FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: The Palmolive Building Landmark Residences Condo Assoc
DOCKET NO.: 22-57244.001-R-3 through 22-57244.094-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Palmolive Building Landmark Residences Condo Assoc, 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
22-57244.001-R-3	17-03-213-020-1001	23,970	622,379	$646,349
22-57244.002-R-3	17-03-213-020-1002	10,678	277,262	$287,940
22-57244.003-R-3	17-03-213-020-1003	11,726	304,462	$316,188
22-57244.004-R-3	17-03-213-020-1004	12,760	331,322	$344,082
22-57244.005-R-3	17-03-213-020-1005	13,199	342,699	$355,898
22-57244.006-R-3	17-03-213-020-1006	13,130	340,930	$354,060
22-57244.007-R-3	17-03-213-020-1009	12,927	335,655	$348,582
22-57244.008-R-3	17-03-213-020-1010	12,860	333,903	$346,763
22-57244.009-R-3	17-03-213-020-1011	12,792	332,150	$344,942
22-57244.010-R-3	17-03-213-020-1012	12,724	330,381	$343,105
22-57244.011-R-3	17-03-213-020-1013	12,654	328,547	$341,201
22-57244.012-R-3	17-03-213-020-1014	12,589	326,859	$339,448
22-57244.013-R-3	17-03-213-020-1015	15,821	410,781	$426,602
22-57244.014-R-3	17-03-213-020-1016	11,095	288,071	$299,166
22-57244.015-R-3	17-03-213-020-1017	5,024	130,467	$135,491
22-57244.016-R-3	17-03-213-020-1018	10,601	275,266	$285,867
22-57244.017-R-3	17-03-213-020-1019	7,182	186,491	$193,673
22-57244.018-R-3	17-03-213-020-1020	10,483	272,183	$282,666
22-57244.019-R-3	17-03-213-020-1021	8,907	231,268	$240,175
22-57244.020-R-3	17-03-213-020-1022	13,707	355,893	$369,600
22-57244.021-R-3	17-03-213-020-1023	11,410	296,250	$307,660

22-57244.022-R-3	17-03-213-020-1024	13,785	357,922	$371,707
22-57244.023-R-3	17-03-213-020-1025	8,902	231,139	$240,041
22-57244.024-R-3	17-03-213-020-1026	7,315	189,948	$197,263
22-57244.025-R-3	17-03-213-020-1027	4,124	107,081	$111,205
22-57244.026-R-3	17-03-213-020-1028	6,305	163,705	$170,010
22-57244.027-R-3	17-03-213-020-1029	2,970	77,121	$80,091
22-57244.028-R-3	17-03-213-020-1030	5,415	140,595	$146,010
22-57244.029-R-3	17-03-213-020-1031	6,300	163,591	$169,891
22-57244.030-R-3	17-03-213-020-1032	4,089	106,172	$110,261
22-57244.031-R-3	17-03-213-020-1033	9,177	238,295	$247,472
22-57244.032-R-3	17-03-213-020-1034	2,154	55,926	$58,080
22-57244.033-R-3	17-03-213-020-1035	5,008	130,029	$135,037
22-57244.034-R-3	17-03-213-020-1036	6,246	162,196	$168,442
22-57244.035-R-3	17-03-213-020-1037	4,054	105,264	$109,318
22-57244.036-R-3	17-03-213-020-1038	9,081	235,780	$244,861
22-57244.037-R-3	17-03-213-020-1039	2,132	55,375	$57,507
22-57244.038-R-3	17-03-213-020-1040	4,963	128,877	$133,840
22-57244.039-R-3	17-03-213-020-1041	6,113	158,738	$164,851
22-57244.040-R-3	17-03-213-020-1042	3,667	95,233	$98,900
22-57244.041-R-3	17-03-213-020-1043	5,871	152,442	$158,313
22-57244.042-R-3	17-03-213-020-1044	2,884	74,881	$77,765
22-57244.043-R-3	17-03-213-020-1045	2,110	54,807	$56,917
22-57244.044-R-3	17-03-213-020-1046	4,912	127,546	$132,458
22-57244.045-R-3	17-03-213-020-1047	6,056	157,246	$163,302
22-57244.046-R-3	17-03-213-020-1048	3,636	94,422	$98,058
22-57244.047-R-3	17-03-213-020-1049	5,820	151,128	$156,948
22-57244.048-R-3	17-03-213-020-1050	2,855	74,135	$76,990
22-57244.049-R-3	17-03-213-020-1051	2,089	54,254	$56,343
22-57244.050-R-3	17-03-213-020-1052	4,868	126,393	$131,261
22-57244.051-R-3	17-03-213-020-1053	6,029	156,548	$162,577
22-57244.052-R-3	17-03-213-020-1054	3,621	94,016	$97,637
22-57244.053-R-3	17-03-213-020-1055	5,798	150,543	$156,341
22-57244.054-R-3	17-03-213-020-1056	2,840	73,763	$76,603
22-57244.055-R-3	17-03-213-020-1057	2,078	53,979	$56,057
22-57244.056-R-3	17-03-213-020-1059	5,428	140,935	$146,363
22-57244.057-R-3	17-03-213-020-1060	2,609	67,741	$70,350
22-57244.058-R-3	17-03-213-020-1061	3,966	102,991	$106,957
22-57244.059-R-3	17-03-213-020-1062	6,577	170,782	$177,359
22-57244.060-R-3	17-03-213-020-1063	3,549	92,149	$95,698
22-57244.061-R-3	17-03-213-020-1064	7,267	188,699	$195,966
22-57244.062-R-3	17-03-213-020-1065	5,109	132,658	$137,767
22-57244.063-R-3	17-03-213-020-1066	2,434	63,213	$65,647
22-57244.064-R-3	17-03-213-020-1067	3,700	96,077	$99,777
22-57244.065-R-3	17-03-213-020-1068	6,147	159,615	$165,762
22-57244.066-R-3	17-03-213-020-1069	3,346	86,892	$90,238
22-57244.067-R-3	17-03-213-020-1070	2,035	52,858	$54,893

22-57244.068-R-3	17-03-213-020-1071	4,763	123,683	$128,446
22-57244.069-R-3	17-03-213-020-1072	5,062	131,441	$136,503
22-57244.070-R-3	17-03-213-020-1073	2,414	62,694	$65,108
22-57244.071-R-3	17-03-213-020-1074	3,311	85,983	$89,294
22-57244.072-R-3	17-03-213-020-1075	6,091	158,155	$164,246
22-57244.073-R-3	17-03-213-020-1076	3,311	85,983	$89,294
22-57244.074-R-3	17-03-213-020-1077	2,017	52,388	$54,405
22-57244.075-R-3	17-03-213-020-1079	5,015	130,224	$135,239
22-57244.076-R-3	17-03-213-020-1080	2,394	62,174	$64,568
22-57244.077-R-3	17-03-213-020-1081	3,640	94,520	$98,160
22-57244.078-R-3	17-03-213-020-1082	6,040	156,824	$162,864
22-57244.079-R-3	17-03-213-020-1083	3,276	85,075	$88,351
22-57244.080-R-3	17-03-213-020-1084	2,000	51,933	$53,933
22-57244.081-R-3	17-03-213-020-1085	4,674	121,379	$126,053
22-57244.082-R-3	17-03-213-020-1086	4,969	129,023	$133,992
22-57244.083-R-3	17-03-213-020-1087	2,374	61,638	$64,012
22-57244.084-R-3	17-03-213-020-1088	3,609	93,708	$97,317
22-57244.085-R-3	17-03-213-020-1089	5,989	155,509	$161,498
22-57244.086-R-3	17-03-213-020-1090	3,242	84,182	$87,424
22-57244.087-R-3	17-03-213-020-1091	1,985	51,560	$53,545
22-57244.088-R-3	17-03-213-020-1092	4,632	120,276	$124,908
22-57244.089-R-3	17-03-213-020-1106	13,063	339,177	$352,240
22-57244.090-R-3	17-03-213-020-1107	12,995	337,424	$350,419
22-57244.091-R-3	17-03-213-020-1108	4,953	128,601	$133,554
22-57244.092-R-3	17-03-213-020-1110	7,328	190,272	$197,600
22-57244.093-R-3	17-03-213-020-1111	3,687	95,752	$99,439
22-57244.094-R-3	17-03-213-020-1112	1,696	44,047	$45,743

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: ____________ ____________

C E R T I F I C A T I O N

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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