



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

APPELLANT: Parkside of Old Town Midrise Condo Assn
DOCKET NO.: 22-56784.001-R-3 through 22-56784.153-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Parkside of Old Town Midrise Condo Assn, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Chicago BOE 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
22-56784.001-R-3	17-04-307-054-4001	4,701	39,078	\$43,779
22-56784.002-R-3	17-04-307-054-4006	4,878	40,554	\$45,432
22-56784.003-R-3	17-04-307-054-4007	3,852	32,019	\$35,871
22-56784.004-R-3	17-04-307-054-4009	3,890	32,340	\$36,230
22-56784.005-R-3	17-04-307-054-4010	2,678	22,266	\$24,944
22-56784.006-R-3	17-04-307-054-4011	2,979	24,769	\$27,748
22-56784.007-R-3	17-04-307-054-4012	2,979	24,769	\$27,748
22-56784.008-R-3	17-04-307-054-4013	2,678	22,266	\$24,944
22-56784.009-R-3	17-04-307-054-4014	3,890	32,340	\$36,230
22-56784.010-R-3	17-04-307-054-4016	3,852	32,019	\$35,871
22-56784.011-R-3	17-04-307-054-4018	2,238	18,608	\$20,846
22-56784.012-R-3	17-04-307-054-4020	3,197	26,565	\$29,762
22-56784.013-R-3	17-04-307-054-4021	3,512	29,196	\$32,708
22-56784.014-R-3	17-04-307-054-4022	2,238	18,608	\$20,846
22-56784.015-R-3	17-04-307-054-4023	2,238	18,608	\$20,846
22-56784.016-R-3	17-04-307-054-4024	3,396	28,233	\$31,629
22-56784.017-R-3	17-04-307-054-4025	3,952	32,853	\$36,805
22-56784.018-R-3	17-04-307-054-4027	3,890	32,340	\$36,230
22-56784.019-R-3	17-04-307-054-4028	2,678	22,266	\$24,944
22-56784.020-R-3	17-04-307-054-4029	2,979	24,769	\$27,748

22-56784.021-R-3	17-04-307-054-4030	2,979	24,769	\$27,748
22-56784.022-R-3	17-04-307-054-4031	2,678	22,266	\$24,944
22-56784.023-R-3	17-04-307-054-4032	3,890	32,340	\$36,230
22-56784.024-R-3	17-04-307-054-4033	3,396	28,233	\$31,629
22-56784.025-R-3	17-04-307-054-4034	3,952	32,853	\$36,805
22-56784.026-R-3	17-04-307-054-4035	3,396	28,233	\$31,629
22-56784.027-R-3	17-04-307-054-4036	2,238	18,608	\$20,846
22-56784.028-R-3	17-04-307-054-4040	2,238	18,608	\$20,846
22-56784.029-R-3	17-04-307-054-4041	2,238	18,608	\$20,846
22-56784.030-R-3	17-04-307-054-4042	3,396	28,233	\$31,629
22-56784.031-R-3	17-04-307-054-4043	3,952	32,853	\$36,805
22-56784.032-R-3	17-04-307-054-4045	3,890	32,340	\$36,230
22-56784.033-R-3	17-04-307-054-4046	2,678	22,266	\$24,944
22-56784.034-R-3	17-04-307-054-4047	2,979	24,769	\$27,748
22-56784.035-R-3	17-04-307-054-4048	2,979	24,769	\$27,748
22-56784.036-R-3	17-04-307-054-4049	2,678	22,266	\$24,944
22-56784.037-R-3	17-04-307-054-4050	3,890	32,340	\$36,230
22-56784.038-R-3	17-04-307-054-4052	3,952	32,853	\$36,805
22-56784.039-R-3	17-04-307-054-4053	3,396	28,233	\$31,629
22-56784.040-R-3	17-04-307-054-4054	2,238	18,608	\$20,846
22-56784.041-R-3	17-04-307-054-4057	3,512	29,196	\$32,708
22-56784.042-R-3	17-04-307-054-4058	2,238	18,608	\$20,846
22-56784.043-R-3	17-04-307-054-4059	2,238	18,608	\$20,846
22-56784.044-R-3	17-04-307-054-4060	3,396	28,233	\$31,629
22-56784.045-R-3	17-04-307-054-4061	3,952	32,853	\$36,805
22-56784.046-R-3	17-04-307-054-4063	3,890	32,340	\$36,230
22-56784.047-R-3	17-04-307-054-4064	2,678	22,266	\$24,944
22-56784.048-R-3	17-04-307-054-4065	2,979	24,769	\$27,748
22-56784.049-R-3	17-04-307-054-4066	2,979	24,769	\$27,748
22-56784.050-R-3	17-04-307-054-4067	2,678	22,266	\$24,944
22-56784.051-R-3	17-04-307-054-4068	3,890	32,340	\$36,230
22-56784.052-R-3	17-04-307-054-4069	3,396	28,233	\$31,629
22-56784.053-R-3	17-04-307-054-4070	3,952	32,853	\$36,805
22-56784.054-R-3	17-04-307-054-4071	3,396	28,233	\$31,629
22-56784.055-R-3	17-04-307-054-4072	2,238	18,608	\$20,846
22-56784.056-R-3	17-04-307-054-4076	2,238	18,608	\$20,846
22-56784.057-R-3	17-04-307-054-4077	2,238	18,608	\$20,846
22-56784.058-R-3	17-04-307-054-4078	3,396	28,233	\$31,629
22-56784.059-R-3	17-04-307-054-4079	3,952	32,853	\$36,805
22-56784.060-R-3	17-04-307-054-4081	3,890	32,340	\$36,230
22-56784.061-R-3	17-04-307-054-4082	2,678	22,266	\$24,944
22-56784.062-R-3	17-04-307-054-4083	2,979	24,769	\$27,748
22-56784.063-R-3	17-04-307-054-4084	2,979	24,769	\$27,748
22-56784.064-R-3	17-04-307-054-4085	3,396	28,233	\$31,629
22-56784.065-R-3	17-04-307-054-4086	3,890	32,340	\$36,230
22-56784.066-R-3	17-04-307-054-4088	3,952	32,853	\$36,805

22-56784.067-R-3	17-04-307-054-4089	3,396	28,233	\$31,629
22-56784.068-R-3	17-04-307-054-4090	2,238	18,608	\$20,846
22-56784.069-R-3	17-04-307-054-4094	2,238	18,608	\$20,846
22-56784.070-R-3	17-04-307-054-4095	2,238	18,608	\$20,846
22-56784.071-R-3	17-04-307-054-4096	3,396	28,233	\$31,629
22-56784.072-R-3	17-04-307-054-4097	3,767	31,314	\$35,081
22-56784.073-R-3	17-04-307-054-4099	3,720	30,929	\$34,649
22-56784.074-R-3	17-04-307-054-4100	2,678	22,266	\$24,944
22-56784.075-R-3	17-04-307-054-4101	2,933	24,383	\$27,316
22-56784.076-R-3	17-04-307-054-4102	2,933	24,383	\$27,316
22-56784.077-R-3	17-04-307-054-4104	3,720	30,929	\$34,649
22-56784.078-R-3	17-04-307-054-4106	3,767	31,314	\$35,081
22-56784.079-R-3	17-04-307-054-4107	3,396	28,233	\$31,629
22-56784.080-R-3	17-04-307-054-4108	2,238	18,608	\$20,846
22-56784.081-R-3	17-04-307-054-4111	3,512	29,196	\$32,708
22-56784.082-R-3	17-04-307-054-4112	2,238	18,608	\$20,846
22-56784.083-R-3	17-04-307-054-4113	2,238	18,608	\$20,846
22-56784.084-R-3	17-04-307-054-4114	3,396	28,233	\$31,629
22-56784.085-R-3	17-04-307-054-4115	2,933	24,383	\$27,316
22-56784.086-R-3	17-04-307-054-4117	3,180	26,437	\$29,617
22-56784.087-R-3	17-04-307-054-4118	3,929	32,661	\$36,590
22-56784.088-R-3	17-04-307-054-4119	3,929	32,661	\$36,590
22-56784.089-R-3	17-04-307-054-4120	3,180	26,437	\$29,617
22-56784.090-R-3	17-04-307-054-4121	3,049	25,346	\$28,395
22-56784.091-R-3	17-04-307-054-4122	4,925	40,938	\$45,863
22-56784.092-R-3	17-04-307-054-4123	4,238	35,228	\$39,466
22-56784.093-R-3	17-04-307-054-4126	3,512	29,196	\$32,708
22-56784.094-R-3	17-04-307-054-4127	2,223	18,480	\$20,703
22-56784.095-R-3	17-04-307-054-4128	4,238	35,228	\$39,466
22-56784.096-R-3	17-04-307-054-4131	4,685	38,949	\$43,634
22-56784.097-R-3	17-04-307-054-4135	4,562	37,923	\$42,485
22-56784.098-R-3	17-04-307-054-4137	2,400	19,956	\$22,356
22-56784.099-R-3	17-04-307-054-4139	3,890	32,340	\$36,230
22-56784.100-R-3	17-04-307-054-4140	2,616	21,752	\$24,368
22-56784.101-R-3	17-04-307-054-4141	3,898	32,405	\$36,303
22-56784.102-R-3	17-04-307-054-4142	3,913	32,533	\$36,446
22-56784.103-R-3	17-04-307-054-4143	2,454	20,405	\$22,859
22-56784.104-R-3	17-04-307-054-4145	3,527	29,324	\$32,851
22-56784.105-R-3	17-04-307-054-4146	2,454	20,405	\$22,859
22-56784.106-R-3	17-04-307-054-4147	3,913	32,533	\$36,446
22-56784.107-R-3	17-04-307-054-4149	2,400	19,956	\$22,356
22-56784.108-R-3	17-04-307-054-4150	2,609	21,689	\$24,298
22-56784.109-R-3	17-04-307-054-4152	2,616	21,752	\$24,368
22-56784.110-R-3	17-04-307-054-4153	3,898	32,405	\$36,303
22-56784.111-R-3	17-04-307-054-4154	3,913	32,533	\$36,446
22-56784.112-R-3	17-04-307-054-4155	2,454	20,405	\$22,859

22-56784.113-R-3	17-04-307-054-4156	3,527	29,324	\$32,851
22-56784.114-R-3	17-04-307-054-4158	2,454	20,405	\$22,859
22-56784.115-R-3	17-04-307-054-4159	3,913	32,533	\$36,446
22-56784.116-R-3	17-04-307-054-4161	2,400	19,956	\$22,356
22-56784.117-R-3	17-04-307-054-4162	2,609	21,689	\$24,298
22-56784.118-R-3	17-04-307-054-4163	3,890	32,340	\$36,230
22-56784.119-R-3	17-04-307-054-4164	2,616	21,752	\$24,368
22-56784.120-R-3	17-04-307-054-4165	3,898	32,405	\$36,303
22-56784.121-R-3	17-04-307-054-4166	3,913	32,533	\$36,446
22-56784.122-R-3	17-04-307-054-4167	2,454	20,405	\$22,859
22-56784.123-R-3	17-04-307-054-4169	3,527	29,324	\$32,851
22-56784.124-R-3	17-04-307-054-4170	2,454	20,405	\$22,859
22-56784.125-R-3	17-04-307-054-4171	3,913	32,533	\$36,446
22-56784.126-R-3	17-04-307-054-4173	2,400	19,956	\$22,356
22-56784.127-R-3	17-04-307-054-4174	2,609	21,689	\$24,298
22-56784.128-R-3	17-04-307-054-4176	2,616	21,752	\$24,368
22-56784.129-R-3	17-04-307-054-4177	3,898	32,405	\$36,303
22-56784.130-R-3	17-04-307-054-4178	3,913	32,533	\$36,446
22-56784.131-R-3	17-04-307-054-4179	2,454	20,405	\$22,859
22-56784.132-R-3	17-04-307-054-4180	3,527	29,324	\$32,851
22-56784.133-R-3	17-04-307-054-4181	3,527	29,324	\$32,851
22-56784.134-R-3	17-04-307-054-4182	2,454	20,405	\$22,859
22-56784.135-R-3	17-04-307-054-4183	3,913	32,533	\$36,446
22-56784.136-R-3	17-04-307-054-4184	3,975	33,047	\$37,022
22-56784.137-R-3	17-04-307-054-4186	2,609	21,689	\$24,298
22-56784.138-R-3	17-04-307-054-4187	3,890	32,340	\$36,230
22-56784.139-R-3	17-04-307-054-4189	3,898	32,405	\$36,303
22-56784.140-R-3	17-04-307-054-4190	3,913	32,533	\$36,446
22-56784.141-R-3	17-04-307-054-4191	2,454	20,405	\$22,859
22-56784.142-R-3	17-04-307-054-4193	3,527	29,324	\$32,851
22-56784.143-R-3	17-04-307-054-4194	2,454	20,405	\$22,859
22-56784.144-R-3	17-04-307-054-4195	3,913	32,533	\$36,446
22-56784.145-R-3	17-04-307-054-4196	3,975	33,047	\$37,022
22-56784.146-R-3	17-04-307-054-4198	2,609	21,689	\$24,298
22-56784.147-R-3	17-04-307-054-4200	2,616	21,752	\$24,368
22-56784.148-R-3	17-04-307-054-4201	3,898	32,405	\$36,303
22-56784.149-R-3	17-04-307-054-4202	3,913	32,533	\$36,446
22-56784.150-R-3	17-04-307-054-4203	2,454	20,405	\$22,859
22-56784.151-R-3	17-04-307-054-4205	3,527	29,324	\$32,851
22-56784.152-R-3	17-04-307-054-4206	2,454	20,405	\$22,859
22-56784.153-R-3	17-04-307-054-4207	3,913	32,533	\$36,446

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: _____

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Parkside of Old Town Midrise Condo Assn, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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

INTERVENOR

Chicago BOE, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606