FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Sunset Bay Marina, LLC
DOCKET NO.: 23-48112.001-C-2 through 23-48112.072-C-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Sunset Bay Marina, LLC, the appellant(s), by attorney Chris D. Sarris, of Steven B. Pearlman & Associates 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
23-48112.001-C-2	25-36-402-009-0000	1,215	0	$1,215
23-48112.002-C-2	25-36-402-010-0000	787	0	$787
23-48112.003-C-2	25-36-412-018-0000	16,363	2,288	$18,651
23-48112.004-C-2	25-36-413-019-0000	994	0	$994
23-48112.005-C-2	25-36-413-025-0000	2,301	140	$2,441
23-48112.006-C-2	25-36-413-026-0000	2,301	180	$2,481
23-48112.007-C-2	25-36-413-027-0000	2,301	180	$2,481
23-48112.008-C-2	25-36-413-028-0000	2,301	396	$2,697
23-48112.009-C-2	25-36-413-037-0000	40,966	43,277	$84,243
23-48112.010-C-2	25-36-413-038-0000	18,672	4,309	$22,981
23-48112.011-C-2	25-36-414-001-0000	993	0	$993
23-48112.012-C-2	25-36-414-002-0000	920	0	$920
23-48112.013-C-2	25-36-414-003-0000	920	0	$920
23-48112.014-C-2	25-36-414-012-0000	920	0	$920
23-48112.015-C-2	25-36-414-013-0000	920	0	$920
23-48112.016-C-2	25-36-414-014-0000	920	0	$920
23-48112.017-C-2	25-36-414-015-0000	2,301	300	$2,601
23-48112.018-C-2	25-36-414-016-0000	2,301	361	$2,662
23-48112.019-C-2	25-36-414-017-0000	2,301	370	$2,671
23-48112.020-C-2	25-36-414-018-0000	2,493	370	$2,863
23-48112.021-C-2	25-36-414-019-0000	697	0	$697

23-48112.022-C-2	25-36-414-020-0000	674	0	$674
23-48112.023-C-2	25-36-414-021-0000	697	0	$697
23-48112.024-C-2	25-36-414-022-0000	697	0	$697
23-48112.025-C-2	25-36-414-023-0000	697	0	$697
23-48112.026-C-2	25-36-414-024-0000	697	0	$697
23-48112.027-C-2	25-36-414-040-0000	697	0	$697
23-48112.028-C-2	25-36-414-041-0000	697	0	$697
23-48112.029-C-2	25-36-414-042-0000	697	0	$697
23-48112.030-C-2	25-36-421-006-0000	8,189	123	$8,312
23-48112.031-C-2	25-36-422-027-0000	1,757	190	$1,947
23-48112.032-C-2	25-36-422-028-0000	1,603	150	$1,753
23-48112.033-C-2	25-36-422-029-0000	1,364	150	$1,514
23-48112.034-C-2	25-36-422-030-0000	1,012	120	$1,132
23-48112.035-C-2	25-36-422-031-0000	759	420	$1,179
23-48112.036-C-2	25-36-422-032-0000	407	246	$653
23-48112.037-C-2	25-36-422-033-0000	140	20	$160
23-48112.038-C-2	25-36-422-034-0000	25	4	$29
23-48112.039-C-2	25-36-422-035-0000	25,502	2,067	$27,569
23-48112.040-C-2	25-36-422-036-0000	27,925	9,201	$37,126
23-48112.041-C-2	25-36-423-017-0000	1,743	310	$2,053
23-48112.042-C-2	25-36-423-018-0000	1,743	310	$2,053
23-48112.043-C-2	25-36-423-019-0000	1,743	310	$2,053
23-48112.044-C-2	25-36-423-020-0000	1,743	7,173	$8,916
23-48112.045-C-2	25-36-423-021-0000	1,757	6,770	$8,527
23-48112.046-C-2	25-36-423-022-0000	1,757	6,770	$8,527
23-48112.047-C-2	25-36-423-023-0000	1,757	313	$2,070
23-48112.048-C-2	25-36-423-024-0000	1,757	313	$2,070
23-48112.049-C-2	25-36-423-031-0000	2,407	388	$2,795
23-48112.050-C-2	25-36-423-033-0000	967	0	$967
23-48112.051-C-2	25-36-423-034-0000	967	0	$967
23-48112.052-C-2	25-36-423-035-0000	2,407	912	$3,319
23-48112.053-C-2	25-36-423-036-0000	2,407	544	$2,951
23-48112.054-C-2	25-36-423-037-0000	1,282	343	$1,625
23-48112.055-C-2	25-36-423-038-0000	1,305	348	$1,653
23-48112.056-C-2	25-36-423-039-0000	1,305	478	$1,783
23-48112.057-C-2	25-36-423-040-0000	27,921	136,092	$164,013
23-48112.058-C-2	25-36-423-041-0000	14,438	2,221	$16,659
23-48112.059-C-2	25-36-430-001-0000	1,757	30,322	$32,079
23-48112.060-C-2	25-36-430-002-0000	1,603	26,720	$28,323
23-48112.061-C-2	25-36-430-003-0000	1,335	7,273	$8,608
23-48112.062-C-2	25-36-430-004-0000	1,546	275	$1,821
23-48112.063-C-2	25-36-430-005-0000	1,251	223	$1,474
23-48112.064-C-2	25-36-430-006-0000	351	62	$413
23-48112.065-C-2	25-36-430-008-0000	404	71	$475
23-48112.066-C-2	25-36-430-011-0000	1,305	923	$2,228
23-48112.067-C-2	25-36-430-012-0000	1,305	923	$2,228

23-48112.068-C-2	25-36-430-013-0000	1,305	923	$2,228
23-48112.069-C-2	25-36-430-014-0000	1,125	923	$2,048
23-48112.070-C-2	25-36-430-015-0000	956	709	$1,665
23-48112.071-C-2	25-36-430-016-0000	337	326	$663
23-48112.072-C-2	25-36-430-017-0000	2,566	1,702	$4,268

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:

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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