FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Lion's Gate Condo Association
DOCKET NO.: 23-22969.001-R-3 through 23-22969.066-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lion's Gate Condo Association, the appellant(s), by attorney Michael R. O'Malley, of Schmidt Salzman & Moran, Ltd. in Chicago; the Cook County Board of Review; the Schaumburg CCSD #54, and Twp. HSD #211, the intervenors, by attorney Michael J. Hernandez of Franczek P.C. in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant(s). The board of review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the appellant(s) is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***A Reduction*** 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
23-22969.001-R-3	07-25-103-054-1001	9989	28822	38811
23-22969.002-R-3	07-25-103-054-1002	8542	24646	33188
23-22969.003-R-3	07-25-103-054-1003	7374	21275	28649
23-22969.004-R-3	07-25-103-054-1004	9989	28822	38811
23-22969.005-R-3	07-25-103-054-1005	8542	24646	33188
23-22969.006-R-3	07-25-103-054-1006	7374	21275	28649
23-22969.007-R-3	07-25-103-054-1007	9989	28822	38811
23-22969.008-R-3	07-25-103-054-1008	8542	24646	33188
23-22969.009-R-3	07-25-103-054-1009	7374	21275	28649
23-22969.010-R-3	07-25-103-054-1010	9989	28822	38811
23-22969.011-R-3	07-25-103-054-1011	8542	24646	33188
23-22969.012-R-3	07-25-103-054-1012	7374	21275	28649
23-22969.013-R-3	07-25-103-054-1013	9989	28822	38811
23-22969.014-R-3	07-25-103-054-1014	8542	24646	33188
23-22969.015-R-3	07-25-103-054-1015	7374	21275	28649
23-22969.016-R-3	07-25-103-054-1016	9989	28822	38811

23-22969.017-R-3	07-25-103-054-1017	8542	24646	33188
23-22969.018-R-3	07-25-103-054-1018	7374	21275	28649
23-22969.019-R-3	07-25-103-054-1019	9989	28822	38811
23-22969.020-R-3	07-25-103-054-1020	8542	24646	33188
23-22969.021-R-3	07-25-103-054-1021	7374	21275	28649
23-22969.022-R-3	07-25-103-054-1022	9989	28822	38811
23-22969.023-R-3	07-25-103-054-1023	8542	24646	33188
23-22969.024-R-3	07-25-103-054-1024	7374	21275	28649
23-22969.025-R-3	07-25-103-054-1025	9989	28822	38811
23-22969.026-R-3	07-25-103-054-1026	8542	24646	33188
23-22969.027-R-3	07-25-103-054-1027	7374	21275	28649
23-22969.028-R-3	07-25-103-054-1028	9989	28822	38811
23-22969.029-R-3	07-25-103-054-1029	8542	24646	33188
23-22969.030-R-3	07-25-103-054-1030	7374	21275	28649
23-22969.031-R-3	07-25-103-054-1031	9989	28822	38811
23-22969.032-R-3	07-25-103-054-1032	8542	24646	33188
23-22969.033-R-3	07-25-103-054-1033	7374	21275	28649
23-22969.034-R-3	07-25-103-054-1034	9989	28822	38811
23-22969.035-R-3	07-25-103-054-1035	8542	24646	33188
23-22969.036-R-3	07-25-103-054-1036	7374	21275	28649
23-22969.037-R-3	07-25-103-054-1037	9989	28822	38811
23-22969.038-R-3	07-25-103-054-1038	8542	24646	33188
23-22969.039-R-3	07-25-103-054-1039	7374	21275	28649
23-22969.040-R-3	07-25-103-054-1040	9989	28822	38811
23-22969.041-R-3	07-25-103-054-1041	8542	24646	33188
23-22969.042-R-3	07-25-103-054-1042	7374	21275	28649
23-22969.043-R-3	07-25-103-054-1043	9989	28822	38811
23-22969.044-R-3	07-25-103-054-1044	8542	24646	33188
23-22969.045-R-3	07-25-103-054-1045	7374	21275	28649
23-22969.046-R-3	07-25-103-054-1046	9989	28822	38811
23-22969.047-R-3	07-25-103-054-1047	8542	24646	33188
23-22969.048-R-3	07-25-103-054-1048	7374	21275	28649
23-22969.049-R-3	07-25-103-054-1049	9989	28822	38811
23-22969.050-R-3	07-25-103-054-1050	8542	24646	33188
23-22969.051-R-3	07-25-103-054-1051	7374	21275	28649
23-22969.052-R-3	07-25-103-054-1052	9984	28805	38789
23-22969.053-R-3	07-25-103-054-1053	8536	24629	33165
23-22969.054-R-3	07-25-103-054-1054	7368	21259	28627
23-22969.055-R-3	07-25-103-054-1055	9984	28805	38789
23-22969.056-R-3	07-25-103-054-1056	8536	24629	33165
23-22969.057-R-3	07-25-103-054-1057	7368	21259	28627
23-22969.058-R-3	07-25-103-054-1058	9984	28805	38789
23-22969.059-R-3	07-25-103-054-1059	8541	24642	33183
23-22969.060-R-3	07-25-103-054-1060	7368	21259	28627
23-22969.061-R-3	07-25-103-054-1061	9984	28805	38789
23-22969.062-R-3	07-25-103-054-1062	8536	24629	33165

23-22969.063-R-3	07-25-103-054-1063	7368	21259	28627
23-22969.064-R-3	07-25-103-054-1064	9989	28822	38811
23-22969.065-R-3	07-25-103-054-1065	8542	24646	33188
23-22969.066-R-3	07-25-103-054-1066	7374	21269	28643

Subject only to the State multiplier as applicable.

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: November 17, 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 9-215 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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