



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

APPELLANT: Winston Towers Condominium No. 5
DOCKET NO.: 22-25655.001-R-3 through 22-25655.212-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Winston Towers Condominium No. 5, the appellant(s), by attorney Edwin M. Wittenstein, of Worssek & Vihon LLP 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
22-25655.001-R-3	10-36-100-015-1001	3,941	10,120	14,061
22-25655.002-R-3	10-36-100-015-1002	3,149	8,085	11,234
22-25655.003-R-3	10-36-100-015-1003	2,377	6,102	8,479
22-25655.004-R-3	10-36-100-015-1004	2,000	5,134	7,134
22-25655.005-R-3	10-36-100-015-1005	3,149	8,085	11,234
22-25655.006-R-3	10-36-100-015-1006	2,000	5,134	7,134
22-25655.007-R-3	10-36-100-015-1007	3,149	8,085	11,234
22-25655.008-R-3	10-36-100-015-1008	2,258	5,798	8,056
22-25655.009-R-3	10-36-100-015-1009	3,941	10,120	14,061
22-25655.010-R-3	10-36-100-015-1010	3,941	10,120	14,061
22-25655.011-R-3	10-36-100-015-1011	3,968	10,191	14,159
22-25655.012-R-3	10-36-100-015-1012	3,968	10,191	14,159
22-25655.013-R-3	10-36-100-015-1013	2,277	5,848	8,125
22-25655.014-R-3	10-36-100-015-1014	3,172	8,146	11,318
22-25655.015-R-3	10-36-100-015-1015	2,020	5,186	7,206
22-25655.016-R-3	10-36-100-015-1016	3,172	8,146	11,318
22-25655.017-R-3	10-36-100-015-1017	2,020	5,186	7,206
22-25655.018-R-3	10-36-100-015-1018	4,159	10,679	14,838
22-25655.019-R-3	10-36-100-015-1019	1,664	4,271	5,935
22-25655.020-R-3	10-36-100-015-1020	2,020	5,186	7,206

22-25655.021-R-3	10-36-100-015-1021	3,172	8,146	11,318
22-25655.022-R-3	10-36-100-015-1022	2,020	5,186	7,206
22-25655.023-R-3	10-36-100-015-1023	3,172	8,146	11,318
22-25655.024-R-3	10-36-100-015-1024	2,277	5,848	8,125
22-25655.025-R-3	10-36-100-015-1025	3,968	10,191	14,159
22-25655.026-R-3	10-36-100-015-1026	3,968	10,191	14,159
22-25655.027-R-3	10-36-100-015-1027	3,997	10,262	14,259
22-25655.028-R-3	10-36-100-015-1028	3,997	10,262	14,259
22-25655.029-R-3	10-36-100-015-1029	2,297	5,898	8,195
22-25655.030-R-3	10-36-100-015-1030	3,196	8,208	11,404
22-25655.031-R-3	10-36-100-015-1031	2,040	5,238	7,278
22-25655.032-R-3	10-36-100-015-1032	3,196	8,208	11,404
22-25655.033-R-3	10-36-100-015-1033	2,040	5,238	7,278
22-25655.034-R-3	10-36-100-015-1034	4,186	10,751	14,937
22-25655.035-R-3	10-36-100-015-1035	1,676	4,302	5,978
22-25655.036-R-3	10-36-100-015-1036	2,040	5,238	7,278
22-25655.037-R-3	10-36-100-015-1037	3,196	8,208	11,404
22-25655.038-R-3	10-36-100-015-1038	2,040	5,238	7,278
22-25655.039-R-3	10-36-100-015-1039	3,196	8,208	11,404
22-25655.040-R-3	10-36-100-015-1040	2,297	5,898	8,195
22-25655.041-R-3	10-36-100-015-1041	3,997	10,262	14,259
22-25655.042-R-3	10-36-100-015-1042	3,997	10,262	14,259
22-25655.043-R-3	10-36-100-015-1043	4,024	10,333	14,357
22-25655.044-R-3	10-36-100-015-1044	4,024	10,333	14,357
22-25655.045-R-3	10-36-100-015-1045	2,317	5,949	8,266
22-25655.046-R-3	10-36-100-015-1046	3,220	8,268	11,488
22-25655.047-R-3	10-36-100-015-1048	3,220	8,268	11,488
22-25655.048-R-3	10-36-100-015-1049	2,059	5,288	7,347
22-25655.049-R-3	10-36-100-015-1050	4,214	10,821	15,035
22-25655.050-R-3	10-36-100-015-1051	1,687	4,332	6,019
22-25655.051-R-3	10-36-100-015-1052	2,059	5,288	7,347
22-25655.052-R-3	10-36-100-015-1053	3,220	8,268	11,488
22-25655.053-R-3	10-36-100-015-1054	2,059	5,288	7,347
22-25655.054-R-3	10-36-100-015-1055	3,220	8,268	11,488
22-25655.055-R-3	10-36-100-015-1056	2,317	5,949	8,266
22-25655.056-R-3	10-36-100-015-1057	4,024	10,333	14,357
22-25655.057-R-3	10-36-100-015-1058	4,024	10,333	14,357
22-25655.058-R-3	10-36-100-015-1059	4,052	10,404	14,456
22-25655.059-R-3	10-36-100-015-1060	4,052	10,404	14,456
22-25655.060-R-3	10-36-100-015-1061	2,337	6,001	8,338
22-25655.061-R-3	10-36-100-015-1062	3,244	8,330	11,574
22-25655.062-R-3	10-36-100-015-1063	2,080	5,339	7,419
22-25655.063-R-3	10-36-100-015-1064	3,244	8,330	11,574
22-25655.064-R-3	10-36-100-015-1065	2,080	5,339	7,419
22-25655.065-R-3	10-36-100-015-1066	4,242	10,893	15,135
22-25655.066-R-3	10-36-100-015-1067	1,699	4,363	6,062

22-25655.067-R-3	10-36-100-015-1068	2,080	5,339	7,419
22-25655.068-R-3	10-36-100-015-1069	3,244	8,330	11,574
22-25655.069-R-3	10-36-100-015-1070	2,080	5,339	7,419
22-25655.070-R-3	10-36-100-015-1071	3,244	8,330	11,574
22-25655.071-R-3	10-36-100-015-1072	2,337	6,001	8,338
22-25655.072-R-3	10-36-100-015-1073	4,052	10,404	14,456
22-25655.073-R-3	10-36-100-015-1074	4,052	10,404	14,456
22-25655.074-R-3	10-36-100-015-1075	4,080	10,476	14,556
22-25655.075-R-3	10-36-100-015-1076	4,080	10,476	14,556
22-25655.076-R-3	10-36-100-015-1077	2,357	6,051	8,408
22-25655.077-R-3	10-36-100-015-1078	3,268	8,390	11,658
22-25655.078-R-3	10-36-100-015-1079	2,099	5,390	7,489
22-25655.079-R-3	10-36-100-015-1080	3,268	8,390	11,658
22-25655.080-R-3	10-36-100-015-1081	2,099	5,390	7,489
22-25655.081-R-3	10-36-100-015-1082	4,270	10,963	15,233
22-25655.082-R-3	10-36-100-015-1083	1,711	4,394	6,105
22-25655.083-R-3	10-36-100-015-1084	2,099	5,390	7,489
22-25655.084-R-3	10-36-100-015-1085	3,268	8,390	11,658
22-25655.085-R-3	10-36-100-015-1086	2,099	5,390	7,489
22-25655.086-R-3	10-36-100-015-1087	3,268	8,390	11,658
22-25655.087-R-3	10-36-100-015-1088	2,357	6,051	8,408
22-25655.088-R-3	10-36-100-015-1089	4,080	10,476	14,556
22-25655.089-R-3	10-36-100-015-1090	4,080	10,476	14,556
22-25655.090-R-3	10-36-100-015-1091	4,107	10,547	14,654
22-25655.091-R-3	10-36-100-015-1092	4,107	10,547	14,654
22-25655.092-R-3	10-36-100-015-1093	2,377	6,102	8,479
22-25655.093-R-3	10-36-100-015-1094	3,292	8,452	11,744
22-25655.094-R-3	10-36-100-015-1095	2,119	5,441	7,560
22-25655.095-R-3	10-36-100-015-1096	3,292	8,452	11,744
22-25655.096-R-3	10-36-100-015-1097	2,119	5,441	7,560
22-25655.097-R-3	10-36-100-015-1098	4,297	11,034	15,331
22-25655.098-R-3	10-36-100-015-1099	1,723	4,425	6,148
22-25655.099-R-3	10-36-100-015-1100	2,119	5,441	7,560
22-25655.100-R-3	10-36-100-015-1101	3,292	8,452	11,744
22-25655.101-R-3	10-36-100-015-1102	2,119	5,441	7,560
22-25655.102-R-3	10-36-100-015-1103	3,292	8,452	11,744
22-25655.103-R-3	10-36-100-015-1104	2,377	6,102	8,479
22-25655.104-R-3	10-36-100-015-1105	4,107	10,547	14,654
22-25655.105-R-3	10-36-100-015-1106	4,107	10,547	14,654
22-25655.106-R-3	10-36-100-015-1107	4,135	10,617	14,752
22-25655.107-R-3	10-36-100-015-1108	4,135	10,617	14,752
22-25655.108-R-3	10-36-100-015-1109	2,396	6,153	8,549
22-25655.109-R-3	10-36-100-015-1111	2,139	5,491	7,630
22-25655.110-R-3	10-36-100-015-1113	2,139	5,491	7,630
22-25655.111-R-3	10-36-100-015-1114	4,325	11,107	15,432
22-25655.112-R-3	10-36-100-015-1115	1,735	4,454	6,189

22-25655.113-R-3	10-36-100-015-1116	2,139	5,491	7,630
22-25655.114-R-3	10-36-100-015-1118	2,139	5,491	7,630
22-25655.115-R-3	10-36-100-015-1120	2,396	6,153	8,549
22-25655.116-R-3	10-36-100-015-1121	4,135	10,617	14,752
22-25655.117-R-3	10-36-100-015-1122	4,135	10,617	14,752
22-25655.118-R-3	10-36-100-015-1123	4,163	10,690	14,853
22-25655.119-R-3	10-36-100-015-1124	4,163	10,690	14,853
22-25655.120-R-3	10-36-100-015-1125	2,416	6,205	8,621
22-25655.121-R-3	10-36-100-015-1126	3,339	8,575	11,914
22-25655.122-R-3	10-36-100-015-1127	2,159	5,543	7,702
22-25655.123-R-3	10-36-100-015-1128	3,339	8,575	11,914
22-25655.124-R-3	10-36-100-015-1129	2,159	5,543	7,702
22-25655.125-R-3	10-36-100-015-1130	4,353	11,177	15,530
22-25655.126-R-3	10-36-100-015-1131	1,747	4,485	6,232
22-25655.127-R-3	10-36-100-015-1132	2,159	5,543	7,702
22-25655.128-R-3	10-36-100-015-1133	3,339	8,575	11,914
22-25655.129-R-3	10-36-100-015-1134	2,159	5,543	7,702
22-25655.130-R-3	10-36-100-015-1135	3,339	8,575	11,914
22-25655.131-R-3	10-36-100-015-1136	2,416	6,205	8,621
22-25655.132-R-3	10-36-100-015-1137	4,163	10,690	14,853
22-25655.133-R-3	10-36-100-015-1138	4,163	10,690	14,853
22-25655.134-R-3	10-36-100-015-1139	4,191	10,760	14,951
22-25655.135-R-3	10-36-100-015-1140	4,191	10,760	14,951
22-25655.136-R-3	10-36-100-015-1141	2,429	6,237	8,666
22-25655.137-R-3	10-36-100-015-1142	3,363	8,635	11,998
22-25655.138-R-3	10-36-100-015-1143	2,179	5,594	7,773
22-25655.139-R-3	10-36-100-015-1144	3,363	8,635	11,998
22-25655.140-R-3	10-36-100-015-1145	2,179	5,594	7,773
22-25655.141-R-3	10-36-100-015-1146	4,380	11,248	15,628
22-25655.142-R-3	10-36-100-015-1147	1,759	4,516	6,275
22-25655.143-R-3	10-36-100-015-1148	2,179	5,594	7,773
22-25655.144-R-3	10-36-100-015-1149	3,363	8,635	11,998
22-25655.145-R-3	10-36-100-015-1150	2,179	5,594	7,773
22-25655.146-R-3	10-36-100-015-1151	3,363	8,635	11,998
22-25655.147-R-3	10-36-100-015-1152	2,436	6,254	8,690
22-25655.148-R-3	10-36-100-015-1153	4,191	10,760	14,951
22-25655.149-R-3	10-36-100-015-1154	4,191	10,760	14,951
22-25655.150-R-3	10-36-100-015-1155	4,218	10,831	15,049
22-25655.151-R-3	10-36-100-015-1156	4,218	10,831	15,049
22-25655.152-R-3	10-36-100-015-1157	2,456	6,306	8,762
22-25655.153-R-3	10-36-100-015-1158	3,386	8,695	12,081
22-25655.154-R-3	10-36-100-015-1159	2,198	5,645	7,843
22-25655.155-R-3	10-36-100-015-1160	3,386	8,695	12,081
22-25655.156-R-3	10-36-100-015-1161	2,198	5,645	7,843
22-25655.157-R-3	10-36-100-015-1162	4,409	11,320	15,729
22-25655.158-R-3	10-36-100-015-1163	1,770	4,546	6,316

22-25655.159-R-3	10-36-100-015-1164	2,198	5,645	7,843
22-25655.160-R-3	10-36-100-015-1165	3,386	8,695	12,081
22-25655.161-R-3	10-36-100-015-1166	2,198	5,645	7,843
22-25655.162-R-3	10-36-100-015-1167	3,386	8,695	12,081
22-25655.163-R-3	10-36-100-015-1168	2,456	6,306	8,762
22-25655.164-R-3	10-36-100-015-1169	4,218	10,831	15,049
22-25655.165-R-3	10-36-100-015-1171	4,246	10,904	15,150
22-25655.166-R-3	10-36-100-015-1172	4,246	10,904	15,150
22-25655.167-R-3	10-36-100-015-1173	2,475	6,356	8,831
22-25655.168-R-3	10-36-100-015-1174	3,410	8,758	12,168
22-25655.169-R-3	10-36-100-015-1175	2,218	5,697	7,915
22-25655.170-R-3	10-36-100-015-1176	3,410	8,758	12,168
22-25655.171-R-3	10-36-100-015-1177	2,218	5,697	7,915
22-25655.172-R-3	10-36-100-015-1178	4,436	11,391	15,827
22-25655.173-R-3	10-36-100-015-1179	1,782	4,577	6,359
22-25655.174-R-3	10-36-100-015-1180	2,218	5,697	7,915
22-25655.175-R-3	10-36-100-015-1181	3,410	8,758	12,168
22-25655.176-R-3	10-36-100-015-1182	2,218	5,697	7,915
22-25655.177-R-3	10-36-100-015-1183	3,410	8,758	12,168
22-25655.178-R-3	10-36-100-015-1184	2,475	6,356	8,831
22-25655.179-R-3	10-36-100-015-1185	4,246	10,904	15,150
22-25655.180-R-3	10-36-100-015-1186	4,246	10,904	15,150
22-25655.181-R-3	10-36-100-015-1187	3,691	9,479	13,170
22-25655.182-R-3	10-36-100-015-1188	4,274	10,974	15,248
22-25655.183-R-3	10-36-100-015-1189	3,375	8,666	12,041
22-25655.184-R-3	10-36-100-015-1190	3,434	8,817	12,251
22-25655.185-R-3	10-36-100-015-1191	2,238	5,746	7,984
22-25655.186-R-3	10-36-100-015-1192	3,434	8,817	12,251
22-25655.187-R-3	10-36-100-015-1193	2,238	5,746	7,984
22-25655.188-R-3	10-36-100-015-1194	4,464	11,463	15,927
22-25655.189-R-3	10-36-100-015-1195	1,794	4,608	6,402
22-25655.190-R-3	10-36-100-015-1196	2,238	5,746	7,984
22-25655.191-R-3	10-36-100-015-1197	3,434	8,817	12,251
22-25655.192-R-3	10-36-100-015-1198	2,238	5,746	7,984
22-25655.193-R-3	10-36-100-015-1199	3,434	8,817	12,251
22-25655.194-R-3	10-36-100-015-1200	3,375	8,666	12,041
22-25655.195-R-3	10-36-100-015-1201	4,274	10,974	15,248
22-25655.196-R-3	10-36-100-015-1202	3,691	9,479	13,170
22-25655.197-R-3	10-36-100-015-1203	3,715	9,539	13,254
22-25655.198-R-3	10-36-100-015-1204	4,301	11,045	15,346
22-25655.199-R-3	10-36-100-015-1205	3,398	8,726	12,124
22-25655.200-R-3	10-36-100-015-1206	3,458	8,879	12,337
22-25655.201-R-3	10-36-100-015-1207	2,258	5,798	8,056
22-25655.202-R-3	10-36-100-015-1208	3,458	8,879	12,337
22-25655.203-R-3	10-36-100-015-1209	2,258	5,798	8,056
22-25655.204-R-3	10-36-100-015-1210	4,492	11,534	16,026

22-25655.205-R-3	10-36-100-015-1211	1,806	4,637	6,443
22-25655.206-R-3	10-36-100-015-1212	2,258	5,798	8,056
22-25655.207-R-3	10-36-100-015-1213	3,458	8,879	12,337
22-25655.208-R-3	10-36-100-015-1214	2,258	5,798	8,056
22-25655.209-R-3	10-36-100-015-1215	3,458	8,879	12,337
22-25655.210-R-3	10-36-100-015-1216	3,398	8,726	12,124
22-25655.211-R-3	10-36-100-015-1217	4,307	11,058	15,365
22-25655.212-R-3	10-36-100-015-1218	3,221	10,033	13,254

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: _____

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

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