



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

APPELLANT: Association 840 N. Lake Shore Dr. Condominium  
DOCKET NO.: 22-55947.001-R-3 through 22-55947.201-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Association 840 N. Lake Shore Dr. Condominium, the appellant(s), by attorney Christopher M. Caira, of KBC Law Group 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
22-55947.001-R-3	17-03-228-033-4001	15,307	198,400	\$213,707
22-55947.002-R-3	17-03-228-033-4002	15,554	201,543	\$217,097
22-55947.003-R-3	17-03-228-033-4005	15,638	202,627	\$218,265
22-55947.004-R-3	17-03-228-033-4008	15,722	203,711	\$219,433
22-55947.005-R-3	17-03-228-033-4009	9,910	128,402	\$138,312
22-55947.006-R-3	17-03-228-033-4010	11,582	150,076	\$161,658
22-55947.007-R-3	17-03-228-033-4011	15,806	204,795	\$220,601
22-55947.008-R-3	17-03-228-033-4012	9,931	128,673	\$138,604
22-55947.009-R-3	17-03-228-033-4013	11,613	150,468	\$162,081
22-55947.010-R-3	17-03-228-033-4014	15,889	205,880	\$221,769
22-55947.011-R-3	17-03-228-033-4015	9,952	128,944	\$138,896
22-55947.012-R-3	17-03-228-033-4016	11,642	150,844	\$162,486
22-55947.013-R-3	17-03-228-033-4017	15,973	206,964	\$222,937
22-55947.014-R-3	17-03-228-033-4018	9,972	129,216	\$139,188
22-55947.015-R-3	17-03-228-033-4019	11,671	151,221	\$162,892
22-55947.016-R-3	17-03-228-033-4020	16,057	208,049	\$224,106
22-55947.017-R-3	17-03-228-033-4021	9,993	129,487	\$139,480
22-55947.018-R-3	17-03-228-033-4022	11,700	151,597	\$163,297
22-55947.019-R-3	17-03-228-033-4023	16,140	209,133	\$225,273
22-55947.020-R-3	17-03-228-033-4024	10,014	129,758	\$139,772
22-55947.021-R-3	17-03-228-033-4025	11,729	151,974	\$163,703

22-55947.022-R-3	17-03-228-033-4026	16,224	210,218	\$226,442
22-55947.023-R-3	17-03-228-033-4027	10,035	130,029	\$140,064
22-55947.024-R-3	17-03-228-033-4028	11,759	152,366	\$164,125
22-55947.025-R-3	17-03-228-033-4029	17,986	233,052	\$251,038
22-55947.026-R-3	17-03-228-033-4030	8,475	109,816	\$118,291
22-55947.027-R-3	17-03-228-033-4031	11,788	152,743	\$164,531
22-55947.028-R-3	17-03-228-033-4032	18,070	234,136	\$252,206
22-55947.029-R-3	17-03-228-033-4033	8,496	110,087	\$118,583
22-55947.030-R-3	17-03-228-033-4034	11,817	153,118	\$164,935
22-55947.031-R-3	17-03-228-033-4035	18,154	235,221	\$253,375
22-55947.032-R-3	17-03-228-033-4036	8,517	110,358	\$118,875
22-55947.033-R-3	17-03-228-033-4037	11,846	153,495	\$165,341
22-55947.034-R-3	17-03-228-033-4038	26,775	346,934	\$373,709
22-55947.035-R-3	17-03-228-033-4039	11,877	153,887	\$165,764
22-55947.036-R-3	17-03-228-033-4040	18,237	236,305	\$254,542
22-55947.037-R-3	17-03-228-033-4041	8,559	110,901	\$119,460
22-55947.038-R-3	17-03-228-033-4042	11,906	154,264	\$166,170
22-55947.039-R-3	17-03-228-033-4043	18,321	237,390	\$255,711
22-55947.040-R-3	17-03-228-033-4044	8,580	111,172	\$119,752
22-55947.041-R-3	17-03-228-033-4045	11,935	154,640	\$166,575
22-55947.042-R-3	17-03-228-033-4046	18,405	238,474	\$256,879
22-55947.043-R-3	17-03-228-033-4047	8,601	111,442	\$120,043
22-55947.044-R-3	17-03-228-033-4048	11,964	155,016	\$166,980
22-55947.045-R-3	17-03-228-033-4049	18,340	237,631	\$255,971
22-55947.046-R-3	17-03-228-033-4050	8,511	110,283	\$118,794
22-55947.047-R-3	17-03-228-033-4051	12,329	159,746	\$172,075
22-55947.048-R-3	17-03-228-033-4052	18,507	239,800	\$258,307
22-55947.049-R-3	17-03-228-033-4053	8,532	110,554	\$119,086
22-55947.050-R-3	17-03-228-033-4054	12,350	160,017	\$172,367
22-55947.051-R-3	17-03-228-033-4055	16,758	217,132	\$233,890
22-55947.052-R-3	17-03-228-033-4056	11,899	154,173	\$166,072
22-55947.053-R-3	17-03-228-033-4057	11,137	144,308	\$155,445
22-55947.054-R-3	17-03-228-033-4058	16,841	218,216	\$235,057
22-55947.055-R-3	17-03-228-033-4059	11,940	154,716	\$166,656
22-55947.056-R-3	17-03-228-033-4060	11,158	144,578	\$155,736
22-55947.057-R-3	17-03-228-033-4061	16,884	218,774	\$235,658
22-55947.058-R-3	17-03-228-033-4062	11,982	155,257	\$167,239
22-55947.059-R-3	17-03-228-033-4063	11,179	144,849	\$156,028
22-55947.060-R-3	17-03-228-033-4067	16,942	219,526	\$236,468
22-55947.061-R-3	17-03-228-033-4068	12,067	156,357	\$168,424
22-55947.062-R-3	17-03-228-033-4069	11,221	145,392	\$156,613
22-55947.063-R-3	17-03-228-033-4070	27,060	350,624	\$377,684
22-55947.064-R-3	17-03-228-033-4071	17,520	227,012	\$244,532
22-55947.065-R-3	17-03-228-033-4073	1,316	5,924	\$7,240
22-55947.066-R-3	17-03-228-033-4074	1,316	5,924	\$7,240
22-55947.067-R-3	17-03-228-033-4075	1,316	5,924	\$7,240

22-55947.068-R-3	17-03-228-033-4076	1,316	5,924	\$7,240
22-55947.069-R-3	17-03-228-033-4077	1,316	5,924	\$7,240
22-55947.070-R-3	17-03-228-033-4078	1,316	5,924	\$7,240
22-55947.071-R-3	17-03-228-033-4079	1,316	5,924	\$7,240
22-55947.072-R-3	17-03-228-033-4080	1,316	5,924	\$7,240
22-55947.073-R-3	17-03-228-033-4081	1,316	5,924	\$7,240
22-55947.074-R-3	17-03-228-033-4082	1,316	5,924	\$7,240
22-55947.075-R-3	17-03-228-033-4083	1,316	5,924	\$7,240
22-55947.076-R-3	17-03-228-033-4084	1,316	5,924	\$7,240
22-55947.077-R-3	17-03-228-033-4085	1,316	5,924	\$7,240
22-55947.078-R-3	17-03-228-033-4086	1,316	5,924	\$7,240
22-55947.079-R-3	17-03-228-033-4087	1,316	5,924	\$7,240
22-55947.080-R-3	17-03-228-033-4088	1,316	5,924	\$7,240
22-55947.081-R-3	17-03-228-033-4089	1,316	5,924	\$7,240
22-55947.082-R-3	17-03-228-033-4090	1,316	5,924	\$7,240
22-55947.083-R-3	17-03-228-033-4091	2,470	11,106	\$13,576
22-55947.084-R-3	17-03-228-033-4092	2,470	11,106	\$13,576
22-55947.085-R-3	17-03-228-033-4093	1,316	5,924	\$7,240
22-55947.086-R-3	17-03-228-033-4094	1,316	5,924	\$7,240
22-55947.087-R-3	17-03-228-033-4095	1,316	5,924	\$7,240
22-55947.088-R-3	17-03-228-033-4096	1,316	5,924	\$7,240
22-55947.089-R-3	17-03-228-033-4097	1,316	5,924	\$7,240
22-55947.090-R-3	17-03-228-033-4098	1,316	5,924	\$7,240
22-55947.091-R-3	17-03-228-033-4099	1,316	5,924	\$7,240
22-55947.092-R-3	17-03-228-033-4100	1,316	5,924	\$7,240
22-55947.093-R-3	17-03-228-033-4101	1,316	5,924	\$7,240
22-55947.094-R-3	17-03-228-033-4102	1,316	5,924	\$7,240
22-55947.095-R-3	17-03-228-033-4103	1,316	5,924	\$7,240
22-55947.096-R-3	17-03-228-033-4104	1,316	5,924	\$7,240
22-55947.097-R-3	17-03-228-033-4105	1,316	5,924	\$7,240
22-55947.098-R-3	17-03-228-033-4106	1,316	5,924	\$7,240
22-55947.099-R-3	17-03-228-033-4107	1,316	5,924	\$7,240
22-55947.100-R-3	17-03-228-033-4108	1,316	5,924	\$7,240
22-55947.101-R-3	17-03-228-033-4109	1,316	5,924	\$7,240
22-55947.102-R-3	17-03-228-033-4110	1,316	5,924	\$7,240
22-55947.103-R-3	17-03-228-033-4111	1,316	5,924	\$7,240
22-55947.104-R-3	17-03-228-033-4112	1,316	5,924	\$7,240
22-55947.105-R-3	17-03-228-033-4113	1,316	5,924	\$7,240
22-55947.106-R-3	17-03-228-033-4114	1,316	5,924	\$7,240
22-55947.107-R-3	17-03-228-033-4115	1,316	5,924	\$7,240
22-55947.108-R-3	17-03-228-033-4116	1,316	5,924	\$7,240
22-55947.109-R-3	17-03-228-033-4117	1,316	5,924	\$7,240
22-55947.110-R-3	17-03-228-033-4118	1,316	5,924	\$7,240
22-55947.111-R-3	17-03-228-033-4119	1,316	5,924	\$7,240
22-55947.112-R-3	17-03-228-033-4120	1,316	5,924	\$7,240
22-55947.113-R-3	17-03-228-033-4121	1,316	5,924	\$7,240

22-55947.114-R-3	17-03-228-033-4122	1,316	5,924	\$7,240
22-55947.115-R-3	17-03-228-033-4123	1,316	5,924	\$7,240
22-55947.116-R-3	17-03-228-033-4124	1,316	5,924	\$7,240
22-55947.117-R-3	17-03-228-033-4125	1,316	5,924	\$7,240
22-55947.118-R-3	17-03-228-033-4126	1,316	5,924	\$7,240
22-55947.119-R-3	17-03-228-033-4127	1,316	5,924	\$7,240
22-55947.120-R-3	17-03-228-033-4128	1,316	5,924	\$7,240
22-55947.121-R-3	17-03-228-033-4129	1,316	5,924	\$7,240
22-55947.122-R-3	17-03-228-033-4130	1,316	5,924	\$7,240
22-55947.123-R-3	17-03-228-033-4131	1,316	5,924	\$7,240
22-55947.124-R-3	17-03-228-033-4132	1,316	5,924	\$7,240
22-55947.125-R-3	17-03-228-033-4133	1,316	5,924	\$7,240
22-55947.126-R-3	17-03-228-033-4134	1,316	5,924	\$7,240
22-55947.127-R-3	17-03-228-033-4135	1,316	5,924	\$7,240
22-55947.128-R-3	17-03-228-033-4136	1,316	5,924	\$7,240
22-55947.129-R-3	17-03-228-033-4137	1,316	5,924	\$7,240
22-55947.130-R-3	17-03-228-033-4138	1,316	5,924	\$7,240
22-55947.131-R-3	17-03-228-033-4139	1,316	5,924	\$7,240
22-55947.132-R-3	17-03-228-033-4140	1,316	5,924	\$7,240
22-55947.133-R-3	17-03-228-033-4141	1,316	5,924	\$7,240
22-55947.134-R-3	17-03-228-033-4142	1,316	5,924	\$7,240
22-55947.135-R-3	17-03-228-033-4143	1,316	5,924	\$7,240
22-55947.136-R-3	17-03-228-033-4144	1,316	5,924	\$7,240
22-55947.137-R-3	17-03-228-033-4145	1,316	5,924	\$7,240
22-55947.138-R-3	17-03-228-033-4146	1,316	5,924	\$7,240
22-55947.139-R-3	17-03-228-033-4147	1,316	5,924	\$7,240
22-55947.140-R-3	17-03-228-033-4148	1,316	5,924	\$7,240
22-55947.141-R-3	17-03-228-033-4149	1,316	5,924	\$7,240
22-55947.142-R-3	17-03-228-033-4150	1,316	5,924	\$7,240
22-55947.143-R-3	17-03-228-033-4151	1,316	5,924	\$7,240
22-55947.144-R-3	17-03-228-033-4152	1,316	5,924	\$7,240
22-55947.145-R-3	17-03-228-033-4153	1,316	5,924	\$7,240
22-55947.146-R-3	17-03-228-033-4154	1,316	5,924	\$7,240
22-55947.147-R-3	17-03-228-033-4155	2,470	11,106	\$13,576
22-55947.148-R-3	17-03-228-033-4156	2,470	11,106	\$13,576
22-55947.149-R-3	17-03-228-033-4157	1,316	5,924	\$7,240
22-55947.150-R-3	17-03-228-033-4158	1,316	5,924	\$7,240
22-55947.151-R-3	17-03-228-033-4159	1,316	5,924	\$7,240
22-55947.152-R-3	17-03-228-033-4160	1,316	5,924	\$7,240
22-55947.153-R-3	17-03-228-033-4161	1,316	5,924	\$7,240
22-55947.154-R-3	17-03-228-033-4162	1,316	5,924	\$7,240
22-55947.155-R-3	17-03-228-033-4163	1,316	5,924	\$7,240
22-55947.156-R-3	17-03-228-033-4164	1,316	5,924	\$7,240
22-55947.157-R-3	17-03-228-033-4165	1,316	5,924	\$7,240
22-55947.158-R-3	17-03-228-033-4166	1,316	5,924	\$7,240
22-55947.159-R-3	17-03-228-033-4167	1,316	5,924	\$7,240

22-55947.160-R-3	17-03-228-033-4168	1,316	5,924	\$7,240
22-55947.161-R-3	17-03-228-033-4169	1,316	5,924	\$7,240
22-55947.162-R-3	17-03-228-033-4170	1,316	5,924	\$7,240
22-55947.163-R-3	17-03-228-033-4171	1,316	5,924	\$7,240
22-55947.164-R-3	17-03-228-033-4172	1,316	5,924	\$7,240
22-55947.165-R-3	17-03-228-033-4173	1,316	5,924	\$7,240
22-55947.166-R-3	17-03-228-033-4174	1,316	5,924	\$7,240
22-55947.167-R-3	17-03-228-033-4175	1,316	5,924	\$7,240
22-55947.168-R-3	17-03-228-033-4176	1,316	5,924	\$7,240
22-55947.169-R-3	17-03-228-033-4177	1,316	5,924	\$7,240
22-55947.170-R-3	17-03-228-033-4178	1,316	5,924	\$7,240
22-55947.171-R-3	17-03-228-033-4179	1,316	5,924	\$7,240
22-55947.172-R-3	17-03-228-033-4180	1,316	5,924	\$7,240
22-55947.173-R-3	17-03-228-033-4181	1,316	5,924	\$7,240
22-55947.174-R-3	17-03-228-033-4182	1,316	5,924	\$7,240
22-55947.175-R-3	17-03-228-033-4183	1,316	5,924	\$7,240
22-55947.176-R-3	17-03-228-033-4184	1,316	5,924	\$7,240
22-55947.177-R-3	17-03-228-033-4185	1,316	5,924	\$7,240
22-55947.178-R-3	17-03-228-033-4186	1,316	5,924	\$7,240
22-55947.179-R-3	17-03-228-033-4187	1,316	5,924	\$7,240
22-55947.180-R-3	17-03-228-033-4188	1,316	5,924	\$7,240
22-55947.181-R-3	17-03-228-033-4189	1,316	5,924	\$7,240
22-55947.182-R-3	17-03-228-033-4190	1,316	5,924	\$7,240
22-55947.183-R-3	17-03-228-033-4191	1,316	5,924	\$7,240
22-55947.184-R-3	17-03-228-033-4192	1,316	5,924	\$7,240
22-55947.185-R-3	17-03-228-033-4193	1,316	5,924	\$7,240
22-55947.186-R-3	17-03-228-033-4194	1,316	5,924	\$7,240
22-55947.187-R-3	17-03-228-033-4195	1,316	5,924	\$7,240
22-55947.188-R-3	17-03-228-033-4196	1,316	5,924	\$7,240
22-55947.189-R-3	17-03-228-033-4197	1,316	5,924	\$7,240
22-55947.190-R-3	17-03-228-033-4198	1,316	5,924	\$7,240
22-55947.191-R-3	17-03-228-033-4199	1,316	5,924	\$7,240
22-55947.192-R-3	17-03-228-033-4200	1,316	5,924	\$7,240
22-55947.193-R-3	17-03-228-033-4201	1,316	5,924	\$7,240
22-55947.194-R-3	17-03-228-033-4202	7,905	102,421	\$110,326
22-55947.195-R-3	17-03-228-033-4203	12,881	166,901	\$179,782
22-55947.196-R-3	17-03-228-033-4204	7,925	102,692	\$110,617
22-55947.197-R-3	17-03-228-033-4205	12,910	167,277	\$180,187
22-55947.198-R-3	17-03-228-033-4207	12,768	165,439	\$178,207
22-55947.199-R-3	17-03-228-033-4208	43,038	557,650	\$600,688
22-55947.200-R-3	17-03-228-033-4209	18,677	241,999	\$260,676
22-55947.201-R-3	17-03-228-033-4210	8,681	112,482	\$121,163

Subject only to the State multiplier as applicable.

(Continued on Next Page)

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: \_\_\_\_\_

November 25, 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

Association 840 N. Lake Shore Dr. Condominium , by attorney:  
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