



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

APPELLANT: 15th Place Condominium
DOCKET NO.: 22-58319.001-R-2 through 22-58319.193-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 15th Place Condominium, the appellant, by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-58319.001-R-2	17-20-234-007-1001	887	28,826	\$29,713
22-58319.002-R-2	17-20-234-007-1002	854	27,870	\$28,724
22-58319.003-R-2	17-20-234-007-1003	847	27,879	\$28,726
22-58319.004-R-2	17-20-234-007-1004	604	19,200	\$19,804
22-58319.005-R-2	17-20-234-007-1005	817	26,918	\$27,735
22-58319.006-R-2	17-20-234-007-1006	811	25,927	\$26,738
22-58319.007-R-2	17-20-234-007-1007	857	27,866	\$28,723
22-58319.008-R-2	17-20-234-007-1008	1,106	36,536	\$37,642
22-58319.009-R-2	17-20-234-007-1009	711	23,060	\$23,771
22-58319.010-R-2	17-20-234-007-1010	602	19,203	\$19,805
22-58319.011-R-2	17-20-234-007-1011	541	17,284	\$17,825
22-58319.012-R-2	17-20-234-007-1012	524	17,306	\$17,830
22-58319.013-R-2	17-20-234-007-1013	457	14,395	\$14,852
22-58319.014-R-2	17-20-234-007-1014	512	16,322	\$16,834
22-58319.015-R-2	17-20-234-007-1015	734	24,029	\$24,763
22-58319.016-R-2	17-20-234-007-1016	927	29,773	\$30,700
22-58319.017-R-2	17-20-234-007-1017	880	28,835	\$29,715
22-58319.018-R-2	17-20-234-007-1018	874	28,844	\$29,718
22-58319.019-R-2	17-20-234-007-1019	630	20,166	\$20,796
22-58319.020-R-2	17-20-234-007-1020	840	26,888	\$27,728
22-58319.021-R-2	17-20-234-007-1021	831	26,901	\$27,732
22-58319.022-R-2	17-20-234-007-1022	884	28,831	\$29,715
22-58319.023-R-2	17-20-234-007-1023	1,143	37,488	\$38,631
22-58319.024-R-2	17-20-234-007-1024	731	24,033	\$24,764
22-58319.025-R-2	17-20-234-007-1025	620	20,179	\$20,799

22-58319.026-R-2	17-20-234-007-1026	565	18,253	\$18,818
22-58319.027-R-2	17-20-234-007-1027	539	17,286	\$17,825
22-58319.028-R-2	17-20-234-007-1028	468	15,380	\$15,848
22-58319.029-R-2	17-20-234-007-1029	530	17,298	\$17,828
22-58319.030-R-2	17-20-234-007-1030	761	24,993	\$25,754
22-58319.031-R-2	17-20-234-007-1031	960	31,730	\$32,690
22-58319.032-R-2	17-20-234-007-1032	900	28,809	\$29,709
22-58319.033-R-2	17-20-234-007-1033	894	28,817	\$29,711
22-58319.034-R-2	17-20-234-007-1034	664	21,121	\$21,785
22-58319.035-R-2	17-20-234-007-1035	864	27,857	\$28,721
22-58319.036-R-2	17-20-234-007-1036	857	27,866	\$28,723
22-58319.037-R-2	17-20-234-007-1037	910	29,795	\$30,705
22-58319.038-R-2	17-20-234-007-1038	1,176	38,444	\$39,620
22-58319.039-R-2	17-20-234-007-1039	747	24,011	\$24,758
22-58319.040-R-2	17-20-234-007-1040	632	20,164	\$20,796
22-58319.041-R-2	17-20-234-007-1041	575	18,239	\$18,814
22-58319.042-R-2	17-20-234-007-1042	575	18,239	\$18,814
22-58319.043-R-2	17-20-234-007-1043	482	15,363	\$15,845
22-58319.044-R-2	17-20-234-007-1044	558	18,262	\$18,820
22-58319.045-R-2	17-20-234-007-1045	781	24,967	\$25,748
22-58319.046-R-2	17-20-234-007-1046	993	32,685	\$33,678
22-58319.047-R-2	17-20-234-007-1047	927	29,773	\$30,700
22-58319.048-R-2	17-20-234-007-1049	684	22,094	\$22,778
22-58319.049-R-2	17-20-234-007-1050	890	28,822	\$29,712
22-58319.050-R-2	17-20-234-007-1051	884	28,831	\$29,715
22-58319.051-R-2	17-20-234-007-1052	937	30,760	\$31,697
22-58319.052-R-2	17-20-234-007-1053	1,219	39,386	\$40,605
22-58319.053-R-2	17-20-234-007-1054	784	24,963	\$25,747
22-58319.054-R-2	17-20-234-007-1055	649	21,141	\$21,790
22-58319.055-R-2	17-20-234-007-1056	585	19,226	\$19,811
22-58319.056-R-2	17-20-234-007-1057	585	19,226	\$19,811
22-58319.057-R-2	17-20-234-007-1058	491	15,351	\$15,842
22-58319.058-R-2	17-20-234-007-1059	571	18,244	\$18,815
22-58319.059-R-2	17-20-234-007-1060	797	25,945	\$26,742
22-58319.060-R-2	17-20-234-007-1061	1,027	33,641	\$34,668
22-58319.061-R-2	17-20-234-007-1062	960	31,730	\$32,690
22-58319.062-R-2	17-20-234-007-1063	950	30,743	\$31,693
22-58319.063-R-2	17-20-234-007-1064	701	23,072	\$23,773
22-58319.064-R-2	17-20-234-007-1065	917	29,787	\$30,704
22-58319.065-R-2	17-20-234-007-1066	907	29,800	\$30,707
22-58319.066-R-2	17-20-234-007-1067	967	31,721	\$32,688
22-58319.067-R-2	17-20-234-007-1068	1,256	41,338	\$42,594
22-58319.068-R-2	17-20-234-007-1069	801	25,940	\$26,741
22-58319.069-R-2	17-20-234-007-1070	691	22,086	\$22,777
22-58319.070-R-2	17-20-234-007-1071	601	19,204	\$19,805

22-58319.071-R-2	17-20-234-007-1072	601	19,204	\$19,805
22-58319.072-R-2	17-20-234-007-1073	541	17,284	\$17,825
22-58319.073-R-2	17-20-234-007-1074	585	19,226	\$19,811
22-58319.074-R-2	17-20-234-007-1075	821	26,914	\$27,735
22-58319.075-R-2	17-20-234-007-1076	1,060	34,597	\$35,657
22-58319.076-R-2	17-20-234-007-1077	987	31,694	\$32,681
22-58319.077-R-2	17-20-234-007-1078	973	31,712	\$32,685
22-58319.078-R-2	17-20-234-007-1079	724	23,042	\$23,766
22-58319.079-R-2	17-20-234-007-1080	940	30,756	\$31,696
22-58319.080-R-2	17-20-234-007-1081	930	29,769	\$30,699
22-58319.081-R-2	17-20-234-007-1082	997	32,681	\$33,678
22-58319.082-R-2	17-20-234-007-1083	1,296	42,285	\$43,581
22-58319.083-R-2	17-20-234-007-1084	824	26,910	\$27,734
22-58319.084-R-2	17-20-234-007-1085	708	23,064	\$23,772
22-58319.085-R-2	17-20-234-007-1086	615	20,187	\$20,802
22-58319.086-R-2	17-20-234-007-1087	615	20,187	\$20,802
22-58319.087-R-2	17-20-234-007-1088	551	17,270	\$17,821
22-58319.088-R-2	17-20-234-007-1089	598	19,209	\$19,807
22-58319.089-R-2	17-20-234-007-1090	840	26,888	\$27,728
22-58319.090-R-2	17-20-234-007-1091	1,838	60,568	\$62,406
22-58319.091-R-2	17-20-234-007-1092	1,658	54,806	\$56,464
22-58319.092-R-2	17-20-234-007-1094	2,063	67,269	\$69,332
22-58319.093-R-2	17-20-234-007-1095	1,196	39,417	\$40,613
22-58319.094-R-2	17-20-234-007-1096	1,096	35,549	\$36,645
22-58319.095-R-2	17-20-234-007-1097	1,140	37,492	\$38,632
22-58319.096-R-2	17-20-234-007-1098	1,415	46,127	\$47,542
22-58319.097-R-2	17-20-234-007-1099	887	28,826	\$29,713
22-58319.098-R-2	17-20-234-007-1100	854	27,870	\$28,724
22-58319.099-R-2	17-20-234-007-1101	847	27,879	\$28,726
22-58319.100-R-2	17-20-234-007-1102	604	19,200	\$19,804
22-58319.101-R-2	17-20-234-007-1103	817	26,918	\$27,735
22-58319.102-R-2	17-20-234-007-1104	811	25,927	\$26,738
22-58319.103-R-2	17-20-234-007-1105	857	27,866	\$28,723
22-58319.104-R-2	17-20-234-007-1106	1,106	36,536	\$37,642
22-58319.105-R-2	17-20-234-007-1107	711	23,060	\$23,771
22-58319.106-R-2	17-20-234-007-1108	602	19,203	\$19,805
22-58319.107-R-2	17-20-234-007-1109	541	17,284	\$17,825
22-58319.108-R-2	17-20-234-007-1110	524	17,306	\$17,830
22-58319.109-R-2	17-20-234-007-1111	457	14,395	\$14,852
22-58319.110-R-2	17-20-234-007-1112	512	16,322	\$16,834
22-58319.111-R-2	17-20-234-007-1113	734	24,029	\$24,763
22-58319.112-R-2	17-20-234-007-1114	927	29,773	\$30,700
22-58319.113-R-2	17-20-234-007-1115	880	28,835	\$29,715
22-58319.114-R-2	17-20-234-007-1116	874	28,844	\$29,718
22-58319.115-R-2	17-20-234-007-1117	630	20,166	\$20,796

22-58319.116-R-2	17-20-234-007-1118	840	26,888	\$27,728
22-58319.117-R-2	17-20-234-007-1119	831	26,901	\$27,732
22-58319.118-R-2	17-20-234-007-1120	884	28,831	\$29,715
22-58319.119-R-2	17-20-234-007-1121	1,143	37,488	\$38,631
22-58319.120-R-2	17-20-234-007-1122	731	24,033	\$24,764
22-58319.121-R-2	17-20-234-007-1123	620	20,179	\$20,799
22-58319.122-R-2	17-20-234-007-1124	565	18,253	\$18,818
22-58319.123-R-2	17-20-234-007-1125	539	17,286	\$17,825
22-58319.124-R-2	17-20-234-007-1126	468	15,380	\$15,848
22-58319.125-R-2	17-20-234-007-1127	530	17,298	\$17,828
22-58319.126-R-2	17-20-234-007-1128	761	24,993	\$25,754
22-58319.127-R-2	17-20-234-007-1129	960	31,730	\$32,690
22-58319.128-R-2	17-20-234-007-1130	900	28,809	\$29,709
22-58319.129-R-2	17-20-234-007-1131	894	28,817	\$29,711
22-58319.130-R-2	17-20-234-007-1132	664	21,121	\$21,785
22-58319.131-R-2	17-20-234-007-1133	864	27,857	\$28,721
22-58319.132-R-2	17-20-234-007-1134	857	27,866	\$28,723
22-58319.133-R-2	17-20-234-007-1135	910	29,795	\$30,705
22-58319.134-R-2	17-20-234-007-1136	1,176	38,444	\$39,620
22-58319.135-R-2	17-20-234-007-1137	747	24,011	\$24,758
22-58319.136-R-2	17-20-234-007-1138	632	20,164	\$20,796
22-58319.137-R-2	17-20-234-007-1139	575	18,239	\$18,814
22-58319.138-R-2	17-20-234-007-1140	575	18,239	\$18,814
22-58319.139-R-2	17-20-234-007-1141	482	15,363	\$15,845
22-58319.140-R-2	17-20-234-007-1142	558	18,262	\$18,820
22-58319.141-R-2	17-20-234-007-1143	781	24,967	\$25,748
22-58319.142-R-2	17-20-234-007-1144	993	32,685	\$33,678
22-58319.143-R-2	17-20-234-007-1145	927	29,773	\$30,700
22-58319.144-R-2	17-20-234-007-1146	920	29,782	\$30,702
22-58319.145-R-2	17-20-234-007-1147	684	22,094	\$22,778
22-58319.146-R-2	17-20-234-007-1149	884	28,831	\$29,715
22-58319.147-R-2	17-20-234-007-1150	937	30,760	\$31,697
22-58319.148-R-2	17-20-234-007-1151	1,219	39,386	\$40,605
22-58319.149-R-2	17-20-234-007-1152	784	24,963	\$25,747
22-58319.150-R-2	17-20-234-007-1153	649	21,141	\$21,790
22-58319.151-R-2	17-20-234-007-1154	585	19,226	\$19,811
22-58319.152-R-2	17-20-234-007-1155	585	19,226	\$19,811
22-58319.153-R-2	17-20-234-007-1156	491	15,351	\$15,842
22-58319.154-R-2	17-20-234-007-1157	576	18,238	\$18,814
22-58319.155-R-2	17-20-234-007-1158	797	25,945	\$26,742
22-58319.156-R-2	17-20-234-007-1159	1,027	33,641	\$34,668
22-58319.157-R-2	17-20-234-007-1160	960	31,730	\$32,690
22-58319.158-R-2	17-20-234-007-1161	950	30,743	\$31,693
22-58319.159-R-2	17-20-234-007-1162	701	23,072	\$23,773
22-58319.160-R-2	17-20-234-007-1163	917	29,787	\$30,704

22-58319.161-R-2	17-20-234-007-1164	907	29,800	\$30,707
22-58319.162-R-2	17-20-234-007-1165	967	31,721	\$32,688
22-58319.163-R-2	17-20-234-007-1166	1,256	41,338	\$42,594
22-58319.164-R-2	17-20-234-007-1167	801	25,940	\$26,741
22-58319.165-R-2	17-20-234-007-1168	691	22,086	\$22,777
22-58319.166-R-2	17-20-234-007-1169	601	19,204	\$19,805
22-58319.167-R-2	17-20-234-007-1170	601	19,204	\$19,805
22-58319.168-R-2	17-20-234-007-1171	541	17,284	\$17,825
22-58319.169-R-2	17-20-234-007-1172	585	19,226	\$19,811
22-58319.170-R-2	17-20-234-007-1173	821	26,914	\$27,735
22-58319.171-R-2	17-20-234-007-1174	1,060	34,597	\$35,657
22-58319.172-R-2	17-20-234-007-1175	987	31,694	\$32,681
22-58319.173-R-2	17-20-234-007-1176	973	31,712	\$32,685
22-58319.174-R-2	17-20-234-007-1177	724	23,042	\$23,766
22-58319.175-R-2	17-20-234-007-1178	940	30,756	\$31,696
22-58319.176-R-2	17-20-234-007-1179	930	29,769	\$30,699
22-58319.177-R-2	17-20-234-007-1180	997	32,681	\$33,678
22-58319.178-R-2	17-20-234-007-1181	1,296	42,285	\$43,581
22-58319.179-R-2	17-20-234-007-1182	824	26,910	\$27,734
22-58319.180-R-2	17-20-234-007-1183	708	23,064	\$23,772
22-58319.181-R-2	17-20-234-007-1184	615	20,187	\$20,802
22-58319.182-R-2	17-20-234-007-1185	615	20,187	\$20,802
22-58319.183-R-2	17-20-234-007-1186	551	17,270	\$17,821
22-58319.184-R-2	17-20-234-007-1187	598	19,209	\$19,807
22-58319.185-R-2	17-20-234-007-1188	840	26,888	\$27,728
22-58319.186-R-2	17-20-234-007-1189	2,305	75,949	\$78,254
22-58319.187-R-2	17-20-234-007-1190	1,190	38,425	\$39,615
22-58319.188-R-2	17-20-234-007-1191	1,382	45,171	\$46,553
22-58319.189-R-2	17-20-234-007-1192	2,063	67,269	\$69,332
22-58319.190-R-2	17-20-234-007-1193	1,196	39,417	\$40,613
22-58319.191-R-2	17-20-234-007-1194	1,096	35,549	\$36,645
22-58319.192-R-2	17-20-234-007-1195	1,140	37,492	\$38,632
22-58319.193-R-2	17-20-234-007-1196	1,415	46,127	\$47,542

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of 196 residential condominium units, of which 193 units are on appeal. The units are located in a 16 year old building. The subject parcels have a combined 98.0615% interest¹ in the common elements of the condominium. The subject property has a 48,439 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis with information on five comparable sales. The five comparables are located within the subject's condominium and are also identified as subject parcels to this appeal. The appellant reported in the grid analysis that these five parcels are improved with residential condominium units ranging in size from 769 to 1,200 square feet of living area. Each comparable has central air conditioning and an attached garage. The comparables sold from June 2019 to December 2023 for prices ranging from \$210,000 to \$319,000 or from \$208.33 to \$312.09 per square foot of living area, including land.

The appellant also submitted an analysis of 78 sales in the subject's condominium from February 2020 to December 2023, including four of the five gridded sales (omitting the June 2019 sale). These sales have an aggregate sale price of \$23,067,000 and a combined 38.6992% interest in the common elements of the condominium. Based on these sales, the appellant calculated a value for the condominium of \$59,605,883. After subtracting 10% for personal property included in the sales, the appellant arrived at a value of \$52,606,829 based on a combined 98.0642% interest in the common elements of the condominium. Based on this evidence, the appellant requested a reduction in the subject's combined assessment to \$5,260,682.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total combined assessment for the subject of \$5,408,775. The subject's combined assessment reflects a market value of \$54,087,750, including land, when applying level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. In support of its contention of the correct assessment the board of review submitted a sales analysis based on 79 sales within the subject's condominium, some of which are the same as the appellant's sales. The sales occurred from February 2020 to August 2023 with an aggregate sale price of \$23,107,607 and a combined interest in the common elements of the condominium of 39.0255%. The board of review computed a total value for the condominium of \$59,211,559. Based on the subject's combined 98.0615% interest, the subject would have a value of \$58,063,742. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must

¹ Based on the spreadsheet of the condominium units and their percentage ownership interests presented by the board of review.

be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted five sales of the subject parcels in a grid analysis and an analysis of 78 sales in the condominium that includes a deduction for personal property, whereas the board of review presented an analysis based on 79 sales in the condominium in support of their respective positions before the Board. The Board gives less weight to the appellant's analysis which deducts 10% for personal property without any substantive evidence in the record to support this deduction.

The Board finds the best evidence of market value to be sales presented in the board of review's analysis, plus the appellant's comparables #2 and #5. These sales have an aggregate sale price of \$23,637,607 and a combined interest of 39.8286%. Based on these sales, the condominium would have a value of \$59,348,325 and the subject would have a value of \$58,197,858 based on its combined 98.0615% interest. The subject's combined assessment reflects a market value of \$54,087,750, including land, which falls below the value computed from the best market value evidence in this record. Based on this evidence, the Board finds a reduction in the subject's assessment is not justified.

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

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