



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

APPELLANT: Gregory Adedeji
DOCKET NO.: 22-48220.001-R-1
PARCEL NO.: 10-17-214-058-0000

The parties of record before the Property Tax Appeal Board are Gregory Adedeji, the appellant, by Andreas Mamalakis, attorney-at-law of the Law Offices of Andreas Mamalakis in Kenosha, Wisconsin, and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$5,864
IMPR.: \$27,537
TOTAL: \$33,401

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.¹

Findings of Fact

The subject property is improved with a multi-level dwelling of frame and masonry exterior construction with 1,279 square feet of living area. The dwelling is approximately 58 years old. Features of the property include a partial basement with a formal recreation room, central air conditioning, one fireplace, 1½ bathrooms, and a 1.5-car garage. The property has a 4,511 square foot site located in Morton Grove, Niles Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity

¹ The appellant's counsel originally requested a hearing before the Property Tax Appeal Board but subsequently withdrew the request for a hearing.

comparables consisting of class 2-34 properties improved with multi-level dwellings of frame and masonry exterior construction that range in size 1,281 to 1,519 square feet of living area. The homes range in age from 61 to 67 years old. Each property has a partial basement, central air conditioning, one or two fireplaces, 1½ or 2½ bathrooms, and a 2-car garage. The comparables have the same assessment neighborhood code as the subject property and are located from .25 to .72 of a mile from the subject property. Their improvement assessments range from \$22,220 to \$25,050 or from \$15.85 to \$18.46 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$21,641.

The appellant submitted a copy of the final decision issued by the board of review disclosing a final total assessment for the subject property of \$33,401. The subject has an improvement assessment of \$27,537 or \$21.53 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" and information on four equity comparables in support of its contention of the correct assessment of the subject property. The comparables are composed of class 2-34 properties improved with multi-level dwellings of masonry or frame and masonry exterior construction that range in size from 1,185 to 1,298 square feet of living area. The dwellings are from 54 to 67 years old. Each property has a partial basement with a formal recreation room, and 1, 1½ or 2 bathrooms. Three comparables have central air conditioning and two comparables have a 1-car or 1.5-car garage. Comparable #3 is described as having other improvements but no further descriptive information was provided. The comparables have the same assessment neighborhood code as the subject property and are located in the same block as the subject. Comparable #3 is located along the same street as the subject property. The improvement assessments ranged from \$26,834 to \$31,398 or from \$21.88 to \$24.55 per square foot of living area. The board of review contends the building assessed value per square foot for the comparables are the same or higher than the subject which supports the assessed value as equitable.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparables #1, #2 and #3 due to differences from the subject in dwelling size. The comparables most similar to the subject dwelling in size include appellant's comparables #4 and #5 as well as the board of review comparables with homes that range in size from 1,185 to 1,314 square feet of living area. The comparables have varying degrees of similarity to the subject in features that would require adjustments to make them more equivalent to the subject dwelling. These comparables have improvement assessments that range from

\$22,220 to \$31,398 or from \$17.35 to \$24.55 per square foot of living area. Based on the property index numbers, the board of review comparables are more similar to the subject in location than are the two best comparables in terms of size that were submitted by the appellant. The board of review comparables have improvement assessments that range from \$26,834 to \$31,398 or from \$21.88 to \$24.55 per square foot of living area. The subject's improvement assessment of \$27,537 or \$21.53 per square foot of living area falls within the range established by the best comparables in this record in terms of dwelling size and is below the range of the best comparables in the record in terms of location. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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

Gregory Adedeji, by attorney:
Andreas Mamalakis
Law Offices of Andreas Mamalakis
4844 89th Place
Kenosha, WI 53142

COUNTY

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