



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

APPELLANT: Parkside of old Town Midrise Condo Assoc
DOCKET NO.: 23-48559.001-R-3 through 23-48559.152-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Parkside of old Town Midrise Condo Assoc, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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
23-48559.001-R-3	17-04-307-054-4210	455	3,068	\$3,523
23-48559.002-R-3	17-04-307-054-4211	455	3,068	\$3,523
23-48559.003-R-3	17-04-307-054-4212	455	3,068	\$3,523
23-48559.004-R-3	17-04-307-054-4213	455	3,068	\$3,523
23-48559.005-R-3	17-04-307-054-4214	455	3,068	\$3,523
23-48559.006-R-3	17-04-307-054-4215	455	3,068	\$3,523
23-48559.007-R-3	17-04-307-054-4216	455	3,068	\$3,523
23-48559.008-R-3	17-04-307-054-4217	455	3,068	\$3,523
23-48559.009-R-3	17-04-307-054-4219	455	3,068	\$3,523
23-48559.010-R-3	17-04-307-054-4220	455	3,068	\$3,523
23-48559.011-R-3	17-04-307-054-4221	455	3,068	\$3,523
23-48559.012-R-3	17-04-307-054-4222	455	3,068	\$3,523
23-48559.013-R-3	17-04-307-054-4223	455	3,068	\$3,523
23-48559.014-R-3	17-04-307-054-4224	455	3,068	\$3,523
23-48559.015-R-3	17-04-307-054-4225	455	3,068	\$3,523
23-48559.016-R-3	17-04-307-054-4226	455	3,068	\$3,523
23-48559.017-R-3	17-04-307-054-4227	455	3,068	\$3,523
23-48559.018-R-3	17-04-307-054-4228	455	3,068	\$3,523
23-48559.019-R-3	17-04-307-054-4229	455	3,068	\$3,523
23-48559.020-R-3	17-04-307-054-4230	455	3,068	\$3,523
23-48559.021-R-3	17-04-307-054-4232	455	3,068	\$3,523

23-48559.022-R-3	17-04-307-054-4233	455	3,068	\$3,523
23-48559.023-R-3	17-04-307-054-4234	455	3,068	\$3,523
23-48559.024-R-3	17-04-307-054-4235	455	3,068	\$3,523
23-48559.025-R-3	17-04-307-054-4236	455	3,068	\$3,523
23-48559.026-R-3	17-04-307-054-4238	455	3,068	\$3,523
23-48559.027-R-3	17-04-307-054-4239	455	3,068	\$3,523
23-48559.028-R-3	17-04-307-054-4240	455	3,068	\$3,523
23-48559.029-R-3	17-04-307-054-4242	455	3,068	\$3,523
23-48559.030-R-3	17-04-307-054-4243	455	3,068	\$3,523
23-48559.031-R-3	17-04-307-054-4244	455	3,068	\$3,523
23-48559.032-R-3	17-04-307-054-4245	455	3,068	\$3,523
23-48559.033-R-3	17-04-307-054-4246	455	3,068	\$3,523
23-48559.034-R-3	17-04-307-054-4247	455	3,068	\$3,523
23-48559.035-R-3	17-04-307-054-4248	455	3,068	\$3,523
23-48559.036-R-3	17-04-307-054-4249	455	3,068	\$3,523
23-48559.037-R-3	17-04-307-054-4250	455	3,068	\$3,523
23-48559.038-R-3	17-04-307-054-4251	455	3,068	\$3,523
23-48559.039-R-3	17-04-307-054-4252	455	3,068	\$3,523
23-48559.040-R-3	17-04-307-054-4253	455	3,068	\$3,523
23-48559.041-R-3	17-04-307-054-4254	455	3,068	\$3,523
23-48559.042-R-3	17-04-307-054-4255	455	3,068	\$3,523
23-48559.043-R-3	17-04-307-054-4256	455	3,068	\$3,523
23-48559.044-R-3	17-04-307-054-4258	455	3,068	\$3,523
23-48559.045-R-3	17-04-307-054-4259	455	3,068	\$3,523
23-48559.046-R-3	17-04-307-054-4260	455	3,068	\$3,523
23-48559.047-R-3	17-04-307-054-4261	455	3,068	\$3,523
23-48559.048-R-3	17-04-307-054-4263	455	3,068	\$3,523
23-48559.049-R-3	17-04-307-054-4264	455	3,068	\$3,523
23-48559.050-R-3	17-04-307-054-4265	455	3,068	\$3,523
23-48559.051-R-3	17-04-307-054-4267	455	3,068	\$3,523
23-48559.052-R-3	17-04-307-054-4268	455	3,068	\$3,523
23-48559.053-R-3	17-04-307-054-4269	455	3,068	\$3,523
23-48559.054-R-3	17-04-307-054-4270	455	3,068	\$3,523
23-48559.055-R-3	17-04-307-054-4271	455	3,068	\$3,523
23-48559.056-R-3	17-04-307-054-4272	455	3,068	\$3,523
23-48559.057-R-3	17-04-307-054-4273	455	3,068	\$3,523
23-48559.058-R-3	17-04-307-054-4274	455	3,068	\$3,523
23-48559.059-R-3	17-04-307-054-4275	455	3,068	\$3,523
23-48559.060-R-3	17-04-307-054-4276	455	3,068	\$3,523
23-48559.061-R-3	17-04-307-054-4277	455	3,068	\$3,523
23-48559.062-R-3	17-04-307-054-4278	455	3,068	\$3,523
23-48559.063-R-3	17-04-307-054-4279	455	3,068	\$3,523
23-48559.064-R-3	17-04-307-054-4280	455	3,068	\$3,523
23-48559.065-R-3	17-04-307-054-4281	455	3,068	\$3,523
23-48559.066-R-3	17-04-307-054-4282	455	3,068	\$3,523
23-48559.067-R-3	17-04-307-054-4283	455	3,068	\$3,523

23-48559.068-R-3	17-04-307-054-4284	455	3,068	\$3,523
23-48559.069-R-3	17-04-307-054-4286	455	3,068	\$3,523
23-48559.070-R-3	17-04-307-054-4287	455	3,068	\$3,523
23-48559.071-R-3	17-04-307-054-4288	455	3,068	\$3,523
23-48559.072-R-3	17-04-307-054-4290	455	3,068	\$3,523
23-48559.073-R-3	17-04-307-054-4293	455	3,068	\$3,523
23-48559.074-R-3	17-04-307-054-4295	455	3,068	\$3,523
23-48559.075-R-3	17-04-307-054-4296	455	3,068	\$3,523
23-48559.076-R-3	17-04-307-054-4297	455	3,068	\$3,523
23-48559.077-R-3	17-04-307-054-4298	455	3,068	\$3,523
23-48559.078-R-3	17-04-307-054-4299	455	3,068	\$3,523
23-48559.079-R-3	17-04-307-054-4301	455	3,068	\$3,523
23-48559.080-R-3	17-04-307-054-4302	455	3,068	\$3,523
23-48559.081-R-3	17-04-307-054-4303	455	3,068	\$3,523
23-48559.082-R-3	17-04-307-054-4304	455	3,068	\$3,523
23-48559.083-R-3	17-04-307-054-4305	455	3,068	\$3,523
23-48559.084-R-3	17-04-307-054-4306	455	3,068	\$3,523
23-48559.085-R-3	17-04-307-054-4307	455	3,068	\$3,523
23-48559.086-R-3	17-04-307-054-4308	455	3,068	\$3,523
23-48559.087-R-3	17-04-307-054-4309	455	3,068	\$3,523
23-48559.088-R-3	17-04-307-054-4310	455	3,068	\$3,523
23-48559.089-R-3	17-04-307-054-4311	455	3,068	\$3,523
23-48559.090-R-3	17-04-307-054-4312	455	3,068	\$3,523
23-48559.091-R-3	17-04-307-054-4313	455	3,068	\$3,523
23-48559.092-R-3	17-04-307-054-4314	455	3,068	\$3,523
23-48559.093-R-3	17-04-307-054-4315	455	3,068	\$3,523
23-48559.094-R-3	17-04-307-054-4316	455	3,068	\$3,523
23-48559.095-R-3	17-04-307-054-4317	455	3,068	\$3,523
23-48559.096-R-3	17-04-307-054-4319	455	3,068	\$3,523
23-48559.097-R-3	17-04-307-054-4320	455	3,068	\$3,523
23-48559.098-R-3	17-04-307-054-4323	455	3,068	\$3,523
23-48559.099-R-3	17-04-307-054-4324	455	3,068	\$3,523
23-48559.100-R-3	17-04-307-054-4325	455	3,068	\$3,523
23-48559.101-R-3	17-04-307-054-4326	455	3,068	\$3,523
23-48559.102-R-3	17-04-307-054-4328	455	3,068	\$3,523
23-48559.103-R-3	17-04-307-054-4329	455	3,068	\$3,523
23-48559.104-R-3	17-04-307-054-4330	455	3,068	\$3,523
23-48559.105-R-3	17-04-307-054-4332	455	3,068	\$3,523
23-48559.106-R-3	17-04-307-054-4336	455	3,068	\$3,523
23-48559.107-R-3	17-04-307-054-4337	455	3,068	\$3,523
23-48559.108-R-3	17-04-307-054-4338	455	3,068	\$3,523
23-48559.109-R-3	17-04-307-054-4339	455	3,068	\$3,523
23-48559.110-R-3	17-04-307-054-4340	455	3,068	\$3,523
23-48559.111-R-3	17-04-307-054-4341	455	3,068	\$3,523
23-48559.112-R-3	17-04-307-054-4342	455	3,068	\$3,523
23-48559.113-R-3	17-04-307-054-4343	455	3,068	\$3,523

23-48559.114-R-3	17-04-307-054-4344	455	3,068	\$3,523
23-48559.115-R-3	17-04-307-054-4345	455	3,068	\$3,523
23-48559.116-R-3	17-04-307-054-4347	455	3,068	\$3,523
23-48559.117-R-3	17-04-307-054-4348	455	3,068	\$3,523
23-48559.118-R-3	17-04-307-054-4349	455	3,068	\$3,523
23-48559.119-R-3	17-04-307-054-4350	455	3,068	\$3,523
23-48559.120-R-3	17-04-307-054-4351	455	3,068	\$3,523
23-48559.121-R-3	17-04-307-054-4352	455	3,068	\$3,523
23-48559.122-R-3	17-04-307-054-4353	455	3,068	\$3,523
23-48559.123-R-3	17-04-307-054-4354	455	3,068	\$3,523
23-48559.124-R-3	17-04-307-054-4355	455	3,068	\$3,523
23-48559.125-R-3	17-04-307-054-4356	455	3,068	\$3,523
23-48559.126-R-3	17-04-307-054-4357	455	3,068	\$3,523
23-48559.127-R-3	17-04-307-054-4359	455	3,068	\$3,523
23-48559.128-R-3	17-04-307-054-4360	455	3,068	\$3,523
23-48559.129-R-3	17-04-307-054-4361	455	3,068	\$3,523
23-48559.130-R-3	17-04-307-054-4362	455	3,068	\$3,523
23-48559.131-R-3	17-04-307-054-4363	455	3,068	\$3,523
23-48559.132-R-3	17-04-307-054-4364	455	3,068	\$3,523
23-48559.133-R-3	17-04-307-054-4365	455	3,068	\$3,523
23-48559.134-R-3	17-04-307-054-4366	455	3,068	\$3,523
23-48559.135-R-3	17-04-307-054-4367	455	3,068	\$3,523
23-48559.136-R-3	17-04-307-054-4368	455	3,068	\$3,523
23-48559.137-R-3	17-04-307-054-4370	455	3,068	\$3,523
23-48559.138-R-3	17-04-307-054-4371	455	3,068	\$3,523
23-48559.139-R-3	17-04-307-054-4372	455	3,068	\$3,523
23-48559.140-R-3	17-04-307-054-4373	455	3,068	\$3,523
23-48559.141-R-3	17-04-307-054-4374	455	3,068	\$3,523
23-48559.142-R-3	17-04-307-054-4375	455	3,068	\$3,523
23-48559.143-R-3	17-04-307-054-4376	455	3,068	\$3,523
23-48559.144-R-3	17-04-307-054-4377	455	3,068	\$3,523
23-48559.145-R-3	17-04-307-054-4378	455	3,068	\$3,523
23-48559.146-R-3	17-04-307-054-4379	455	3,068	\$3,523
23-48559.147-R-3	17-04-307-054-4380	455	3,068	\$3,523
23-48559.148-R-3	17-04-307-054-4382	455	3,068	\$3,523
23-48559.149-R-3	17-04-307-054-4383	455	3,068	\$3,523
23-48559.150-R-3	17-04-307-054-4384	455	3,068	\$3,523
23-48559.151-R-3	17-04-307-054-4385	455	3,068	\$3,523
23-48559.152-R-3	17-04-307-054-4386	455	3,068	\$3,523

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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: _____

September 15, 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 9-125 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

Parkside of old Town Midrise Condo Assoc, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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