



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

APPELLANT: The Sexton Condominium Association
DOCKET NO.: 22-57092.001-R-3 through 22-57092.251-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Sexton Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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
22-57092.001-R-3	17-09-131-008-1001	8,269	44,628	52,897
22-57092.002-R-3	17-09-131-008-1002	8,107	43,977	52,084
22-57092.003-R-3	17-09-131-008-1003	4,257	22,598	26,855
22-57092.004-R-3	17-09-131-008-1004	6,620	35,698	42,318
22-57092.005-R-3	17-09-131-008-1005	6,721	36,410	43,131
22-57092.006-R-3	17-09-131-008-1006	8,208	44,689	52,897
22-57092.007-R-3	17-09-131-008-1007	8,168	44,730	52,898
22-57092.008-R-3	17-09-131-008-1008	5,071	27,480	32,551
22-57092.009-R-3	17-09-131-008-1009	4,420	24,063	28,483
22-57092.010-R-3	17-09-131-008-1010	5,092	27,461	32,553
22-57092.011-R-3	17-09-131-008-1011	7,292	39,909	47,201
22-57092.012-R-3	17-09-131-008-1012	6,579	35,739	42,318
22-57092.013-R-3	17-09-131-008-1013	8,982	48,798	57,780
22-57092.014-R-3	17-09-131-008-1014	5,886	31,548	37,434
22-57092.015-R-3	17-09-131-008-1015	8,799	48,167	56,966
22-57092.016-R-3	17-09-131-008-1016	3,931	21,297	25,228
22-57092.017-R-3	17-09-131-008-1017	4,684	25,426	30,110
22-57092.018-R-3	17-09-131-008-1018	6,782	37,163	43,945
22-57092.019-R-3	17-09-131-008-1019	6,884	37,061	43,945
22-57092.020-R-3	17-09-131-008-1020	3,401	18,571	21,972
22-57092.021-R-3	17-09-131-008-1021	6,966	37,794	44,760

22-57092.022-R-3	17-09-131-008-1022	3,238	17,106	20,344
22-57092.023-R-3	17-09-131-008-1023	8,514	46,012	54,526
22-57092.024-R-3	17-09-131-008-1024	3,299	17,859	21,158
22-57092.025-R-3	17-09-131-008-1025	8,453	46,073	54,526
22-57092.026-R-3	17-09-131-008-1026	5,316	28,864	34,180
22-57092.027-R-3	17-09-131-008-1027	4,684	25,426	30,110
22-57092.028-R-3	17-09-131-008-1028	5,316	28,864	34,180
22-57092.029-R-3	17-09-131-008-1029	7,557	41,272	48,829
22-57092.030-R-3	17-09-131-008-1030	6,721	36,410	43,131
22-57092.031-R-3	17-09-131-008-1031	7,536	41,292	48,828
22-57092.032-R-3	17-09-131-008-1032	4,847	26,077	30,924
22-57092.033-R-3	17-09-131-008-1033	4,705	25,406	30,111
22-57092.034-R-3	17-09-131-008-1034	5,316	28,864	34,180
22-57092.035-R-3	17-09-131-008-1035	3,972	21,256	25,228
22-57092.036-R-3	17-09-131-008-1036	5,255	28,111	33,366
22-57092.037-R-3	17-09-131-008-1037	3,972	21,256	25,228
22-57092.038-R-3	17-09-131-008-1038	4,460	24,022	28,482
22-57092.039-R-3	17-09-131-008-1039	3,972	21,256	25,228
22-57092.040-R-3	17-09-131-008-1040	5,133	27,419	32,552
22-57092.041-R-3	17-09-131-008-1041	3,972	21,256	25,228
22-57092.042-R-3	17-09-131-008-1042	8,107	43,977	52,084
22-57092.043-R-3	17-09-131-008-1043	9,125	49,469	58,594
22-57092.044-R-3	17-09-131-008-1044	6,029	33,034	39,063
22-57092.045-R-3	17-09-131-008-1045	8,921	48,859	57,780
22-57092.046-R-3	17-09-131-008-1046	4,094	21,948	26,042
22-57092.047-R-3	17-09-131-008-1047	4,949	26,788	31,737
22-57092.048-R-3	17-09-131-008-1048	6,905	37,855	44,760
22-57092.049-R-3	17-09-131-008-1049	7,149	39,237	46,386
22-57092.050-R-3	17-09-131-008-1050	3,564	19,221	22,785
22-57092.051-R-3	17-09-131-008-1051	7,231	39,156	46,387
22-57092.052-R-3	17-09-131-008-1052	3,401	18,571	21,972
22-57092.053-R-3	17-09-131-008-1053	8,840	48,127	56,967
22-57092.054-R-3	17-09-131-008-1054	3,462	18,510	21,972
22-57092.055-R-3	17-09-131-008-1055	8,779	48,188	56,967
22-57092.056-R-3	17-09-131-008-1056	5,438	29,555	34,993
22-57092.057-R-3	17-09-131-008-1057	5,621	30,186	35,807
22-57092.058-R-3	17-09-131-008-1058	5,438	29,555	34,993
22-57092.059-R-3	17-09-131-008-1059	7,842	42,615	50,457
22-57092.060-R-3	17-09-131-008-1060	6,803	37,143	43,946
22-57092.061-R-3	17-09-131-008-1061	7,821	42,635	50,456
22-57092.062-R-3	17-09-131-008-1062	4,847	26,077	30,924
22-57092.063-R-3	17-09-131-008-1063	4,847	26,077	30,924
22-57092.064-R-3	17-09-131-008-1064	5,438	29,555	34,993
22-57092.065-R-3	17-09-131-008-1065	4,236	22,618	26,854
22-57092.066-R-3	17-09-131-008-1066	5,377	28,802	34,179
22-57092.067-R-3	17-09-131-008-1067	4,134	21,907	26,041

22-57092.068-R-3	17-09-131-008-1068	4,623	24,673	29,296
22-57092.069-R-3	17-09-131-008-1069	4,236	22,618	26,854
22-57092.070-R-3	17-09-131-008-1070	5,255	28,111	33,366
22-57092.071-R-3	17-09-131-008-1071	4,134	21,907	26,041
22-57092.072-R-3	17-09-131-008-1072	8,412	46,113	54,525
22-57092.073-R-3	17-09-131-008-1073	9,268	50,141	59,409
22-57092.074-R-3	17-09-131-008-1074	6,151	33,725	39,876
22-57092.075-R-3	17-09-131-008-1075	9,084	49,510	58,594
22-57092.076-R-3	17-09-131-008-1076	4,216	22,639	26,855
22-57092.077-R-3	17-09-131-008-1077	5,071	27,480	32,551
22-57092.078-R-3	17-09-131-008-1078	7,027	38,547	45,574
22-57092.079-R-3	17-09-131-008-1079	7,292	39,909	47,201
22-57092.080-R-3	17-09-131-008-1080	3,686	19,913	23,599
22-57092.081-R-3	17-09-131-008-1081	7,373	39,827	47,200
22-57092.082-R-3	17-09-131-008-1082	3,523	19,262	22,785
22-57092.083-R-3	17-09-131-008-1083	8,982	48,798	57,780
22-57092.084-R-3	17-09-131-008-1084	3,585	19,201	22,786
22-57092.085-R-3	17-09-131-008-1085	8,962	48,818	57,780
22-57092.086-R-3	17-09-131-008-1086	5,581	30,227	35,808
22-57092.087-R-3	17-09-131-008-1087	4,949	26,788	31,737
22-57092.088-R-3	17-09-131-008-1088	5,581	30,227	35,808
22-57092.089-R-3	17-09-131-008-1089	7,984	43,285	51,269
22-57092.090-R-3	17-09-131-008-1090	6,945	37,814	44,759
22-57092.091-R-3	17-09-131-008-1091	7,964	43,306	51,270
22-57092.092-R-3	17-09-131-008-1092	5,112	27,439	32,551
22-57092.093-R-3	17-09-131-008-1093	4,970	26,768	31,738
22-57092.094-R-3	17-09-131-008-1094	5,581	30,227	35,808
22-57092.095-R-3	17-09-131-008-1095	4,379	23,290	27,669
22-57092.096-R-3	17-09-131-008-1096	5,520	30,288	35,808
22-57092.097-R-3	17-09-131-008-1097	4,277	23,391	27,668
22-57092.098-R-3	17-09-131-008-1098	4,746	25,365	30,111
22-57092.099-R-3	17-09-131-008-1099	4,379	23,290	27,669
22-57092.100-R-3	17-09-131-008-1100	5,377	28,802	34,179
22-57092.101-R-3	17-09-131-008-1101	4,277	23,391	27,668
22-57092.102-R-3	17-09-131-008-1102	8,555	46,785	55,340
22-57092.103-R-3	17-09-131-008-1103	9,512	51,523	61,035
22-57092.104-R-3	17-09-131-008-1104	6,233	33,644	39,877
22-57092.105-R-3	17-09-131-008-1105	9,329	50,893	60,222
22-57092.106-R-3	17-09-131-008-1106	4,318	23,351	27,669
22-57092.107-R-3	17-09-131-008-1107	5,173	28,192	33,365
22-57092.108-R-3	17-09-131-008-1108	7,129	38,445	45,574
22-57092.109-R-3	17-09-131-008-1109	7,373	39,827	47,200
22-57092.110-R-3	17-09-131-008-1110	3,768	20,646	24,414
22-57092.111-R-3	17-09-131-008-1111	7,455	40,560	48,015
22-57092.112-R-3	17-09-131-008-1112	3,625	19,160	22,785
22-57092.113-R-3	17-09-131-008-1113	8,290	45,422	53,712

22-57092.114-R-3	17-09-131-008-1114	3,686	19,913	23,599
22-57092.115-R-3	17-09-131-008-1115	9,043	49,551	58,594
22-57092.116-R-3	17-09-131-008-1116	5,805	31,630	37,435
22-57092.117-R-3	17-09-131-008-1117	5,153	28,213	33,366
22-57092.118-R-3	17-09-131-008-1118	5,805	31,630	37,435
22-57092.119-R-3	17-09-131-008-1119	8,086	43,997	52,083
22-57092.120-R-3	17-09-131-008-1120	7,210	39,176	46,386
22-57092.121-R-3	17-09-131-008-1121	8,066	44,018	52,084
22-57092.122-R-3	17-09-131-008-1122	5,316	28,864	34,180
22-57092.123-R-3	17-09-131-008-1123	5,071	27,480	32,551
22-57092.124-R-3	17-09-131-008-1124	5,805	31,630	37,435
22-57092.125-R-3	17-09-131-008-1125	4,460	24,022	28,482
22-57092.126-R-3	17-09-131-008-1126	5,805	31,630	37,435
22-57092.127-R-3	17-09-131-008-1127	4,359	23,310	27,669
22-57092.128-R-3	17-09-131-008-1128	5,010	26,727	31,737
22-57092.129-R-3	17-09-131-008-1129	4,460	24,022	28,482
22-57092.130-R-3	17-09-131-008-1130	5,683	30,938	36,621
22-57092.131-R-3	17-09-131-008-1131	4,359	23,310	27,669
22-57092.132-R-3	17-09-131-008-1132	8,677	47,476	56,153
22-57092.133-R-3	17-09-131-008-1133	15,908	86,633	102,541
22-57092.134-R-3	17-09-131-008-1134	10,775	58,400	69,175
22-57092.135-R-3	17-09-131-008-1135	15,154	82,504	97,658
22-57092.136-R-3	17-09-131-008-1136	8,086	43,997	52,083
22-57092.137-R-3	17-09-131-008-1137	9,043	49,551	58,594
22-57092.138-R-3	17-09-131-008-1138	12,017	65,295	77,312
22-57092.139-R-3	17-09-131-008-1139	12,751	69,445	82,196
22-57092.140-R-3	17-09-131-008-1140	10,123	54,981	65,104
22-57092.141-R-3	17-09-131-008-1141	12,873	70,136	83,009
22-57092.142-R-3	17-09-131-008-1142	15,643	85,270	100,913
22-57092.143-R-3	17-09-131-008-1143	9,471	51,564	61,035
22-57092.144-R-3	17-09-131-008-1144	15,541	84,558	100,099
22-57092.145-R-3	17-09-131-008-1145	10,795	59,192	69,987
22-57092.146-R-3	17-09-131-008-1146	9,247	50,161	59,408
22-57092.147-R-3	17-09-131-008-1147	10,408	57,138	67,546
22-57092.148-R-3	17-09-131-008-1148	13,525	73,554	87,079
22-57092.149-R-3	17-09-131-008-1149	12,180	66,760	78,940
22-57092.150-R-3	17-09-131-008-1150	15,378	83,907	99,285
22-57092.151-R-3	17-09-131-008-1151	15,378	83,907	99,285
22-57092.152-R-3	17-09-131-008-1152	15,378	83,907	99,285
22-57092.153-R-3	17-09-131-008-1153	15,378	83,907	99,285
22-57092.154-R-3	17-09-131-008-1154	13,606	74,286	87,892
22-57092.155-R-3	17-09-131-008-1155	9,431	51,605	61,036
22-57092.156-R-3	17-09-131-008-1156	9,247	50,161	59,408
22-57092.157-R-3	17-09-131-008-1157	10,408	57,138	67,546
22-57092.158-R-3	17-09-131-008-1158	15,521	84,578	100,099
22-57092.159-R-3	17-09-131-008-1159	10,408	57,138	67,546

22-57092.160-R-3	17-09-131-008-1160	9,023	48,757	57,780
22-57092.161-R-3	17-09-131-008-1161	15,521	84,578	100,099
22-57092.162-R-3	17-09-131-008-1162	10,306	56,426	66,732
22-57092.163-R-3	17-09-131-008-1163	14,951	81,894	96,845
22-57092.164-R-3	17-09-131-008-1164	10,917	59,884	70,801
22-57092.165-R-3	17-09-131-008-1165	14,136	77,012	91,148
22-57092.166-R-3	17-09-131-008-1166	6,742	36,390	43,132
22-57092.167-R-3	17-09-131-008-1167	9,369	50,853	60,222
22-57092.168-R-3	17-09-131-008-1168	6,518	34,987	41,505
22-57092.169-R-3	17-09-131-008-1169	10,164	55,755	65,919
22-57092.170-R-3	17-09-131-008-1170	8,840	48,127	56,967
22-57092.171-R-3	17-09-131-008-1171	11,121	60,494	71,615
22-57092.172-R-3	17-09-131-008-1172	23,974	131,466	155,440
22-57092.173-R-3	17-09-131-008-1173	6,905	37,855	44,760
22-57092.174-R-3	17-09-131-008-1174	6,681	36,451	43,132
22-57092.175-R-3	17-09-131-008-1175	10,368	56,365	66,733
22-57092.176-R-3	17-09-131-008-1176	9,349	50,873	60,222
22-57092.177-R-3	17-09-131-008-1177	8,758	47,394	56,152
22-57092.178-R-3	17-09-131-008-1178	9,247	50,161	59,408
22-57092.179-R-3	17-09-131-008-1179	4,949	26,788	31,737
22-57092.180-R-3	17-09-131-008-1180	7,679	41,964	49,643
22-57092.181-R-3	17-09-131-008-1181	4,766	26,159	30,925
22-57092.182-R-3	17-09-131-008-1182	7,984	43,285	51,269
22-57092.183-R-3	17-09-131-008-1183	9,410	51,625	61,035
22-57092.184-R-3	17-09-131-008-1184	9,308	50,914	60,222
22-57092.185-R-3	17-09-131-008-1185	5,479	29,515	34,994
22-57092.186-R-3	17-09-131-008-1186	8,168	44,730	52,898
22-57092.187-R-3	17-09-131-008-1187	5,275	28,904	34,179
22-57092.188-R-3	17-09-131-008-1188	8,494	46,032	54,526
22-57092.189-R-3	17-09-131-008-1189	5,866	31,569	37,435
22-57092.190-R-3	17-09-131-008-1190	9,675	52,989	62,664
22-57092.191-R-3	17-09-131-008-1191	12,649	68,733	81,382
22-57092.192-R-3	17-09-131-008-1192	5,703	30,918	36,621
22-57092.193-R-3	17-09-131-008-1193	8,392	45,320	53,712
22-57092.194-R-3	17-09-131-008-1194	5,479	29,515	34,994
22-57092.195-R-3	17-09-131-008-1195	8,921	48,859	57,780
22-57092.196-R-3	17-09-131-008-1196	6,070	32,993	39,063
22-57092.197-R-3	17-09-131-008-1197	9,858	53,619	63,477
22-57092.198-R-3	17-09-131-008-1198	12,873	70,136	83,009
22-57092.199-R-3	17-09-131-008-1199	5,825	31,609	37,434
22-57092.200-R-3	17-09-131-008-1200	9,003	48,778	57,781
22-57092.201-R-3	17-09-131-008-1201	5,621	30,186	35,807
22-57092.202-R-3	17-09-131-008-1202	9,105	49,490	58,595
22-57092.203-R-3	17-09-131-008-1203	6,212	33,664	39,876
22-57092.204-R-3	17-09-131-008-1204	10,103	55,002	65,105
22-57092.205-R-3	17-09-131-008-1205	13,097	71,539	84,636

22-57092.206-R-3	17-09-131-008-1206	6,131	32,932	39,063
22-57092.207-R-3	17-09-131-008-1207	8,656	47,496	56,152
22-57092.208-R-3	17-09-131-008-1208	5,927	32,322	38,249
22-57092.209-R-3	17-09-131-008-1209	9,206	50,202	59,408
22-57092.210-R-3	17-09-131-008-1210	6,518	34,987	41,505
22-57092.211-R-3	17-09-131-008-1211	10,103	55,002	65,105
22-57092.212-R-3	17-09-131-008-1212	13,097	71,539	84,636
22-57092.213-R-3	17-09-131-008-1213	6,151	33,725	39,876
22-57092.214-R-3	17-09-131-008-1214	8,697	47,455	56,152
22-57092.215-R-3	17-09-131-008-1215	5,947	32,301	38,248
22-57092.216-R-3	17-09-131-008-1216	9,247	50,161	59,408
22-57092.217-R-3	17-09-131-008-1217	6,538	35,779	42,317
22-57092.218-R-3	17-09-131-008-1218	10,245	55,673	65,918
22-57092.219-R-3	17-09-131-008-1219	13,280	72,170	85,450
22-57092.220-R-3	17-09-131-008-1220	6,273	34,417	40,690
22-57092.221-R-3	17-09-131-008-1221	8,840	48,127	56,967
22-57092.222-R-3	17-09-131-008-1222	6,049	33,013	39,062
22-57092.223-R-3	17-09-131-008-1223	9,593	52,256	61,849
22-57092.224-R-3	17-09-131-008-1224	7,475	40,539	48,014
22-57092.225-R-3	17-09-131-008-1225	10,551	57,810	68,361
22-57092.226-R-3	17-09-131-008-1226	13,688	75,019	88,707
22-57092.227-R-3	17-09-131-008-1227	6,457	35,047	41,504
22-57092.228-R-3	17-09-131-008-1228	9,043	49,551	58,594
22-57092.229-R-3	17-09-131-008-1229	6,253	33,624	39,877
22-57092.230-R-3	17-09-131-008-1230	9,838	53,640	63,478
22-57092.231-R-3	17-09-131-008-1231	8,555	46,785	55,340
22-57092.232-R-3	17-09-131-008-1232	10,734	58,440	69,174
22-57092.233-R-3	17-09-131-008-1233	13,912	75,608	89,520
22-57092.234-R-3	17-09-131-008-1234	6,599	35,718	42,317
22-57092.235-R-3	17-09-131-008-1235	9,206	50,202	59,408
22-57092.236-R-3	17-09-131-008-1236	6,375	34,315	40,690
22-57092.237-R-3	17-09-131-008-1237	10,001	54,291	64,292
22-57092.238-R-3	17-09-131-008-1238	8,697	47,455	56,152
22-57092.239-R-3	17-09-131-008-1239	15,684	86,044	101,728
22-57092.240-R-3	17-09-131-008-1240	15,684	86,044	101,728
22-57092.241-R-3	17-09-131-008-1241	15,684	86,044	101,728
22-57092.242-R-3	17-09-131-008-1242	15,684	86,044	101,728
22-57092.243-R-3	17-09-131-008-1243	15,684	86,044	101,728
22-57092.244-R-3	17-09-131-008-1244	15,684	86,044	101,728
22-57092.245-R-3	17-09-131-008-1245	15,684	86,044	101,728
22-57092.246-R-3	17-09-131-008-1246	15,684	86,044	101,728
22-57092.247-R-3	17-09-131-008-1247	15,684	86,044	101,728
22-57092.248-R-3	17-09-131-008-1248	15,684	86,044	101,728
22-57092.249-R-3	17-09-131-008-1249	16,539	90,071	106,610
22-57092.250-R-3	17-09-131-008-1250	16,214	88,769	104,983
22-57092.251-R-3	17-09-131-008-1251	16,376	89,420	105,796

Docket No: 22-57092.001-R-3 through 22-57092.251-R-3

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

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Property Tax Appeal Board
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