-09-201-018-1112	3234	46833	50067
21-55010.089-R-3	17-09-201-018-1113	2389	34590	36979
21-55010.090-R-3	17-09-201-018-1114	3841	55625	59466
21-55010.091-R-3	17-09-201-018-1116	2349	34016	36365
21-55010.092-R-3	17-09-201-018-1117	3268	47326	50594
21-55010.093-R-3	17-09-201-018-1118	2695	39028	41723
21-55010.094-R-3	17-09-201-018-1119	2695	39028	41723
21-55010.095-R-3	17-09-201-018-1122	3308	47901	51209
21-55010.096-R-3	17-09-201-018-1123	3393	49134	52527
21-55010.097-R-3	17-09-201-018-1124	3915	56693	60608
21-55010.098-R-3	17-09-201-018-1125	2133	30894	33027
21-55010.099-R-3	17-09-201-018-1126	2400	34755	37155
21-55010.100-R-3	17-09-201-018-1127	3365	48722	52087
21-55010.101-R-3	17-09-201-018-1128	2440	35330	37770
21-55010.102-R-3	17-09-201-018-1129	3626	52502	56128
21-55010.103-R-3	17-09-201-018-1130	2207	31962	34169
21-55010.104-R-3	17-09-201-018-1131	2474	35823	38297
21-55010.105-R-3	17-09-201-018-1132	3660	52995	56655
21-55010.106-R-3	17-09-201-018-1133	3438	49791	53229
21-55010.107-R-3	17-09-201-018-1134	2695	39027	41722
21-55010.108-R-3	17-09-201-018-1135	3177	46012	49189
21-55010.109-R-3	17-09-201-018-1136	2241	32455	34696
21-55010.110-R-3	17-09-201-018-1137	2514	36398	38912
21-55010.111-R-3	17-09-201-018-1138	2514	36398	38912
21-55010.112-R-3	17-09-201-018-1139	3478	50366	53844

21-55010.113-R-3	17-09-201-018-1140	2735	39602	42337
21-55010.114-R-3	17-09-201-018-1141	3512	50859	54371
21-55010.115-R-3	17-09-201-018-1142	2769	40096	42865
21-55010.116-R-3	17-09-201-018-1143	3246	46997	50243
21-55010.117-R-3	17-09-201-018-1145	3331	48229	51560
21-55010.118-R-3	17-09-201-018-1147	3768	54556	58324
21-55010.119-R-3	17-09-201-018-1148	2809	40670	43479
21-55010.120-R-3	17-09-201-018-1149	3285	47573	50858
21-55010.121-R-3	17-09-201-018-1150	1912	27689	29601
21-55010.122-R-3	17-09-201-018-1151	2349	34016	36365
21-55010.123-R-3	17-09-201-018-1152	2621	37960	40581
21-55010.124-R-3	17-09-201-018-1153	2621	37960	40581
21-55010.125-R-3	17-09-201-018-1154	2843	41163	44006
21-55010.126-R-3	17-09-201-018-1155	3319	48066	51385
21-55010.127-R-3	17-09-201-018-1156	1946	28182	30128
21-55010.128-R-3	17-09-201-018-1157	2661	38534	41195
21-55010.129-R-3	17-09-201-018-1158	3404	49298	52702
21-55010.130-R-3	17-09-201-018-1159	2661	38535	41196
21-55010.131-R-3	17-09-201-018-1160	3626	52502	56128
21-55010.132-R-3	17-09-201-018-1161	2882	41738	44620
21-55010.133-R-3	17-09-201-018-1162	3359	48641	52000
21-55010.134-R-3	17-09-201-018-1164	2423	35083	37506
21-55010.135-R-3	17-09-201-018-1165	3438	49791	53229
21-55010.136-R-3	17-09-201-018-1166	3881	56200	60081
21-55010.137-R-3	17-09-201-018-1167	3660	52995	56655
21-55010.138-R-3	17-09-201-018-1168	2916	42232	45148
21-55010.139-R-3	17-09-201-018-1169	2020	29250	31270
21-55010.140-R-3	17-09-201-018-1170	2463	35658	38121
21-55010.141-R-3	17-09-201-018-1171	2735	39602	42337
21-55010.142-R-3	17-09-201-018-1172	3478	50366	53844
21-55010.143-R-3	17-09-201-018-1173	2735	39601	42336
21-55010.144-R-3	17-09-201-018-1174	3694	53488	57182
21-55010.145-R-3	17-09-201-018-1175	2956	42807	45763
21-55010.146-R-3	17-09-201-018-1177	2423	35083	37506
21-55010.147-R-3	17-09-201-018-1178	3342	48393	51735
21-55010.148-R-3	17-09-201-018-1179	3433	49708	53141
21-55010.149-R-3	17-09-201-018-1180	2060	29825	31885
21-55010.150-R-3	17-09-201-018-1181	2497	36151	38648
21-55010.151-R-3	17-09-201-018-1182	2769	40096	42865
21-55010.152-R-3	17-09-201-018-1183	3512	50858	54370
21-55010.153-R-3	17-09-201-018-1184	2769	40096	42865
21-55010.154-R-3	17-09-201-018-1185	3955	57267	61222
21-55010.155-R-3	17-09-201-018-1186	3734	54063	57797
21-55010.156-R-3	17-09-201-018-1187	2990	43300	46290
21-55010.157-R-3	17-09-201-018-1188	3194	46258	49452
21-55010.158-R-3	17-09-201-018-1189	2463	35658	38121

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21-55010.159-R-3	17-09-201-018-1190	3382	48969	52351
21-55010.160-R-3	17-09-201-018-1191	3467	50201	53668
21-55010.161-R-3	17-09-201-018-1192	5226	75672	80898
21-55010.162-R-3	17-09-201-018-1193	5277	76412	81689
21-55010.163-R-3	17-09-201-018-1196	4500	65155	69655
21-55010.164-R-3	17-09-201-018-1197	5470	79205	84675
21-55010.165-R-3	17-09-201-018-1198	4562	66059	70621

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:

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

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