



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

APPELLANT: 2244 Kenmore LLC
DOCKET NO.: 23-51413.001-R-1
PARCEL NO.: 14-32-207-023-0000

The parties of record before the Property Tax Appeal Board are 2244 Kenmore LLC, the appellant(s), by attorney Nicholas T. McIntyre, of Much Shelist, P.C. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** 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:

LAND: \$74,425
IMPR.: \$173,826
TOTAL: \$248,251

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2023 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 5,954 square foot parcel of land improved with a 95-year-old, three-story, masonry, multi-family dwelling containing 9,396 square feet of building area. The property is located in Chicago, North Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of the market value argument, appellant submitted the sales contract and the settlement statement which disclosed the subject was purchased on December 17, 2020, for \$2,100,000. This settlement statement included real estate commissions. The petition discloses that the transfer was not between related parties, that the property was sold with assistance of a realtor, was listed on the multiple listing, and that the property was not sold due to a foreclosure or for a contract for deed.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$248,251 which reflects a market value of \$2,482,510 or \$264.21 per square foot of building area using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of the current assessment, the board of review submitted four comparables. These comparables are described as three-story, masonry, multi-family dwellings. They range in age from 104 to 131296 years and in size from 5,076 to 7,146 square feet of building area. They sold from June May to December 2023 for prices ranging from \$384.83 to \$578.08 per square foot of building area. The board of review listed the sale of the subject in March 2021 for \$2,100,000.

The board of review's Notes on Appeal asserts that the 2020 sale was "duress" and that "taxes/tax escrow (EOR) @\$276,816. Units were in very rough shape. Rehabbed since purchase in 2020, asking \$6,750/mo for 2BR2Ba." The board of review argued that the actual sale price was \$3,251,076 with buyer funds at close. The board of review included documents of the 2011 *lis pendens* asserting back taxes were due, the recording of the 2020 sale asserting a subsequent mortgage loan for \$2,500,000 along with the purchase price for a total funds to buyer at close of \$3,251,076, a portion of an advertisement for the subject property at time of purchase which notes the subject is in "very rough shape", and a portion of an advertisement renting the subject which states "drop dead gorgeous rehab . . . [t]otal Gut Renovation to the studs."

This matter went to hearing on December 4, 2025. Prior to hearing, the parties agreed to consolidate this appeal with the 2021 appeal for hearing purposes. At hearing, the appellant's attorney argued that the subject was listed on the open market, that attorneys were involved in the sale, and the sale is the best evidence of the subject's market value. The board of review's representative argued that while the subject did sell for \$2,100,000 the appellant received a mortgage for the property for \$2,500,000. She opined that this larger mortgage value suggests major renovations were made. The appellant's attorney then argued that without further information, the Board does not know and that the mortgage could be based on many things.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c).

The Board finds the best evidence of market value to be the board of review's sales comparables. These properties sold in close proximity to the lien date for prices ranging from \$384.83 to \$578.08 per square foot of building area. The Board gives little weight to the sale price as this sale occurred over three years prior to the lien date and the board of review submitted credible evidence that the subject was rehabbed after this sale for an increase in the market value. The Board finds the subject's assessment reflects a market value of \$264.21 per square foot of building area which is below the range of the best comparables in the record. Therefore, the

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Board finds the appellant did not prove by a preponderance of the evidence that the subject was overvalued and a reduction is not warranted.

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

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: February 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 9-125 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

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