



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

APPELLANT: 21 E. Chestnut Realty
DOCKET NO.: 22-55546.001-C-3 through 22-55546.163-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 21 E. Chestnut Realty, the appellant(s), by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. 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
22-55546.001-C-3	17-03-223-023-1001	1,474	19005	20479
22-55546.002-C-3	17-03-223-023-1002	1,474	19005	20479
22-55546.003-C-3	17-03-223-023-1003	718	9113	9831
22-55546.004-C-3	17-03-223-023-1004	718	9113	9831
22-55546.005-C-3	17-03-223-023-1005	718	9113	9831
22-55546.006-C-3	17-03-223-023-1006	718	9113	9831
22-55546.007-C-3	17-03-223-023-1007	1,474	19005	20479
22-55546.008-C-3	17-03-223-023-1008	1	402	403
22-55546.009-C-3	17-03-223-023-1009	2,193	28926	31119
22-55546.010-C-3	17-03-223-023-1010	1,474	19005	20479
22-55546.011-C-3	17-03-223-023-1011	718	9113	9831
22-55546.012-C-3	17-03-223-023-1012	718	9113	9831
22-55546.013-C-3	17-03-223-023-1013	718	9113	9831
22-55546.014-C-3	17-03-223-023-1014	1,474	19005	20479
22-55546.015-C-3	17-03-223-023-1015	1,474	19005	20479
22-55546.016-C-3	17-03-223-023-1016	1,474	19005	20479
22-55546.017-C-3	17-03-223-023-1017	1,474	19005	20479
22-55546.018-C-3	17-03-223-023-1018	718	9113	9831
22-55546.019-C-3	17-03-223-023-1019	718	9113	9831
22-55546.020-C-3	17-03-223-023-1020	718	9113	9831
22-55546.021-C-3	17-03-223-023-1021	718	9113	9831

22-55546.022-C-3	17-03-223-023-1022	1,474	19005	20479
22-55546.023-C-3	17-03-223-023-1023	1,474	19005	20479
22-55546.024-C-3	17-03-223-023-1024	1,508	19785	21293
22-55546.025-C-3	17-03-223-023-1025	1,508	19785	21293
22-55546.026-C-3	17-03-223-023-1026	753	9893	10646
22-55546.027-C-3	17-03-223-023-1027	753	9893	10646
22-55546.028-C-3	17-03-223-023-1028	753	9893	10646
22-55546.029-C-3	17-03-223-023-1029	753	9893	10646
22-55546.030-C-3	17-03-223-023-1030	1,508	19785	21293
22-55546.031-C-3	17-03-223-023-1031	1,508	19785	21293
22-55546.032-C-3	17-03-223-023-1032	1,508	19785	21293
22-55546.033-C-3	17-03-223-023-1033	1,508	19785	21293
22-55546.034-C-3	17-03-223-023-1034	753	9893	10646
22-55546.035-C-3	17-03-223-023-1035	753	9893	10646
22-55546.036-C-3	17-03-223-023-1036	753	9893	10646
22-55546.037-C-3	17-03-223-023-1037	753	9893	10646
22-55546.038-C-3	17-03-223-023-1038	1,508	19785	21293
22-55546.039-C-3	17-03-223-023-1039	1,508	19785	21293
22-55546.040-C-3	17-03-223-023-1040	1,508	19785	21293
22-55546.041-C-3	17-03-223-023-1041	1,508	19785	21293
22-55546.042-C-3	17-03-223-023-1042	753	9893	10646
22-55546.043-C-3	17-03-223-023-1043	753	9893	10646
22-55546.044-C-3	17-03-223-023-1044	753	9893	10646
22-55546.045-C-3	17-03-223-023-1045	753	9893	10646
22-55546.046-C-3	17-03-223-023-1046	1,508	19785	21293
22-55546.047-C-3	17-03-223-023-1047	1,508	19785	21293
22-55546.048-C-3	17-03-223-023-1048	1,545	20562	22107
22-55546.049-C-3	17-03-223-023-1049	1,545	20562	22107
22-55546.050-C-3	17-03-223-023-1050	788	9864	10652
22-55546.051-C-3	17-03-223-023-1051	788	9864	10652
22-55546.052-C-3	17-03-223-023-1052	788	9864	10652
22-55546.053-C-3	17-03-223-023-1053	788	9864	10652
22-55546.054-C-3	17-03-223-023-1054	1,545	20562	22107
22-55546.055-C-3	17-03-223-023-1055	1,545	20562	22107
22-55546.056-C-3	17-03-223-023-1056	1,545	20562	22107
22-55546.057-C-3	17-03-223-023-1057	1,545	20562	22107
22-55546.058-C-3	17-03-223-023-1058	788	9864	10652
22-55546.059-C-3	17-03-223-023-1059	788	9864	10652
22-55546.060-C-3	17-03-223-023-1060	788	9864	10652
22-55546.061-C-3	17-03-223-023-1061	788	9864	10652
22-55546.062-C-3	17-03-223-023-1062	1,545	20562	22107
22-55546.063-C-3	17-03-223-023-1063	1,545	20562	22107
22-55546.064-C-3	17-03-223-023-1064	1,545	20562	22107
22-55546.065-C-3	17-03-223-023-1065	1,545	20562	22107
22-55546.066-C-3	17-03-223-023-1066	788	9864	10652
22-55546.067-C-3	17-03-223-023-1067	788	9864	10652

22-55546.068-C-3	17-03-223-023-1068	788	9864	10652
22-55546.069-C-3	17-03-223-023-1069	788	9864	10652
22-55546.070-C-3	17-03-223-023-1070	1,545	20562	22107
22-55546.071-C-3	17-03-223-023-1071	1,545	20562	22107
22-55546.072-C-3	17-03-223-023-1072	1,580	20535	22115
22-55546.073-C-3	17-03-223-023-1073	1,580	20535	22115
22-55546.074-C-3	17-03-223-023-1074	837	10633	11470
22-55546.075-C-3	17-03-223-023-1075	837	10633	11470
22-55546.076-C-3	17-03-223-023-1076	837	10633	11470
22-55546.077-C-3	17-03-223-023-1077	837	10633	11470
22-55546.078-C-3	17-03-223-023-1078	1,580	20535	22115
22-55546.079-C-3	17-03-223-023-1079	1,580	20535	22115
22-55546.080-C-3	17-03-223-023-1080	1,580	20535	22115
22-55546.081-C-3	17-03-223-023-1081	1,580	20535	22115
22-55546.082-C-3	17-03-223-023-1082	837	10633	11470
22-55546.083-C-3	17-03-223-023-1083	837	10633	11470
22-55546.084-C-3	17-03-223-023-1084	837	10633	11470
22-55546.085-C-3	17-03-223-023-1085	837	10633	11470
22-55546.086-C-3	17-03-223-023-1086	1,580	20535	22115
22-55546.087-C-3	17-03-223-023-1087	1,580	20535	22115
22-55546.088-C-3	17-03-223-023-1088	1,580	20535	22115
22-55546.089-C-3	17-03-223-023-1089	1,580	20535	22115
22-55546.090-C-3	17-03-223-023-1090	837	10633	11470
22-55546.091-C-3	17-03-223-023-1091	837	10633	11470
22-55546.092-C-3	17-03-223-023-1092	837	10633	11470
22-55546.093-C-3	17-03-223-023-1093	837	10633	11470
22-55546.094-C-3	17-03-223-023-1094	1,580	20535	22115
22-55546.095-C-3	17-03-223-023-1095	1,580	20535	22115
22-55546.096-C-3	17-03-223-023-1097	1,627	21304	22931
22-55546.097-C-3	17-03-223-023-1098	859	11423	12282
22-55546.098-C-3	17-03-223-023-1099	859	11423	12282
22-55546.099-C-3	17-03-223-023-1100	859	11423	12282
22-55546.100-C-3	17-03-223-023-1101	1,627	21304	22931
22-55546.101-C-3	17-03-223-023-1102	1,627	21304	22931
22-55546.102-C-3	17-03-223-023-1103	1,627	21304	22931
22-55546.103-C-3	17-03-223-023-1104	1,627	21304	22931
22-55546.104-C-3	17-03-223-023-1105	859	11423	12282
22-55546.105-C-3	17-03-223-023-1106	859	11423	12282
22-55546.106-C-3	17-03-223-023-1107	859	11423	12282
22-55546.107-C-3	17-03-223-023-1108	859	11423	12282
22-55546.108-C-3	17-03-223-023-1109	1,627	21304	22931
22-55546.109-C-3	17-03-223-023-1110	1,627	21304	22931
22-55546.110-C-3	17-03-223-023-1111	2,489	32726	35215
22-55546.111-C-3	17-03-223-023-1112	1,627	21304	22931
22-55546.112-C-3	17-03-223-023-1113	859	11423	12282
22-55546.113-C-3	17-03-223-023-1114	859	11423	12282

22-55546.114-C-3	17-03-223-023-1116	1,627	21304	22931
22-55546.115-C-3	17-03-223-023-1117	1,698	22055	23753
22-55546.116-C-3	17-03-223-023-1118	1,698	22055	23753
22-55546.117-C-3	17-03-223-023-1119	896	11393	12289
22-55546.118-C-3	17-03-223-023-1120	896	11393	12289
22-55546.119-C-3	17-03-223-023-1121	896	11393	12289
22-55546.120-C-3	17-03-223-023-1122	896	11393	12289
22-55546.121-C-3	17-03-223-023-1123	1,698	22055	23753
22-55546.122-C-3	17-03-223-023-1124	1,698	22055	23753
22-55546.123-C-3	17-03-223-023-1125	2,595	34256	36851
22-55546.124-C-3	17-03-223-023-1126	1,698	22055	23753
22-55546.125-C-3	17-03-223-023-1127	896	11393	12289
22-55546.126-C-3	17-03-223-023-1128	896	11393	12289
22-55546.127-C-3	17-03-223-023-1129	896	11393	12289
22-55546.128-C-3	17-03-223-023-1130	1,698	22055	23753
22-55546.129-C-3	17-03-223-023-1131	1,698	22055	23753
22-55546.130-C-3	17-03-223-023-1132	1,698	22055	23753
22-55546.131-C-3	17-03-223-023-1133	1,698	22055	23753
22-55546.132-C-3	17-03-223-023-1134	896	11393	12289
22-55546.133-C-3	17-03-223-023-1135	896	11393	12289
22-55546.134-C-3	17-03-223-023-1136	896	11393	12289
22-55546.135-C-3	17-03-223-023-1137	896	11393	12289
22-55546.136-C-3	17-03-223-023-1138	1,698	22055	23753
22-55546.137-C-3	17-03-223-023-1139	1,698	22055	23753
22-55546.138-C-3	17-03-223-023-1140	2,679	35803	38482
22-55546.139-C-3	17-03-223-023-1141	1,745	22824	24569
22-55546.140-C-3	17-03-223-023-1142	931	12173	13104
22-55546.141-C-3	17-03-223-023-1143	931	12173	13104
22-55546.142-C-3	17-03-223-023-1144	931	12173	13104
22-55546.143-C-3	17-03-223-023-1145	1,745	22824	24569
22-55546.144-C-3	17-03-223-023-1146	1,745	22824	24569
22-55546.145-C-3	17-03-223-023-1147	1,745	22824	24569
22-55546.146-C-3	17-03-223-023-1148	1,745	22824	24569
22-55546.147-C-3	17-03-223-023-1149	931	12173	13104
22-55546.148-C-3	17-03-223-023-1150	931	12173	13104
22-55546.149-C-3	17-03-223-023-1151	931	12173	13104
22-55546.150-C-3	17-03-223-023-1152	931	12173	13104
22-55546.151-C-3	17-03-223-023-1153	1,745	22824	24569
22-55546.152-C-3	17-03-223-023-1154	1,745	22824	24569
22-55546.153-C-3	17-03-223-023-1155	2,824	37302	40126
22-55546.154-C-3	17-03-223-023-1156	1,821	23571	25392
22-55546.155-C-3	17-03-223-023-1157	1,002	12923	13925
22-55546.156-C-3	17-03-223-023-1158	1,002	12923	13925
22-55546.157-C-3	17-03-223-023-1159	1,002	12923	13925
22-55546.158-C-3	17-03-223-023-1160	1,821	23571	25392
22-55546.159-C-3	17-03-223-023-1161	1,821	23571	25392

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22-55546.160-C-3	17-03-223-023-1162	1,629	21303	22932
22-55546.161-C-3	17-03-223-023-1163	859	11423	12282
22-55546.162-C-3	17-03-223-023-1164	1,627	21304	22931
22-55546.163-C-3	17-03-223-023-1165	861	11430	12291

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

AGENCY

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Property Tax Appeal Board
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Springfield, IL 62706-4001

APPELLANT

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