



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

APPELLANT: Unilever Illinois Manufacturing, LLC
DOCKET NO.: 23-34062.001-I-3 through 23-34062.018-I-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Unilever Illinois Manufacturing, LLC, the appellant(s), by attorney Jessica MacLean, of Worsek & Vihon LLP in Chicago; the Cook County Board of Review; the Chicago Board of Education intervenor, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

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
23-34062.001-I-3	16-27-301-002-0000	14,579	116	\$14,695
23-34062.002-I-3	16-27-301-025-0000	237,373	10,000	\$247,373
23-34062.003-I-3	16-27-301-027-0000	87,518	0	\$87,518
23-34062.004-I-3	16-27-301-029-0000	328,664	1,764	\$330,428
23-34062.005-I-3	16-27-301-031-0000	30,854	1,000	\$31,854
23-34062.006-I-3	16-27-301-035-0000	138,257	85,809	\$224,066
23-34062.007-I-3	16-27-301-036-0000	94,001	34,374	\$128,375
23-34062.008-I-3	16-27-301-037-0000	183,680	122,965	\$306,645
23-34062.009-I-3	16-27-302-008-0000	63,555	30,058	\$93,613
23-34062.010-I-3	16-27-303-018-0000	34,925	22,008	\$56,933
23-34062.011-I-3	16-27-303-019-0000	10,612	835	\$11,447
23-34062.012-I-3	16-27-303-020-0000	10,612	8,053	\$18,665
23-34062.013-I-3	16-27-307-002-0000	219,514	232,943	\$452,457
23-34062.014-I-3	16-27-307-004-0000	93,170	229,009	\$322,179
23-34062.015-I-3	16-27-307-005-0000	50,600	68,140	\$118,740
23-34062.016-I-3	16-27-310-006-0000	65,330	23,317	\$88,647
23-34062.017-I-3	16-27-310-016-0000	320	45	\$365
23-34062.018-I-3	16-27-310-019-0000	73,614	11,386	\$85,000

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: _____

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: _____

October 20, 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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