FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: 3800 N. Lake Shore Drive Condo Assn.
DOCKET NO.: 23-56846.001-R-2 through 23-56846.093-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3800 N. Lake Shore Drive Condo Assn., the appellant, 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
23-56846.001-R-2	14-21-103-030-1002	4,157	63,154	$67,311
23-56846.002-R-2	14-21-103-030-1003	4,191	64,069	$68,260
23-56846.003-R-2	14-21-103-030-1004	4,258	64,949	$69,207
23-56846.004-R-2	14-21-103-030-1005	4,291	65,864	$70,155
23-56846.005-R-2	14-21-103-030-1006	4,727	72,064	$76,791
23-56846.006-R-2	14-21-103-030-1007	4,392	66,711	$71,103
23-56846.007-R-2	14-21-103-030-1008	4,425	67,626	$72,051
23-56846.008-R-2	14-21-103-030-1009	4,492	68,507	$72,999
23-56846.009-R-2	14-21-103-030-1010	5,431	82,737	$88,168
23-56846.010-R-2	14-21-103-030-1011	4,593	70,302	$74,895
23-56846.011-R-2	14-21-103-030-1013	5,096	78,331	$83,427
23-56846.012-R-2	14-21-103-030-1014	4,727	72,064	$76,791
23-56846.013-R-2	14-21-103-030-1015	4,794	72,945	$77,739
23-56846.014-R-2	14-21-103-030-1016	6,571	100,558	$107,129
23-56846.015-R-2	14-21-103-030-1017	1,374	20,429	$21,803
23-56846.016-R-2	14-21-103-030-1018	3,553	54,276	$57,829
23-56846.017-R-2	14-21-103-030-1019	3,621	55,157	$58,778
23-56846.018-R-2	14-21-103-030-1020	3,654	56,072	$59,726
23-56846.019-R-2	14-21-103-030-1021	3,721	56,953	$60,674
23-56846.020-R-2	14-21-103-030-1022	3,285	49,805	$53,090
23-56846.021-R-2	14-21-103-030-1023	3,788	57,834	$61,622

23-56846.022-R-2	14-21-103-030-1024	3,855	58,715	$62,570
23-56846.023-R-2	14-21-103-030-1025	3,889	59,629	$63,518
23-56846.024-R-2	14-21-103-030-1026	3,453	52,481	$55,934
23-56846.025-R-2	14-21-103-030-1027	3,989	60,477	$64,466
23-56846.026-R-2	14-21-103-030-1029	3,621	55,157	$58,778
23-56846.027-R-2	14-21-103-030-1030	4,157	63,154	$67,311
23-56846.028-R-2	14-21-103-030-1031	4,191	64,069	$68,260
23-56846.029-R-2	14-21-103-030-1032	4,291	65,864	$70,155
23-56846.030-R-2	14-21-103-030-1033	1,106	16,905	$18,011
23-56846.031-R-2	14-21-103-030-1034	1,609	23,987	$25,596
23-56846.032-R-2	14-21-103-030-1035	3,822	58,748	$62,570
23-56846.033-R-2	14-21-103-030-1036	3,855	58,715	$62,570
23-56846.034-R-2	14-21-103-030-1037	3,922	59,596	$63,518
23-56846.035-R-2	14-21-103-030-1038	3,956	60,510	$64,466
23-56846.036-R-2	14-21-103-030-1039	3,989	60,477	$64,466
23-56846.037-R-2	14-21-103-030-1040	4,023	61,391	$65,414
23-56846.038-R-2	14-21-103-030-1041	4,090	62,273	$66,363
23-56846.039-R-2	14-21-103-030-1042	4,123	63,188	$67,311
23-56846.040-R-2	14-21-103-030-1043	3,688	56,038	$59,726
23-56846.041-R-2	14-21-103-030-1044	4,224	64,035	$68,259
23-56846.042-R-2	14-21-103-030-1045	4,291	65,864	$70,155
23-56846.043-R-2	14-21-103-030-1046	4,325	65,830	$70,155
23-56846.044-R-2	14-21-103-030-1047	4,358	66,745	$71,103
23-56846.045-R-2	14-21-103-030-1048	4,425	67,626	$72,051
23-56846.046-R-2	14-21-103-030-1049	5,263	80,060	$85,323
23-56846.047-R-2	14-21-103-030-1050	2,078	31,103	$33,181
23-56846.048-R-2	14-21-103-030-1051	3,252	49,838	$53,090
23-56846.049-R-2	14-21-103-030-1052	3,285	49,805	$53,090
23-56846.050-R-2	14-21-103-030-1053	3,319	50,719	$54,038
23-56846.051-R-2	14-21-103-030-1054	3,352	50,686	$54,038
23-56846.052-R-2	14-21-103-030-1055	3,386	51,600	$54,986
23-56846.053-R-2	14-21-103-030-1056	3,419	52,515	$55,934
23-56846.054-R-2	14-21-103-030-1057	3,453	52,481	$55,934
23-56846.055-R-2	14-21-103-030-1058	3,486	53,396	$56,882
23-56846.056-R-2	14-21-103-030-1059	3,520	53,362	$56,882
23-56846.057-R-2	14-21-103-030-1060	3,553	54,276	$57,829
23-56846.058-R-2	14-21-103-030-1061	3,587	54,243	$57,830
23-56846.059-R-2	14-21-103-030-1062	3,621	55,157	$58,778
23-56846.060-R-2	14-21-103-030-1063	3,654	56,072	$59,726
23-56846.061-R-2	14-21-103-030-1064	3,688	56,038	$59,726
23-56846.062-R-2	14-21-103-030-1065	5,263	80,060	$85,323
23-56846.063-R-2	14-21-103-030-1066	2,145	32,932	$35,077
23-56846.064-R-2	14-21-103-030-1067	2,849	43,604	$46,453
23-56846.065-R-2	14-21-103-030-1068	2,883	43,570	$46,453
23-56846.066-R-2	14-21-103-030-1069	2,916	44,486	$47,402
23-56846.067-R-2	14-21-103-030-1070	2,950	44,452	$47,402

23-56846.068-R-2	14-21-103-030-1071	2,983	45,366	$48,349
23-56846.069-R-2	14-21-103-030-1072	3,017	46,281	$49,298
23-56846.070-R-2	14-21-103-030-1073	3,051	46,247	$49,298
23-56846.071-R-2	14-21-103-030-1074	3,084	47,162	$50,246
23-56846.072-R-2	14-21-103-030-1075	3,118	47,128	$50,246
23-56846.073-R-2	14-21-103-030-1076	3,118	47,128	$50,246
23-56846.074-R-2	14-21-103-030-1077	3,151	48,043	$51,194
23-56846.075-R-2	14-21-103-030-1078	3,185	48,957	$52,142
23-56846.076-R-2	14-21-103-030-1079	3,218	48,924	$52,142
23-56846.077-R-2	14-21-103-030-1080	3,252	49,838	$53,090
23-56846.078-R-2	14-21-103-030-1081	3,319	50,719	$54,038
23-56846.079-R-2	14-21-103-030-1082	2,414	36,455	$38,869
23-56846.080-R-2	14-21-103-030-1083	2,514	38,251	$40,765
23-56846.081-R-2	14-21-103-030-1084	2,548	39,165	$41,713
23-56846.082-R-2	14-21-103-030-1085	2,581	39,132	$41,713
23-56846.083-R-2	14-21-103-030-1086	2,514	38,251	$40,765
23-56846.084-R-2	14-21-103-030-1087	2,548	39,165	$41,713
23-56846.085-R-2	14-21-103-030-1089	2,481	37,336	$39,817
23-56846.086-R-2	14-21-103-030-1092	2,145	32,932	$35,077
23-56846.087-R-2	14-21-103-030-1093	2,179	32,898	$35,077
23-56846.088-R-2	14-21-103-030-1095	2,246	33,779	$36,025
23-56846.089-R-2	14-21-103-030-1096	3,453	52,481	$55,934
23-56846.090-R-2	14-21-103-030-1097	1,676	24,868	$26,544
23-56846.091-R-2	14-21-103-030-1098	5,062	77,417	$82,479
23-56846.092-R-2	14-21-103-030-1099	3,621	55,157	$58,778
23-56846.093-R-2	14-21-103-030-1100	4,727	72,064	$76,791

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:

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: July 21, 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

3800 N. Lake Shore Drive Condo Assn, 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