FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Akbik Capital LLC
DOCKET NO.: 24-56086.001-C-1
PARCEL NO.: 17-10-400-048-1013

The parties of record before the Property Tax Appeal Board are Akbik Capital LLC, the appellant(s), by attorney Gregory P. Diamantopoulos, of Verros Berkshire, PC in Oakbrook Terrace; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***A Reduction*** 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:	$4,347
IMPR.:	$29,403
TOTAL:	$33,750

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 2024 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 89,379 square foot parcel of land improved with a one-story, masonry containing 1,130 square feet of building area with the size of the third building unknown. The property is located in Chicago, South Township, Cook County and is classified as a class 5 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal contends overvaluation as the basis of the appeal. In support of the market value argument, the appellant completed *Section IV-Recent Sale Data* of the petition and disclosed that the subject was purchased from Chicago Title Land Trust Company #36868 on September 15, 2023 for $135,000. The petition also disclosed that the subject: was not transferred between related parties; was sold with the assistance of Berkshire Hathaway Home Services; was advertised for sale on the Multiple Listing Service (MLS) for five months; and was not sold due to a foreclosure or contract for deed. The appellant included the MLS, sales

contract, trustee deed, and the settlement statement which listed commissions to two realty companies.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of $44,250 which reflects a market value of $177,000 using the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25%. In support of the current assessment, the board of review submitted data sheets on six sales. The board of review did not fill out the prescribed form when submitting this evidence.

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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the purchase of the subject property in September 2023 for $135,000. The appellant provided information in Section IV-Recent Sale Data of the appeal that the parties to the transaction were not related, that the property was sold using a realtor, that the property had been advertised on the open market, and that the subject property was not sold due to a foreclosure. The board of review did not refute this sale or that it was not at arm's length. Based on this record, the Board finds the subject property had a market value of $135,000 as of January 1, 2024, and that a reduction in the subject's assessment is justified. Since market value has been determined, the level of assessment of 25% for Class 5 property under the Cook County Real Property Assessment Classification Ordinance shall apply.

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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