FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Finchley Investments LLC
DOCKET NO.: 23-36564.001-R-3 through 23-36564.042-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Finchley Investments LLC, the appellant(s), by attorney Michael R. O'Malley, of Schmidt Salzman & Moran, Ltd. in Chicago; and the Cook County Board of Review.

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
23-36564.001-R-3	14-21-110-048-1037	454	20704	21158
23-36564.002-R-3	14-21-110-048-1097	313	13793	14106
23-36564.003-R-3	14-21-110-048-1142	478	21562	22040
23-36564.004-R-3	14-21-110-048-1168	474	21566	22040
23-36564.005-R-3	14-21-110-048-1172	305	13800	14105
23-36564.006-R-3	14-21-110-048-1176	384	17248	17632
23-36564.007-R-3	14-21-110-048-1268	447	19831	20278
23-36564.008-R-3	14-21-110-048-1274	719	32781	33500
23-36564.009-R-3	14-21-110-048-1281	445	19832	20277
23-36564.010-R-3	14-21-110-048-1292	294	12931	13225
23-36564.011-R-3	14-21-110-048-1324	441	19836	20277
23-36564.012-R-3	14-21-110-048-1356	447	19831	20278
23-36564.013-R-3	14-21-110-048-1357	287	12937	13224
23-36564.014-R-3	14-21-110-048-1363	431	19845	20276
23-36564.015-R-3	14-21-110-048-1374	390	17243	17633
23-36564.016-R-3	14-21-110-048-1375	383	17249	17632
23-36564.017-R-3	14-21-110-048-1383	283	12940	13223

23-36564.018-R-3	14-21-110-048-1387	388	17245	17633
23-36564.019-R-3	14-21-110-048-1393	284	12939	13223
23-36564.020-R-3	14-21-110-048-1398	419	18976	19395
23-36564.021-R-3	14-21-110-048-1401	378	17252	17630
23-36564.022-R-3	14-21-110-048-1402	421	18974	19395
23-36564.023-R-3	14-21-110-048-1418	583	26746	27329
23-36564.024-R-3	14-21-110-048-1430	673	30184	30857
23-36564.025-R-3	14-21-110-048-1432	281	12942	13223
23-36564.026-R-3	14-21-110-048-1454	413	18981	19394
23-36564.027-R-3	14-21-110-048-1458	279	12064	12343
23-36564.028-R-3	14-21-110-048-1499	247	11213	11460
23-36564.029-R-3	14-21-110-048-1542	394	18119	18513
23-36564.030-R-3	14-21-110-048-1574	386	17246	17632
23-36564.031-R-3	14-21-110-048-1589	332	14656	14988
23-36564.032-R-3	14-21-110-048-1603	54	1709	1763
23-36564.033-R-3	14-21-110-048-1690	57	2147	2204
23-36564.034-R-3	14-21-110-048-1735	60	2145	2205
23-36564.035-R-3	14-21-110-048-1763	64	2141	2205
23-36564.036-R-3	14-21-110-048-1797	64	2141	2205
23-36564.037-R-3	14-21-110-048-1857	68	2138	2206
23-36564.038-R-3	14-21-110-048-1893	73	3013	3086
23-36564.039-R-3	14-21-110-048-1911	75	3450	3525
23-36564.040-R-3	14-21-110-048-1926	73	3013	3086
23-36564.041-R-3	14-21-110-048-1937	76	3450	3526
23-36564.042-R-3	14-21-110-048-1965	78	3448	3526

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Finchley Investments LLC, by attorney:
Michael R. O'Malley
Schmidt Salzman & Moran, Ltd.
111 West Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602