



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

APPELLANT: Association 840 N. Lake Shore Dr. Condominium
DOCKET NO.: 23-42548.001-R-3 through 23-42548.201-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Association 840 N. Lake Shore Dr. Condominium, the appellant(s), by attorney Christopher M. Caira, of KBC Law Group in Chicago; 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
23-42548.001-R-3	17-03-228-033-4001	15,307	198,400	\$213,707
23-42548.002-R-3	17-03-228-033-4002	15,554	201,543	\$217,097
23-42548.003-R-3	17-03-228-033-4005	15,638	202,627	\$218,265
23-42548.004-R-3	17-03-228-033-4008	15,722	203,711	\$219,433
23-42548.005-R-3	17-03-228-033-4009	9,910	128,402	\$138,312
23-42548.006-R-3	17-03-228-033-4010	11,582	150,076	\$161,658
23-42548.007-R-3	17-03-228-033-4011	15,806	204,795	\$220,601
23-42548.008-R-3	17-03-228-033-4012	9,931	128,673	\$138,604
23-42548.009-R-3	17-03-228-033-4013	11,613	150,468	\$162,081
23-42548.010-R-3	17-03-228-033-4014	15,889	205,880	\$221,769
23-42548.011-R-3	17-03-228-033-4015	9,952	128,944	\$138,896
23-42548.012-R-3	17-03-228-033-4016	11,642	150,844	\$162,486
23-42548.013-R-3	17-03-228-033-4017	15,973	206,964	\$222,937
23-42548.014-R-3	17-03-228-033-4018	9,972	129,216	\$139,188
23-42548.015-R-3	17-03-228-033-4019	11,671	151,221	\$162,892
23-42548.016-R-3	17-03-228-033-4020	16,057	208,049	\$224,106
23-42548.017-R-3	17-03-228-033-4021	9,993	129,487	\$139,480
23-42548.018-R-3	17-03-228-033-4022	11,700	151,597	\$163,297
23-42548.019-R-3	17-03-228-033-4023	16,140	209,133	\$225,273
23-42548.020-R-3	17-03-228-033-4024	10,014	129,758	\$139,772
23-42548.021-R-3	17-03-228-033-4025	11,729	151,974	\$163,703

23-42548.022-R-3	17-03-228-033-4026	16,224	210,218	\$226,442
23-42548.023-R-3	17-03-228-033-4027	10,035	130,029	\$140,064
23-42548.024-R-3	17-03-228-033-4028	11,759	152,366	\$164,125
23-42548.025-R-3	17-03-228-033-4029	17,986	233,052	\$251,038
23-42548.026-R-3	17-03-228-033-4030	8,475	109,816	\$118,291
23-42548.027-R-3	17-03-228-033-4031	11,788	152,743	\$164,531
23-42548.028-R-3	17-03-228-033-4032	18,070	234,136	\$252,206
23-42548.029-R-3	17-03-228-033-4033	8,496	110,087	\$118,583
23-42548.030-R-3	17-03-228-033-4034	11,817	153,118	\$164,935
23-42548.031-R-3	17-03-228-033-4035	18,154	235,221	\$253,375
23-42548.032-R-3	17-03-228-033-4036	8,517	110,358	\$118,875
23-42548.033-R-3	17-03-228-033-4037	11,846	153,495	\$165,341
23-42548.034-R-3	17-03-228-033-4038	26,775	346,934	\$373,709
23-42548.035-R-3	17-03-228-033-4039	11,877	153,887	\$165,764
23-42548.036-R-3	17-03-228-033-4040	18,237	236,305	\$254,542
23-42548.037-R-3	17-03-228-033-4041	8,559	110,901	\$119,460
23-42548.038-R-3	17-03-228-033-4042	11,906	154,264	\$166,170
23-42548.039-R-3	17-03-228-033-4043	18,321	237,390	\$255,711
23-42548.040-R-3	17-03-228-033-4044	8,580	111,172	\$119,752
23-42548.041-R-3	17-03-228-033-4045	11,935	154,640	\$166,575
23-42548.042-R-3	17-03-228-033-4046	18,405	238,474	\$256,879
23-42548.043-R-3	17-03-228-033-4047	8,601	111,442	\$120,043
23-42548.044-R-3	17-03-228-033-4048	11,964	155,016	\$166,980
23-42548.045-R-3	17-03-228-033-4049	18,340	237,631	\$255,971
23-42548.046-R-3	17-03-228-033-4050	8,511	110,283	\$118,794
23-42548.047-R-3	17-03-228-033-4051	12,329	159,746	\$172,075
23-42548.048-R-3	17-03-228-033-4052	18,507	239,800	\$258,307
23-42548.049-R-3	17-03-228-033-4053	8,532	110,554	\$119,086
23-42548.050-R-3	17-03-228-033-4054	12,350	160,017	\$172,367
23-42548.051-R-3	17-03-228-033-4055	16,758	217,132	\$233,890
23-42548.052-R-3	17-03-228-033-4056	11,899	154,173	\$166,072
23-42548.053-R-3	17-03-228-033-4057	11,137	144,308	\$155,445
23-42548.054-R-3	17-03-228-033-4058	16,841	218,216	\$235,057
23-42548.055-R-3	17-03-228-033-4059	11,940	154,716	\$166,656
23-42548.056-R-3	17-03-228-033-4060	11,158	144,578	\$155,736
23-42548.057-R-3	17-03-228-033-4061	16,884	218,774	\$235,658
23-42548.058-R-3	17-03-228-033-4062	11,982	155,257	\$167,239
23-42548.059-R-3	17-03-228-033-4063	11,179	144,849	\$156,028
23-42548.060-R-3	17-03-228-033-4067	16,942	219,526	\$236,468
23-42548.061-R-3	17-03-228-033-4068	12,067	156,357	\$168,424
23-42548.062-R-3	17-03-228-033-4069	11,221	145,392	\$156,613
23-42548.063-R-3	17-03-228-033-4070	27,060	350,624	\$377,684
23-42548.064-R-3	17-03-228-033-4071	17,520	227,012	\$244,532
23-42548.065-R-3	17-03-228-033-4073	1,316	5,924	\$7,240
23-42548.066-R-3	17-03-228-033-4074	1,316	5,924	\$7,240
23-42548.067-R-3	17-03-228-033-4075	1,316	5,924	\$7,240

23-42548.068-R-3	17-03-228-033-4076	1,316	5,924	\$7,240
23-42548.069-R-3	17-03-228-033-4077	1,316	5,924	\$7,240
23-42548.070-R-3	17-03-228-033-4078	1,316	5,924	\$7,240
23-42548.071-R-3	17-03-228-033-4079	1,316	5,924	\$7,240
23-42548.072-R-3	17-03-228-033-4080	1,316	5,924	\$7,240
23-42548.073-R-3	17-03-228-033-4081	1,316	5,924	\$7,240
23-42548.074-R-3	17-03-228-033-4082	1,316	5,924	\$7,240
23-42548.075-R-3	17-03-228-033-4083	1,316	5,924	\$7,240
23-42548.076-R-3	17-03-228-033-4084	1,316	5,924	\$7,240
23-42548.077-R-3	17-03-228-033-4085	1,316	5,924	\$7,240
23-42548.078-R-3	17-03-228-033-4086	1,316	5,924	\$7,240
23-42548.079-R-3	17-03-228-033-4087	1,316	5,924	\$7,240
23-42548.080-R-3	17-03-228-033-4088	1,316	5,924	\$7,240
23-42548.081-R-3	17-03-228-033-4089	1,316	5,924	\$7,240
23-42548.082-R-3	17-03-228-033-4090	1,316	5,924	\$7,240
23-42548.083-R-3	17-03-228-033-4091	2,470	11,106	\$13,576
23-42548.084-R-3	17-03-228-033-4092	2,470	11,106	\$13,576
23-42548.085-R-3	17-03-228-033-4093	1,316	5,924	\$7,240
23-42548.086-R-3	17-03-228-033-4094	1,316	5,924	\$7,240
23-42548.087-R-3	17-03-228-033-4095	1,316	5,924	\$7,240
23-42548.088-R-3	17-03-228-033-4096	1,316	5,924	\$7,240
23-42548.089-R-3	17-03-228-033-4097	1,316	5,924	\$7,240
23-42548.090-R-3	17-03-228-033-4098	1,316	5,924	\$7,240
23-42548.091-R-3	17-03-228-033-4099	1,316	5,924	\$7,240
23-42548.092-R-3	17-03-228-033-4100	1,316	5,924	\$7,240
23-42548.093-R-3	17-03-228-033-4101	1,316	5,924	\$7,240
23-42548.094-R-3	17-03-228-033-4102	1,316	5,924	\$7,240
23-42548.095-R-3	17-03-228-033-4103	1,316	5,924	\$7,240
23-42548.096-R-3	17-03-228-033-4104	1,316	5,924	\$7,240
23-42548.097-R-3	17-03-228-033-4105	1,316	5,924	\$7,240
23-42548.098-R-3	17-03-228-033-4106	1,316	5,924	\$7,240
23-42548.099-R-3	17-03-228-033-4107	1,316	5,924	\$7,240
23-42548.100-R-3	17-03-228-033-4108	1,316	5,924	\$7,240
23-42548.101-R-3	17-03-228-033-4109	1,316	5,924	\$7,240
23-42548.102-R-3	17-03-228-033-4110	1,316	5,924	\$7,240
23-42548.103-R-3	17-03-228-033-4111	1,316	5,924	\$7,240
23-42548.104-R-3	17-03-228-033-4112	1,316	5,924	\$7,240
23-42548.105-R-3	17-03-228-033-4113	1,316	5,924	\$7,240
23-42548.106-R-3	17-03-228-033-4114	1,316	5,924	\$7,240
23-42548.107-R-3	17-03-228-033-4115	1,316	5,924	\$7,240
23-42548.108-R-3	17-03-228-033-4116	1,316	5,924	\$7,240
23-42548.109-R-3	17-03-228-033-4117	1,316	5,924	\$7,240
23-42548.110-R-3	17-03-228-033-4118	1,316	5,924	\$7,240
23-42548.111-R-3	17-03-228-033-4119	1,316	5,924	\$7,240
23-42548.112-R-3	17-03-228-033-4120	1,316	5,924	\$7,240
23-42548.113-R-3	17-03-228-033-4121	1,316	5,924	\$7,240

23-42548.114-R-3	17-03-228-033-4122	1,316	5,924	\$7,240
23-42548.115-R-3	17-03-228-033-4123	1,316	5,924	\$7,240
23-42548.116-R-3	17-03-228-033-4124	1,316	5,924	\$7,240
23-42548.117-R-3	17-03-228-033-4125	1,316	5,924	\$7,240
23-42548.118-R-3	17-03-228-033-4126	1,316	5,924	\$7,240
23-42548.119-R-3	17-03-228-033-4127	1,316	5,924	\$7,240
23-42548.120-R-3	17-03-228-033-4128	1,316	5,924	\$7,240
23-42548.121-R-3	17-03-228-033-4129	1,316	5,924	\$7,240
23-42548.122-R-3	17-03-228-033-4130	1,316	5,924	\$7,240
23-42548.123-R-3	17-03-228-033-4131	1,316	5,924	\$7,240
23-42548.124-R-3	17-03-228-033-4132	1,316	5,924	\$7,240
23-42548.125-R-3	17-03-228-033-4133	1,316	5,924	\$7,240
23-42548.126-R-3	17-03-228-033-4134	1,316	5,924	\$7,240
23-42548.127-R-3	17-03-228-033-4135	1,316	5,924	\$7,240
23-42548.128-R-3	17-03-228-033-4136	1,316	5,924	\$7,240
23-42548.129-R-3	17-03-228-033-4137	1,316	5,924	\$7,240
23-42548.130-R-3	17-03-228-033-4138	1,316	5,924	\$7,240
23-42548.131-R-3	17-03-228-033-4139	1,316	5,924	\$7,240
23-42548.132-R-3	17-03-228-033-4140	1,316	5,924	\$7,240
23-42548.133-R-3	17-03-228-033-4141	1,316	5,924	\$7,240
23-42548.134-R-3	17-03-228-033-4142	1,316	5,924	\$7,240
23-42548.135-R-3	17-03-228-033-4143	1,316	5,924	\$7,240
23-42548.136-R-3	17-03-228-033-4144	1,316	5,924	\$7,240
23-42548.137-R-3	17-03-228-033-4145	1,316	5,924	\$7,240
23-42548.138-R-3	17-03-228-033-4146	1,316	5,924	\$7,240
23-42548.139-R-3	17-03-228-033-4147	1,316	5,924	\$7,240
23-42548.140-R-3	17-03-228-033-4148	1,316	5,924	\$7,240
23-42548.141-R-3	17-03-228-033-4149	1,316	5,924	\$7,240
23-42548.142-R-3	17-03-228-033-4150	1,316	5,924	\$7,240
23-42548.143-R-3	17-03-228-033-4151	1,316	5,924	\$7,240
23-42548.144-R-3	17-03-228-033-4152	1,316	5,924	\$7,240
23-42548.145-R-3	17-03-228-033-4153	1,316	5,924	\$7,240
23-42548.146-R-3	17-03-228-033-4154	1,316	5,924	\$7,240
23-42548.147-R-3	17-03-228-033-4155	2,470	11,106	\$13,576
23-42548.148-R-3	17-03-228-033-4156	2,470	11,106	\$13,576
23-42548.149-R-3	17-03-228-033-4157	1,316	5,924	\$7,240
23-42548.150-R-3	17-03-228-033-4158	1,316	5,924	\$7,240
23-42548.151-R-3	17-03-228-033-4159	1,316	5,924	\$7,240
23-42548.152-R-3	17-03-228-033-4160	1,316	5,924	\$7,240
23-42548.153-R-3	17-03-228-033-4161	1,316	5,924	\$7,240
23-42548.154-R-3	17-03-228-033-4162	1,316	5,924	\$7,240
23-42548.155-R-3	17-03-228-033-4163	1,316	5,924	\$7,240
23-42548.156-R-3	17-03-228-033-4164	1,316	5,924	\$7,240
23-42548.157-R-3	17-03-228-033-4165	1,316	5,924	\$7,240
23-42548.158-R-3	17-03-228-033-4166	1,316	5,924	\$7,240
23-42548.159-R-3	17-03-228-033-4167	1,316	5,924	\$7,240

23-42548.160-R-3	17-03-228-033-4168	1,316	5,924	\$7,240
23-42548.161-R-3	17-03-228-033-4169	1,316	5,924	\$7,240
23-42548.162-R-3	17-03-228-033-4170	1,316	5,924	\$7,240
23-42548.163-R-3	17-03-228-033-4171	1,316	5,924	\$7,240
23-42548.164-R-3	17-03-228-033-4172	1,316	5,924	\$7,240
23-42548.165-R-3	17-03-228-033-4173	1,316	5,924	\$7,240
23-42548.166-R-3	17-03-228-033-4174	1,316	5,924	\$7,240
23-42548.167-R-3	17-03-228-033-4175	1,316	5,924	\$7,240
23-42548.168-R-3	17-03-228-033-4176	1,316	5,924	\$7,240
23-42548.169-R-3	17-03-228-033-4177	1,316	5,924	\$7,240
23-42548.170-R-3	17-03-228-033-4178	1,316	5,924	\$7,240
23-42548.171-R-3	17-03-228-033-4179	1,316	5,924	\$7,240
23-42548.172-R-3	17-03-228-033-4180	1,316	5,924	\$7,240
23-42548.173-R-3	17-03-228-033-4181	1,316	5,924	\$7,240
23-42548.174-R-3	17-03-228-033-4182	1,316	5,924	\$7,240
23-42548.175-R-3	17-03-228-033-4183	1,316	5,924	\$7,240
23-42548.176-R-3	17-03-228-033-4184	1,316	5,924	\$7,240
23-42548.177-R-3	17-03-228-033-4185	1,316	5,924	\$7,240
23-42548.178-R-3	17-03-228-033-4186	1,316	5,924	\$7,240
23-42548.179-R-3	17-03-228-033-4187	1,316	5,924	\$7,240
23-42548.180-R-3	17-03-228-033-4188	1,316	5,924	\$7,240
23-42548.181-R-3	17-03-228-033-4189	1,316	5,924	\$7,240
23-42548.182-R-3	17-03-228-033-4190	1,316	5,924	\$7,240
23-42548.183-R-3	17-03-228-033-4191	1,316	5,924	\$7,240
23-42548.184-R-3	17-03-228-033-4192	1,316	5,924	\$7,240
23-42548.185-R-3	17-03-228-033-4193	1,316	5,924	\$7,240
23-42548.186-R-3	17-03-228-033-4194	1,316	5,924	\$7,240
23-42548.187-R-3	17-03-228-033-4195	1,316	5,924	\$7,240
23-42548.188-R-3	17-03-228-033-4196	1,316	5,924	\$7,240
23-42548.189-R-3	17-03-228-033-4197	1,316	5,924	\$7,240
23-42548.190-R-3	17-03-228-033-4198	1,316	5,924	\$7,240
23-42548.191-R-3	17-03-228-033-4199	1,316	5,924	\$7,240
23-42548.192-R-3	17-03-228-033-4200	1,316	5,924	\$7,240
23-42548.193-R-3	17-03-228-033-4201	1,316	5,924	\$7,240
23-42548.194-R-3	17-03-228-033-4202	7,905	102,421	\$110,326
23-42548.195-R-3	17-03-228-033-4203	12,881	166,901	\$179,782
23-42548.196-R-3	17-03-228-033-4204	7,925	102,692	\$110,617
23-42548.197-R-3	17-03-228-033-4205	12,910	167,277	\$180,187
23-42548.198-R-3	17-03-228-033-4207	12,768	165,439	\$178,207
23-42548.199-R-3	17-03-228-033-4208	43,038	557,650	\$600,688
23-42548.200-R-3	17-03-228-033-4209	18,677	241,999	\$260,676
23-42548.201-R-3	17-03-228-033-4210	8,681	112,482	\$121,163

Subject only to the State multiplier as applicable.

(Continued on Next Page)

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

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

APPELLANT

Association 840 N. Lake Shore Dr. Condominium , by attorney:
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Suite 510
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
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