



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

APPELLANT: State Place Condominium Association
DOCKET NO.: 22-57606.001-R-2 through 22-57606.242-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are State Place 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
22-57606.001-R-2	17-15-308-039-1029	676	2,300	\$2,976
22-57606.002-R-2	17-15-308-039-1030	676	2,300	\$2,976
22-57606.003-R-2	17-15-308-039-1031	450	1,532	\$1,982
22-57606.004-R-2	17-15-308-039-1032	450	1,532	\$1,982
22-57606.005-R-2	17-15-308-039-1033	450	1,532	\$1,982
22-57606.006-R-2	17-15-308-039-1034	450	1,532	\$1,982
22-57606.007-R-2	17-15-308-039-1035	450	1,532	\$1,982
22-57606.008-R-2	17-15-308-039-1036	450	1,532	\$1,982
22-57606.009-R-2	17-15-308-039-1037	450	1,532	\$1,982
22-57606.010-R-2	17-15-308-039-1038	450	1,532	\$1,982
22-57606.011-R-2	17-15-308-039-1039	450	1,532	\$1,982
22-57606.012-R-2	17-15-308-039-1040	450	1,532	\$1,982
22-57606.013-R-2	17-15-308-039-1041	450	1,532	\$1,982
22-57606.014-R-2	17-15-308-039-1042	450	1,532	\$1,982
22-57606.015-R-2	17-15-308-039-1043	450	1,532	\$1,982
22-57606.016-R-2	17-15-308-039-1044	450	1,532	\$1,982
22-57606.017-R-2	17-15-308-039-1045	450	1,532	\$1,982
22-57606.018-R-2	17-15-308-039-1046	450	1,532	\$1,982
22-57606.019-R-2	17-15-308-039-1047	450	1,532	\$1,982
22-57606.020-R-2	17-15-308-039-1048	450	1,532	\$1,982
22-57606.021-R-2	17-15-308-039-1049	450	1,532	\$1,982

22-57606.022-R-2	17-15-308-039-1050	450	1,532	\$1,982
22-57606.023-R-2	17-15-308-039-1051	450	1,532	\$1,982
22-57606.024-R-2	17-15-308-039-1052	450	1,532	\$1,982
22-57606.025-R-2	17-15-308-039-1053	450	1,532	\$1,982
22-57606.026-R-2	17-15-308-039-1054	450	1,532	\$1,982
22-57606.027-R-2	17-15-308-039-1055	450	1,532	\$1,982
22-57606.028-R-2	17-15-308-039-1056	450	1,532	\$1,982
22-57606.029-R-2	17-15-308-039-1260	676	2,524	\$3,200
22-57606.030-R-2	17-15-308-039-1261	676	2,524	\$3,200
22-57606.031-R-2	17-15-308-039-1262	676	2,524	\$3,200
22-57606.032-R-2	17-15-308-039-1263	676	2,524	\$3,200
22-57606.033-R-2	17-15-308-039-1264	676	2,524	\$3,200
22-57606.034-R-2	17-15-308-039-1265	676	2,524	\$3,200
22-57606.035-R-2	17-15-308-039-1266	676	2,524	\$3,200
22-57606.036-R-2	17-15-308-039-1267	676	2,524	\$3,200
22-57606.037-R-2	17-15-308-039-1268	676	2,524	\$3,200
22-57606.038-R-2	17-15-308-039-1269	676	2,524	\$3,200
22-57606.039-R-2	17-15-308-039-1270	676	2,524	\$3,200
22-57606.040-R-2	17-15-308-039-1271	676	2,524	\$3,200
22-57606.041-R-2	17-15-308-039-1272	676	2,524	\$3,200
22-57606.042-R-2	17-15-308-039-1273	676	2,524	\$3,200
22-57606.043-R-2	17-15-308-039-1274	450	1,681	\$2,131
22-57606.044-R-2	17-15-308-039-1275	450	1,681	\$2,131
22-57606.045-R-2	17-15-308-039-1276	450	1,681	\$2,131
22-57606.046-R-2	17-15-308-039-1277	450	1,681	\$2,131
22-57606.047-R-2	17-15-308-039-1278	450	1,681	\$2,131
22-57606.048-R-2	17-15-308-039-1279	450	1,681	\$2,131
22-57606.049-R-2	17-15-308-039-1280	450	1,681	\$2,131
22-57606.050-R-2	17-15-308-039-1281	450	1,681	\$2,131
22-57606.051-R-2	17-15-308-039-1282	450	1,681	\$2,131
22-57606.052-R-2	17-15-308-039-1283	450	1,681	\$2,131
22-57606.053-R-2	17-15-308-039-1284	450	1,681	\$2,131
22-57606.054-R-2	17-15-308-039-1285	450	1,681	\$2,131
22-57606.055-R-2	17-15-308-039-1286	450	1,681	\$2,131
22-57606.056-R-2	17-15-308-039-1287	450	1,681	\$2,131
22-57606.057-R-2	17-15-308-039-1288	450	1,681	\$2,131
22-57606.058-R-2	17-15-308-039-1289	450	1,681	\$2,131
22-57606.059-R-2	17-15-308-039-1290	676	2,524	\$3,200
22-57606.060-R-2	17-15-308-039-1291	676	2,524	\$3,200
22-57606.061-R-2	17-15-308-039-1292	676	2,524	\$3,200
22-57606.062-R-2	17-15-308-039-1293	676	2,524	\$3,200
22-57606.063-R-2	17-15-308-039-1294	676	2,524	\$3,200
22-57606.064-R-2	17-15-308-039-1295	676	2,524	\$3,200
22-57606.065-R-2	17-15-308-039-1296	676	2,524	\$3,200
22-57606.066-R-2	17-15-308-039-1297	676	2,524	\$3,200
22-57606.067-R-2	17-15-308-039-1298	676	2,524	\$3,200

22-57606.068-R-2	17-15-308-039-1299	676	2,524	\$3,200
22-57606.069-R-2	17-15-308-039-1300	676	2,524	\$3,200
22-57606.070-R-2	17-15-308-039-1301	676	2,524	\$3,200
22-57606.071-R-2	17-15-308-039-1302	676	2,524	\$3,200
22-57606.072-R-2	17-15-308-039-1303	450	1,681	\$2,131
22-57606.073-R-2	17-15-308-039-1304	450	1,681	\$2,131
22-57606.074-R-2	17-15-308-039-1305	450	1,681	\$2,131
22-57606.075-R-2	17-15-308-039-1306	450	1,681	\$2,131
22-57606.076-R-2	17-15-308-039-1307	450	1,681	\$2,131
22-57606.077-R-2	17-15-308-039-1308	676	2,524	\$3,200
22-57606.078-R-2	17-15-308-039-1309	676	2,524	\$3,200
22-57606.079-R-2	17-15-308-039-1310	676	2,524	\$3,200
22-57606.080-R-2	17-15-308-039-1311	676	2,524	\$3,200
22-57606.081-R-2	17-15-308-039-1312	676	2,524	\$3,200
22-57606.082-R-2	17-15-308-039-1313	450	1,681	\$2,131
22-57606.083-R-2	17-15-308-039-1314	450	1,681	\$2,131
22-57606.084-R-2	17-15-308-039-1315	450	1,681	\$2,131
22-57606.085-R-2	17-15-308-039-1316	676	2,524	\$3,200
22-57606.086-R-2	17-15-308-039-1317	676	2,524	\$3,200
22-57606.087-R-2	17-15-308-039-1318	676	2,524	\$3,200
22-57606.088-R-2	17-15-308-039-1319	676	2,524	\$3,200
22-57606.089-R-2	17-15-308-039-1320	676	2,524	\$3,200
22-57606.090-R-2	17-15-308-039-1321	676	2,524	\$3,200
22-57606.091-R-2	17-15-308-039-1322	676	2,524	\$3,200
22-57606.092-R-2	17-15-308-039-1323	676	2,524	\$3,200
22-57606.093-R-2	17-15-308-039-1324	676	2,524	\$3,200
22-57606.094-R-2	17-15-308-039-1325	676	2,524	\$3,200
22-57606.095-R-2	17-15-308-039-1326	676	2,524	\$3,200
22-57606.096-R-2	17-15-308-039-1327	676	2,524	\$3,200
22-57606.097-R-2	17-15-308-039-1328	676	2,524	\$3,200
22-57606.098-R-2	17-15-308-039-1329	676	2,524	\$3,200
22-57606.099-R-2	17-15-308-039-1330	676	2,524	\$3,200
22-57606.100-R-2	17-15-308-039-1331	676	2,524	\$3,200
22-57606.101-R-2	17-15-308-039-1332	450	1,681	\$2,131
22-57606.102-R-2	17-15-308-039-1333	450	1,681	\$2,131
22-57606.103-R-2	17-15-308-039-1334	450	1,681	\$2,131
22-57606.104-R-2	17-15-308-039-1335	450	1,681	\$2,131
22-57606.105-R-2	17-15-308-039-1336	450	1,681	\$2,131
22-57606.106-R-2	17-15-308-039-1337	450	1,681	\$2,131
22-57606.107-R-2	17-15-308-039-1338	450	1,681	\$2,131
22-57606.108-R-2	17-15-308-039-1339	450	1,681	\$2,131
22-57606.109-R-2	17-15-308-039-1340	450	1,681	\$2,131
22-57606.110-R-2	17-15-308-039-1341	450	1,681	\$2,131
22-57606.111-R-2	17-15-308-039-1342	450	1,681	\$2,131
22-57606.112-R-2	17-15-308-039-1343	450	1,681	\$2,131
22-57606.113-R-2	17-15-308-039-1344	450	1,681	\$2,131

22-57606.114-R-2	17-15-308-039-1345	450	1,681	\$2,131
22-57606.115-R-2	17-15-308-039-1346	450	1,681	\$2,131
22-57606.116-R-2	17-15-308-039-1347	450	1,681	\$2,131
22-57606.117-R-2	17-15-308-039-1348	450	1,681	\$2,131
22-57606.118-R-2	17-15-308-039-1349	450	1,681	\$2,131
22-57606.119-R-2	17-15-308-039-1350	450	1,681	\$2,131
22-57606.120-R-2	17-15-308-039-1351	450	1,681	\$2,131
22-57606.121-R-2	17-15-308-039-1352	450	1,681	\$2,131
22-57606.122-R-2	17-15-308-039-1353	450	1,681	\$2,131
22-57606.123-R-2	17-15-308-039-1354	450	1,681	\$2,131
22-57606.124-R-2	17-15-308-039-1355	450	1,681	\$2,131
22-57606.125-R-2	17-15-308-039-1356	450	1,681	\$2,131
22-57606.126-R-2	17-15-308-039-1357	450	1,681	\$2,131
22-57606.127-R-2	17-15-308-039-1358	450	1,681	\$2,131
22-57606.128-R-2	17-15-308-039-1359	450	1,681	\$2,131
22-57606.129-R-2	17-15-308-039-1360	450	1,681	\$2,131
22-57606.130-R-2	17-15-308-039-1361	450	1,681	\$2,131
22-57606.131-R-2	17-15-308-039-1362	450	1,681	\$2,131
22-57606.132-R-2	17-15-308-039-1363	450	1,681	\$2,131
22-57606.133-R-2	17-15-308-039-1364	450	1,681	\$2,131
22-57606.134-R-2	17-15-308-039-1365	450	1,681	\$2,131
22-57606.135-R-2	17-15-308-039-1366	450	1,681	\$2,131
22-57606.136-R-2	17-15-308-039-1367	450	1,681	\$2,131
22-57606.137-R-2	17-15-308-039-1368	450	1,681	\$2,131
22-57606.138-R-2	17-15-308-039-1369	450	1,681	\$2,131
22-57606.139-R-2	17-15-308-039-1370	450	1,681	\$2,131
22-57606.140-R-2	17-15-308-039-1371	450	1,681	\$2,131
22-57606.141-R-2	17-15-308-039-1372	450	1,681	\$2,131
22-57606.142-R-2	17-15-308-039-1373	450	1,681	\$2,131
22-57606.143-R-2	17-15-308-039-1374	450	1,681	\$2,131
22-57606.144-R-2	17-15-308-039-1375	450	1,681	\$2,131
22-57606.145-R-2	17-15-308-039-1376	450	1,681	\$2,131
22-57606.146-R-2	17-15-308-039-1377	450	1,681	\$2,131
22-57606.147-R-2	17-15-308-039-1378	450	1,681	\$2,131
22-57606.148-R-2	17-15-308-039-1379	450	1,681	\$2,131
22-57606.149-R-2	17-15-308-039-1380	450	1,681	\$2,131
22-57606.150-R-2	17-15-308-039-1381	450	1,681	\$2,131
22-57606.151-R-2	17-15-308-039-1382	450	1,681	\$2,131
22-57606.152-R-2	17-15-308-039-1383	450	1,681	\$2,131
22-57606.153-R-2	17-15-308-039-1384	450	1,681	\$2,131
22-57606.154-R-2	17-15-308-039-1385	450	1,681	\$2,131
22-57606.155-R-2	17-15-308-039-1386	450	1,681	\$2,131
22-57606.156-R-2	17-15-308-039-1387	450	1,681	\$2,131
22-57606.157-R-2	17-15-308-039-1388	450	1,681	\$2,131
22-57606.158-R-2	17-15-308-039-1389	450	1,681	\$2,131
22-57606.159-R-2	17-15-308-039-1390	450	1,681	\$2,131

22-57606.160-R-2	17-15-308-039-1391	450	1,681	\$2,131
22-57606.161-R-2	17-15-308-039-1392	450	1,681	\$2,131
22-57606.162-R-2	17-15-308-039-1393	450	1,681	\$2,131
22-57606.163-R-2	17-15-308-039-1394	450	1,681	\$2,131
22-57606.164-R-2	17-15-308-039-1395	450	1,681	\$2,131
22-57606.165-R-2	17-15-308-039-1396	450	1,681	\$2,131
22-57606.166-R-2	17-15-308-039-1397	450	1,681	\$2,131
22-57606.167-R-2	17-15-308-039-1398	450	1,681	\$2,131
22-57606.168-R-2	17-15-308-039-1399	450	1,681	\$2,131
22-57606.169-R-2	17-15-308-039-1400	450	1,681	\$2,131
22-57606.170-R-2	17-15-308-039-1401	450	1,681	\$2,131
22-57606.171-R-2	17-15-308-039-1402	450	1,681	\$2,131
22-57606.172-R-2	17-15-308-039-1403	450	1,681	\$2,131
22-57606.173-R-2	17-15-308-039-1404	450	1,681	\$2,131
22-57606.174-R-2	17-15-308-039-1405	450	1,681	\$2,131
22-57606.175-R-2	17-15-308-039-1406	450	1,681	\$2,131
22-57606.176-R-2	17-15-308-039-1407	450	1,681	\$2,131
22-57606.177-R-2	17-15-308-039-1408	450	1,681	\$2,131
22-57606.178-R-2	17-15-308-039-1409	450	1,681	\$2,131
22-57606.179-R-2	17-15-308-039-1410	450	1,681	\$2,131
22-57606.180-R-2	17-15-308-039-1411	450	1,681	\$2,131
22-57606.181-R-2	17-15-308-039-1412	450	1,681	\$2,131
22-57606.182-R-2	17-15-308-039-1413	450	1,681	\$2,131
22-57606.183-R-2	17-15-308-039-1414	450	1,681	\$2,131
22-57606.184-R-2	17-15-308-039-1415	450	1,681	\$2,131
22-57606.185-R-2	17-15-308-039-1416	450	1,681	\$2,131
22-57606.186-R-2	17-15-308-039-1417	450	1,681	\$2,131
22-57606.187-R-2	17-15-308-039-1418	450	1,681	\$2,131
22-57606.188-R-2	17-15-308-039-1419	450	1,681	\$2,131
22-57606.189-R-2	17-15-308-039-1420	450	1,681	\$2,131
22-57606.190-R-2	17-15-308-039-1421	450	1,681	\$2,131
22-57606.191-R-2	17-15-308-039-1422	450	1,681	\$2,131
22-57606.192-R-2	17-15-308-039-1423	450	1,681	\$2,131
22-57606.193-R-2	17-15-308-039-1424	450	1,681	\$2,131
22-57606.194-R-2	17-15-308-039-1425	450	1,681	\$2,131
22-57606.195-R-2	17-15-308-039-1426	450	1,681	\$2,131
22-57606.196-R-2	17-15-308-039-1427	450	1,681	\$2,131
22-57606.197-R-2	17-15-308-039-1428	450	1,681	\$2,131
22-57606.198-R-2	17-15-308-039-1429	450	1,681	\$2,131
22-57606.199-R-2	17-15-308-039-1430	450	1,681	\$2,131
22-57606.200-R-2	17-15-308-039-1431	450	1,681	\$2,131
22-57606.201-R-2	17-15-308-039-1432	450	1,681	\$2,131
22-57606.202-R-2	17-15-308-039-1433	450	1,681	\$2,131
22-57606.203-R-2	17-15-308-039-1434	450	1,681	\$2,131
22-57606.204-R-2	17-15-308-039-1435	450	1,681	\$2,131
22-57606.205-R-2	17-15-308-039-1436	450	1,681	\$2,131

22-57606.206-R-2	17-15-308-039-1437	450	1,681	\$2,131
22-57606.207-R-2	17-15-308-039-1438	450	1,681	\$2,131
22-57606.208-R-2	17-15-308-039-1439	450	1,681	\$2,131
22-57606.209-R-2	17-15-308-039-1440	450	1,681	\$2,131
22-57606.210-R-2	17-15-308-039-1441	450	1,681	\$2,131
22-57606.211-R-2	17-15-308-039-1442	450	1,681	\$2,131
22-57606.212-R-2	17-15-308-039-1443	450	1,681	\$2,131
22-57606.213-R-2	17-15-308-039-1444	450	1,681	\$2,131
22-57606.214-R-2	17-15-308-039-1445	450	1,681	\$2,131
22-57606.215-R-2	17-15-308-039-1446	450	1,681	\$2,131
22-57606.216-R-2	17-15-308-039-1447	450	1,681	\$2,131
22-57606.217-R-2	17-15-308-039-1448	450	1,681	\$2,131
22-57606.218-R-2	17-15-308-039-1449	450	1,681	\$2,131
22-57606.219-R-2	17-15-308-039-1450	450	1,681	\$2,131
22-57606.220-R-2	17-15-308-039-1451	450	1,681	\$2,131
22-57606.221-R-2	17-15-308-039-1452	450	1,681	\$2,131
22-57606.222-R-2	17-15-308-039-1453	450	1,681	\$2,131
22-57606.223-R-2	17-15-308-039-1454	450	1,681	\$2,131
22-57606.224-R-2	17-15-308-039-1455	450	1,681	\$2,131
22-57606.225-R-2	17-15-308-039-1456	450	1,681	\$2,131
22-57606.226-R-2	17-15-308-039-1457	450	1,681	\$2,131
22-57606.227-R-2	17-15-308-039-1458	450	1,681	\$2,131
22-57606.228-R-2	17-15-308-039-1470	676	2,524	\$3,200
22-57606.229-R-2	17-15-308-039-1471	676	2,524	\$3,200
22-57606.230-R-2	17-15-308-039-1472	676	2,524	\$3,200
22-57606.231-R-2	17-15-308-039-1473	676	2,524	\$3,200
22-57606.232-R-2	17-15-308-039-1474	450	1,681	\$2,131
22-57606.233-R-2	17-15-308-039-1475	450	1,681	\$2,131
22-57606.234-R-2	17-15-308-039-1476	450	1,681	\$2,131
22-57606.235-R-2	17-15-308-039-1478	450	1,681	\$2,131
22-57606.236-R-2	17-15-308-039-1479	676	2,524	\$3,200
22-57606.237-R-2	17-15-308-039-1480	676	2,524	\$3,200
22-57606.238-R-2	17-15-308-039-1481	676	2,524	\$3,200
22-57606.239-R-2	17-15-308-039-1482	676	2,524	\$3,200
22-57606.240-R-2	17-15-308-039-1483	676	2,524	\$3,200
22-57606.241-R-2	17-15-308-039-1484	676	2,524	\$3,200
22-57606.242-R-2	17-15-308-039-1485	676	2,524	\$3,200

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

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1430 Lee Street
Des Plaines, IL 60018

COUNTY

Cook County Board of Review
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Chicago, IL 60602