



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

APPELLANT: 420 West Grand Condominium Association
DOCKET NO.: 21-57408.001-R-3 through 21-57408.086-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 420 West Grand Condominium Association, the appellant(s), by attorney Edwin M. Wittenstein, of Worssek & Vihon LLP 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
21-57408.001-R-3	17-09-129-017-1002	8,922	32,246	41,168
21-57408.002-R-3	17-09-129-017-1004	7,100	25,661	32,761
21-57408.003-R-3	17-09-129-017-1005	11,353	41,035	52,388
21-57408.004-R-3	17-09-129-017-1006	5,733	20,719	26,452
21-57408.005-R-3	17-09-129-017-1007	5,238	18,931	24,169
21-57408.006-R-3	17-09-129-017-1008	17,707	63,999	81,706
21-57408.007-R-3	17-09-129-017-1009	9,437	34,106	43,543
21-57408.008-R-3	17-09-129-017-1010	11,869	42,896	54,765
21-57408.009-R-3	17-09-129-017-1011	7,857	28,397	36,254
21-57408.010-R-3	17-09-129-017-1012	11,949	43,188	55,137
21-57408.011-R-3	17-09-129-017-1013	8,366	30,238	38,604
21-57408.012-R-3	17-09-129-017-1014	14,740	53,274	68,014
21-57408.013-R-3	17-09-129-017-1015	11,808	42,677	54,485
21-57408.014-R-3	17-09-129-017-1016	5,924	21,413	27,337
21-57408.015-R-3	17-09-129-017-1017	5,419	19,587	25,006
21-57408.016-R-3	17-09-129-017-1018	18,388	66,461	84,849
21-57408.017-R-3	17-09-129-017-1019	9,770	35,310	45,080
21-57408.018-R-3	17-09-129-017-1020	12,196	44,082	56,278
21-57408.019-R-3	17-09-129-017-1021	8,140	29,418	37,558
21-57408.020-R-3	17-09-129-017-1022	12,444	44,974	57,418
21-57408.021-R-3	17-09-129-017-1023	8,614	31,133	39,747

21-57408.022-R-3	17-09-129-017-1024	15,033	54,332	69,365
21-57408.023-R-3	17-09-129-017-1025	12,126	43,827	55,953
21-57408.024-R-3	17-09-129-017-1026	6,116	22,103	28,219
21-57408.025-R-3	17-09-129-017-1027	5,596	20,226	25,822
21-57408.026-R-3	17-09-129-017-1028	18,883	68,247	87,130
21-57408.027-R-3	17-09-129-017-1029	10,042	36,295	46,337
21-57408.028-R-3	17-09-129-017-1030	12,525	45,267	57,792
21-57408.029-R-3	17-09-129-017-1031	8,372	30,257	38,629
21-57408.030-R-3	17-09-129-017-1032	12,797	46,252	59,049
21-57408.031-R-3	17-09-129-017-1033	8,866	32,044	40,910
21-57408.032-R-3	17-09-129-017-1034	15,436	55,790	71,226
21-57408.033-R-3	17-09-129-017-1035	13,720	49,588	63,308
21-57408.034-R-3	17-09-129-017-1036	6,883	24,877	31,760
21-57408.035-R-3	17-09-129-017-1037	6,393	23,108	29,501
21-57408.036-R-3	17-09-129-017-1038	21,367	77,226	98,593
21-57408.037-R-3	17-09-129-017-1041	9,532	34,452	43,984
21-57408.038-R-3	17-09-129-017-1042	14,558	52,618	67,176
21-57408.039-R-3	17-09-129-017-1043	10,112	36,549	46,661
21-57408.040-R-3	17-09-129-017-1044	17,459	63,101	80,560
21-57408.041-R-3	17-09-129-017-1045	757	2,736	3,493
21-57408.042-R-3	17-09-129-017-1046	757	2,736	3,493
21-57408.043-R-3	17-09-129-017-1047	757	2,736	3,493
21-57408.044-R-3	17-09-129-017-1048	757	2,736	3,493
21-57408.045-R-3	17-09-129-017-1049	757	2,736	3,493
21-57408.046-R-3	17-09-129-017-1050	757	2,736	3,493
21-57408.047-R-3	17-09-129-017-1051	757	2,736	3,493
21-57408.048-R-3	17-09-129-017-1052	757	2,736	3,493
21-57408.049-R-3	17-09-129-017-1053	757	2,736	3,493
21-57408.050-R-3	17-09-129-017-1054	757	2,736	3,493
21-57408.051-R-3	17-09-129-017-1055	757	2,736	3,493
21-57408.052-R-3	17-09-129-017-1056	757	2,736	3,493
21-57408.053-R-3	17-09-129-017-1057	757	2,736	3,493
21-57408.054-R-3	17-09-129-017-1058	757	2,736	3,493
21-57408.055-R-3	17-09-129-017-1059	757	2,736	3,493
21-57408.056-R-3	17-09-129-017-1060	757	2,736	3,493
21-57408.057-R-3	17-09-129-017-1061	757	2,736	3,493
21-57408.058-R-3	17-09-129-017-1062	757	2,736	3,493
21-57408.059-R-3	17-09-129-017-1063	757	2,736	3,493
21-57408.060-R-3	17-09-129-017-1064	757	2,736	3,493
21-57408.061-R-3	17-09-129-017-1065	757	2,736	3,493
21-57408.062-R-3	17-09-129-017-1066	757	2,736	3,493
21-57408.063-R-3	17-09-129-017-1067	757	2,736	3,493
21-57408.064-R-3	17-09-129-017-1068	757	2,736	3,493
21-57408.065-R-3	17-09-129-017-1069	757	2,736	3,493
21-57408.066-R-3	17-09-129-017-1070	757	2,736	3,493
21-57408.067-R-3	17-09-129-017-1071	757	2,736	3,493

21-57408.068-R-3	17-09-129-017-1072	757	2,736	3,493
21-57408.069-R-3	17-09-129-017-1073	757	2,736	3,493
21-57408.070-R-3	17-09-129-017-1074	757	2,736	3,493
21-57408.071-R-3	17-09-129-017-1075	757	2,736	3,493
21-57408.072-R-3	17-09-129-017-1076	757	2,736	3,493
21-57408.073-R-3	17-09-129-017-1077	757	2,736	3,493
21-57408.074-R-3	17-09-129-017-1078	757	2,736	3,493
21-57408.075-R-3	17-09-129-017-1079	757	2,736	3,493
21-57408.076-R-3	17-09-129-017-1080	757	2,736	3,493
21-57408.077-R-3	17-09-129-017-1081	757	2,736	3,493
21-57408.078-R-3	17-09-129-017-1082	757	2,736	3,493
21-57408.079-R-3	17-09-129-017-1083	757	2,736	3,493
21-57408.080-R-3	17-09-129-017-1084	757	2,736	3,493
21-57408.081-R-3	17-09-129-017-1085	757	2,736	3,493
21-57408.082-R-3	17-09-129-017-1086	757	2,736	3,493
21-57408.083-R-3	17-09-129-017-1087	757	2,736	3,493
21-57408.084-R-3	17-09-129-017-1088	757	2,736	3,493
21-57408.085-R-3	17-09-129-017-1089	757	2,736	3,493
21-57408.086-R-3	17-09-129-017-1091	25,599	92,522	118,121

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: _____

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

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

APPELLANT

420 West Grand Condominium Association, by attorney:
Edwin M. Wittenstein
Worsek & Vihon LLP
180 North LaSalle Street
Suite 3010
Chicago, IL 60601

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602