



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

APPELLANT: Asbury Arms, LLC  
DOCKET NO.: 22-29349.001-C-2 through 22-29349.068-C-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Asbury Arms, LLC, the appellant(s), by attorney Daniel Pappano, of Zwelling Law, PLLC in Chicago; and the Cook County Board of Review.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant. The board of review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the appellant is appropriate.

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-29349.001-C-2	10-25-215-030-1001	1,083	10,784	11,867
22-29349.002-C-2	10-25-215-030-1002	1,083	10,784	11,867
22-29349.003-C-2	10-25-215-030-1003	1,083	10,784	11,867
22-29349.004-C-2	10-25-215-030-1004	1,083	10,793	11,876
22-29349.005-C-2	10-25-215-030-1005	929	9,251	10,180
22-29349.006-C-2	10-25-215-030-1006	929	9,251	10,180
22-29349.007-C-2	10-25-215-030-1007	929	9,251	10,180
22-29349.008-C-2	10-25-215-030-1008	884	8,796	9,680
22-29349.009-C-2	10-25-215-030-1009	884	8,796	9,680
22-29349.010-C-2	10-25-215-030-1010	884	8,796	9,680
22-29349.011-C-2	10-25-215-030-1011	884	8,796	9,680
22-29349.012-C-2	10-25-215-030-1012	929	9,251	10,180
22-29349.013-C-2	10-25-215-030-1013	929	9,251	10,180
22-29349.014-C-2	10-25-215-030-1014	929	9,251	10,180
22-29349.015-C-2	10-25-215-030-1015	929	9,251	10,180
22-29349.016-C-2	10-25-215-030-1016	929	9,251	10,180
22-29349.017-C-2	10-25-215-030-1017	929	9,251	10,180
22-29349.018-C-2	10-25-215-030-1018	929	9,251	10,180
22-29349.019-C-2	10-25-215-030-1019	929	9,251	10,180
22-29349.020-C-2	10-25-215-030-1020	929	9,251	10,180
22-29349.021-C-2	10-25-215-030-1021	929	9,251	10,180

22-29349.022-C-2	10-25-215-030-1022	929	9,251	10,180
22-29349.023-C-2	10-25-215-030-1023	929	9,251	10,180
22-29349.024-C-2	10-25-215-030-1024	884	8,796	9,680
22-29349.025-C-2	10-25-215-030-1025	884	8,796	9,680
22-29349.026-C-2	10-25-215-030-1026	884	8,796	9,680
22-29349.027-C-2	10-25-215-030-1027	884	8,796	9,680
22-29349.028-C-2	10-25-215-030-1028	929	9,251	10,180
22-29349.029-C-2	10-25-215-030-1029	929	9,251	10,180
22-29349.030-C-2	10-25-215-030-1030	929	9,251	10,180
22-29349.031-C-2	10-25-215-030-1031	1,083	10,784	11,867
22-29349.032-C-2	10-25-215-030-1032	1,083	10,784	11,867
22-29349.033-C-2	10-25-215-030-1033	1,083	10,784	11,867
22-29349.034-C-2	10-25-215-030-1034	1,083	10,784	11,867
22-29349.035-C-2	10-25-215-030-1035	114	1,136	1,250
22-29349.036-C-2	10-25-215-030-1036	114	1,136	1,250
22-29349.037-C-2	10-25-215-030-1037	114	1,136	1,250
22-29349.038-C-2	10-25-215-030-1038	114	1,136	1,250
22-29349.039-C-2	10-25-215-030-1039	114	1,136	1,250
22-29349.040-C-2	10-25-215-030-1040	114	1,136	1,250
22-29349.041-C-2	10-25-215-030-1041	114	1,136	1,250
22-29349.042-C-2	10-25-215-030-1042	114	1,136	1,250
22-29349.043-C-2	10-25-215-030-1043	114	1,136	1,250
22-29349.044-C-2	10-25-215-030-1044	114	1,136	1,250
22-29349.045-C-2	10-25-215-030-1045	114	1,136	1,250
22-29349.046-C-2	10-25-215-030-1046	114	1,136	1,250
22-29349.047-C-2	10-25-215-030-1047	114	1,136	1,250
22-29349.048-C-2	10-25-215-030-1048	114	1,136	1,250
22-29349.049-C-2	10-25-215-030-1049	114	1,136	1,250
22-29349.050-C-2	10-25-215-030-1050	114	1,136	1,250
22-29349.051-C-2	10-25-215-030-1051	114	1,136	1,250
22-29349.052-C-2	10-25-215-030-1052	57	568	625
22-29349.053-C-2	10-25-215-030-1053	57	568	625
22-29349.054-C-2	10-25-215-030-1054	57	568	625
22-29349.055-C-2	10-25-215-030-1055	57	568	625
22-29349.056-C-2	10-25-215-030-1056	57	568	625
22-29349.057-C-2	10-25-215-030-1057	57	568	625
22-29349.058-C-2	10-25-215-030-1058	57	568	625
22-29349.059-C-2	10-25-215-030-1059	57	568	625
22-29349.060-C-2	10-25-215-030-1060	57	568	625
22-29349.061-C-2	10-25-215-030-1061	57	568	625
22-29349.062-C-2	10-25-215-030-1062	57	568	625
22-29349.063-C-2	10-25-215-030-1063	57	568	625
22-29349.064-C-2	10-25-215-030-1064	57	568	625
22-29349.065-C-2	10-25-215-030-1065	57	568	625
22-29349.066-C-2	10-25-215-030-1066	57	568	625
22-29349.067-C-2	10-25-215-030-1067	57	568	625

Docket No: 22-29349.001-C-2 through 22-29349.068-C-2

22-29349.068-C-2	10-25-215-030-1068	57	568	625
------------------	--------------------	----	-----	-----

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: \_\_\_\_\_

December 23, 2025



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

Asbury Arms, LLC, by attorney:  
Daniel Pappano  
Zwelling Law, PLLC  
181 West Madison Street  
Suite 4700  
Chicago, IL 60602

COUNTY

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