

# Overassessments Underassessments: Mega-Mansion Valuations, Unrestrained Riparian Rights, & Country Club Challenges

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*Property Tax Analyst, TRAEN*

**2025**

IAAO ANNUAL

**LEGAL**   
**SEMINAR**

PROPERTY TAXATION AND THE LAW:  
CHALLENGES AND SOLUTIONS



**IAAO**



# Overassessments & Underassessments

*Property Taxation and the Law: Challenges and Solutions*

2025

**Andrea Raila**, BA Economics, (Loyola University/Mundelein College) an IAAO 30+ year member, Founder & CEO for Training Research Advocacy & Education Network ([www.TRAENInc.com](http://www.TRAENInc.com)) a public policy and tax consulting think tank. Ms. Raila's 40 years in the property tax assessment fields includes governmental experience, as a former tax case reviewer at the Cook County Board of Review, and as an advocate for property taxpayers at the Chicago Comptroller's Office. Ms. Raila co-authored with the former Chicago Comptroller, Ron Picur, "***The Illinois Property Tax System: Taxation without Representation***" commissioned by the Taxpayers' Federation of Illinois. Ms. Raila has served on property tax taskforces and commissions, and mentors students to explore careers in the property tax assessment field. Ms. Raila is a frequent source for local and national media outlets, including as a guest commentator and resource for the national syndicated financial advisor Terry Savage.

**Emily Frank**, BS Physics and Certificate of Paralegal Studies (DePaul University), an International Association of Assessing Officers (IAAO) member, and is a Real Estate Property Tax Senior Analyst in Chicagoland. Ms. Frank specializes in evaluating residential property tax assessments by utilizing Cook County's GIS System, assessment and sales data, appraisals, inspection reports, statistics and ratios, easements, and permits to ensure fairness and equity guided by assessment law and national assessment standards. Ms. Frank is an unwavering advocate for clients in property tax appeals in multiple Illinois counties and at the state level. Ms. Frank's skill sets are built on 15 years of prior professional development in scientific measurement, quality control, auditing of conformance reporting, and technical consulting which involved conformance to international standards.

# Overassessments & Underassessments

*Property Taxation and the Law: Challenges and Solutions*

2025

- The “ad valorem” property tax is the foundation of local government funding in Illinois.
- Illinois collects \$34 billion in property taxes statewide.
- Cook County is the second largest assessment system in the nation with 1.8 million parcels and collects \$19 billion dollars annually.
- It is essential that the administration of this property tax distribution be fair & equitable.
- An underassessment or overassessment of one property, or an entire class of properties, will result in unfair shifts of the tax burden between taxpayers.

**FAIR + EQUITABLE**

# Case 1 Valuation Challenges of Mega-Mansions 2025

A dearth of extreme upper-end sales and enthusiastic speculation by brokerage firms, real estate articles, online estimates, and pending multiple listings resulted in the overassessment of numerous multi-million dollar mansions along the pristine waterfront of Lake Michigan - the highly sought after North Shore of Cook County, Illinois, in New Trier Township.



Only 73 sales from 2022 - 2024 ranged market values of \$4 M to \$12.7 M were recorded by the Assessor to reassess 460 high-end mansions in the upper 3% of all single family homes. Unfortunately, a small 16% sale subset - a primary metric for algorithm formulas - skewed estimated values for the January 1, 2025 lien date.

# Vertical Equity & The 2025 Mega-Mansion Reassessments

**Vertical Equity:** Ensures that properties of all value ranges are valued equally in relation to actual sales, thereby having consistent sales ratios as set by assessment principles and courts.

Of Illinois' 101 counties, Cook County is the only county that values homes at 10% of market value.

- **Example of Vertical Inequity Regressivity:**

Ratios can be lower among higher-value properties than lower-value properties

Homes sold for \$1M valued @ Sales Ratio of 7%

Homes sold for \$400K valued @ Sales Ratio of **9% or 10%**

- **Example of Vertical Inequity Progressivity:**

Ratios can be lower among lower-value properties than higher-value properties

Homes sold for \$1M generally valued @ Sales Ratio of **12%**

Homes sold for \$400K generally valued @ Sales Ratio of 10%

Vertical inequity also occurs with regressivity when homeowners purchase foreclosed properties and the sales ratio on these below-market properties ranges from 15-40%.

See [www.TRAENinc.com](http://www.TRAENinc.com) *Impact of Over Assessments: Where Foreclosure Distressed Sales Over Populate the Housing Landscape*

# Billionaires & Millionaires: A Metric for Housing Values?

## 16 ILLINOIS COOK COUNTY BILLIONAIRES

Illinois billionaires' net worths range from \$3.9 B to \$44.1 B

Incomes for communities along Cook County's suburban North Shore:

- Median household incomes: \$250,000+
- Average household incomes: \$405,000+

1. Lukas Walton	<b>\$44.1 B</b>	9. Elizabeth Uihlein	<b>\$6.2 B</b>
2. Mark Walter	<b>\$13.2 B</b>	10. Richard Uihlein	<b>\$6.2 B</b>
3. Patrick Ryan	<b>\$10.0 B</b>	11. Eric Lefkofsky	<b>\$6.0 B</b>
4. Neli Bluhm	<b>\$8.7 B</b>	12. Joe Mansueto	<b>\$6.0 B</b>
5. Thomas Pritzker	<b>\$7.6 B</b>	13. Joseph Grendys	<b>\$5.3 B</b>
6. Ty Warner	<b>\$6.5 B</b>	14. Byron Trott	<b>\$4.3 B</b>
7. Steve Lavin	<b>\$6.3 B</b>	15. Penny Pritzker	<b>\$4.2 B</b>
8. Justin Ishbia	<b>\$6.2 B</b>	16. J.B. Pritzker	<b>\$3.9 B</b>

**Crown Family at \$14.7 B owners of a New Trier mansion, along with a 2022 \$17 M purchase of a Gold Coast Condo in North Chicago Twp**

Source: Forbes 400 (Aug/Sep 2025), Bloomberg's Billionaire Index (Sep 2025), United States Census Bureau, World Population Review

# 2022, 2023, & 2024 Actual Mega-Mansion Sales VS Mansion Mega-Reassessments in 2025 in New Trier Township, Illinois

**73 Sales in 2022, 2023, 2024 prior to the Triennial Reassessment in 2025**

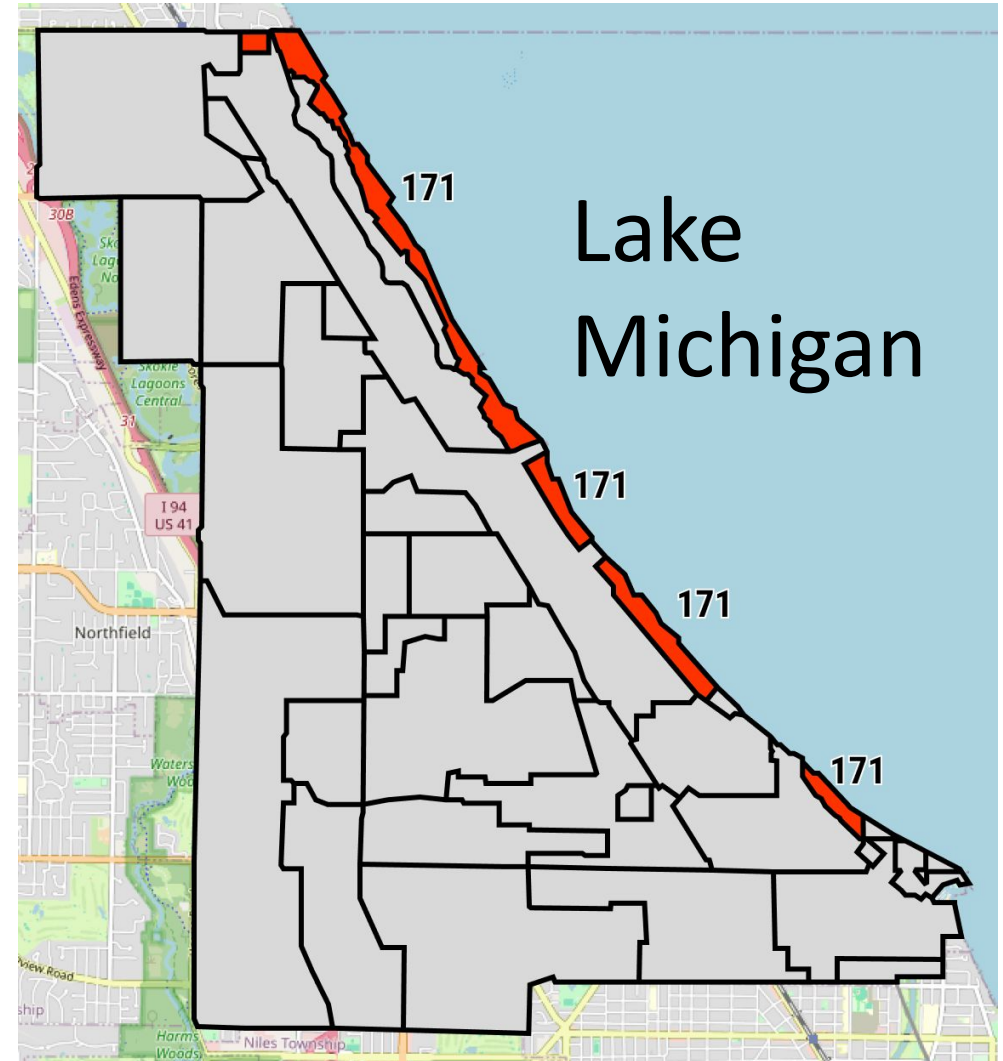
**Cook County Assessor's Reassessments for Lien Date of January 1, 2025**

2025 Assessor Estimated Market Value Ranges	Actual 2022, 2023, & 2024 Sales	2024 Assessor Estimated Pre-Reassessment Market Values	2025 Assessor Estimate Reassessed Market Values	% Change 2024-2025
\$ 34.8 M	0	0	1	--
\$ 19.8 - \$ 24.8 M	0	1	4	300%
\$ 16 - \$ 18 M	0	1	13	1,200%
\$ 13 - \$ 15 M	0	6	19	217%
\$ 10 - \$ 12 M	4	18	32	78%
\$ 8 - \$ 9 M	0	26	32	23%
\$ 7 M	4	13	33	154%
\$ 6 M	7	34	28	-18%
\$ 5 M	15	38	72	89%
\$ 4 M	43	68	226	232%
<b>Total Number of Sales &amp; Properties</b>	<b>73 Sales</b>	<b>205 Estimates</b>	<b>460 Estimates</b>	

Small subset of sales \$4 M to \$12.7 M –16% and final estimated market valuations put these 460 — mansions in the uppermost 3% of highest valued single family homes in New Trier Township.

# Focus: Mega-Mansions in Neighborhood Code 171

- The pristine beach district on Lake Michigan, which the Assessor identifies as Code 171 of 23 Neighborhood Codes, stretches from Glencoe, Kenilworth, Winnetka to Wilmette for 7 miles.
- The 460 properties with assessments of \$4 M to \$35 M as of 2025 experienced an average increase of 71% to their current market valuations.
- Land Market Value per SF increased by 50% since the last triennial reassessment.



<u>Tax Year</u>	<u>Median LMV/SF</u>
2025 Tri	\$75
2022 Tri	\$50

# Key Metrics for Housing Values: Mega-Mansion in Headlines

## August 9, 2024 - Crain's Chicago Business

Chicago real estate expert Dennis Rodkin writes an article about the listing for a leading real estate and business publication.

**CRAIN'S CHICAGO BUSINESS**  
A CRAIN FAMILY BRAND

Residential Real Estate

### At \$35M, lakefront Winnetka mansion is Chicago area's highest-priced home for sale

By Dennis Rodkin

[Reprints](#) [Share](#)



Credit: Miller + Miller Photography

## February 4, 2025 - Chicago Tribune

**Chicago Tribune**  
Real Estate

BUSINESS > REAL ESTATE

Winnetka mansion listed for \$35M finds a buyer in what could be a record sale for the Chicago area



# Case 1 Sheridan Mega-Mansion is Reassessed

## April 23, 2025 - Assessor's Reassessment Notices Go Out for New Trier Township

### 2025 REASSESSMENT NOTICE

**This is not a bill. This notice informs you of a change in your property's assessment.**

Date: 04/23/2025

Property Identification Number (PIN):  
05-21-202-018-0000

Property Location  
429 SHERIDAN RD  
WINNETKA

#### 1 2025 Market Value

The estimated Market Value of this property is:

**\$34,863,461**

#### 2 Your Property's Characteristics

Township:	New Trier	Land Sq. Footage:	97,615
Neighborhood Code:	171	Bldg Sq. Footage:	13,894
Property Age:	95	Exterior Construction:	Masonry
Class Code:	2-09 Greater than One Story Dwelling, any age, greater than 4999 SFLA		

Review additional property characteristics for this PIN at [www.cookcountyassessor.com/address-search](http://www.cookcountyassessor.com/address-search)

#### 3 Property Market Value and Assessment History

##### What this section tells you

Cook County uses your property's Assessed Value and exemptions to calculate the tax bill that will be issued in 2026.

Year	Class	Estimated Market Value	Total Assessed Value (AV) (10% of Market Value)
2025	2-09	<b>\$34,863,461</b>	<b>3,486,347</b>
2024	2-09	9,250,344	925,034
2023	2-09	9,250,344	925,034

Listed for \$35,000,000 2024-2025

January 1, 2025 Lien Date Market Value is \$34,863,461

# Case 1 A Reassessment Without a Closed Sale

**May 6, 2025** - New Assessments vs. Recent Sales

## **CRAIN'S** CHICAGO BUSINESS

[Residential Real Estate](#)

### **As North Shore assessments skyrocket, recent sales tell a different story**

“In the new assessments, the highest estimate of market value, a little over \$34 million [\$34,863,470], is a 2.3-acre estate in Winnetka that went up for sale in August at \$35 million and went under contract to a buyer in February.”

**“The sale has not closed yet, so it's not known what the final sale price will be.”**

By [Dennis Rodkin](#)

Dennis Rodkin is a senior reporter covering residential real estate for Crain's Chicago Business. He joined Crain's in 2014 and has been covering real estate in Chicago since 1991.

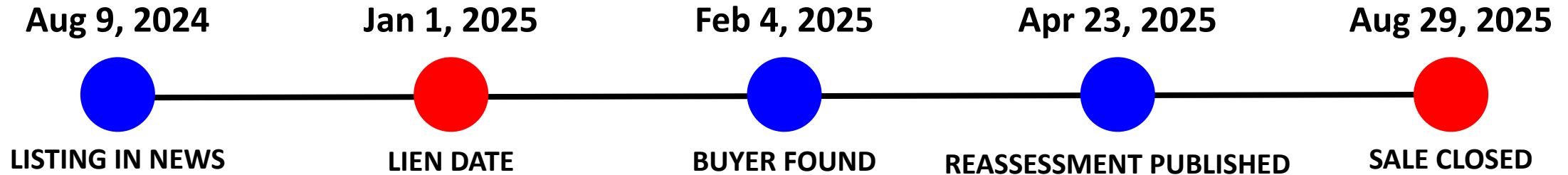
Actual Sale:



Detached Single Status: CLSD Area: 93 Address: 419 Sheridan Rd, Winnetka, IL 60093 Directions: North on Sheridan Road to 419 between Cherry and Willow, house with gated entrance. Sold by: Jena Radnay (161088) / @properties Christie's International Real Estate (84730) Closed: 08/29/2025 Off Market: 01/23/2025 Year Built: 1928 Dimensions: 273X435X236X441 Ownership: Fee Simple Corp Limits: Winnetka Coordinates: Rooms: 15 Bedrooms: 7 Basement: Full MLS #: 12134845 List Date: 08/31/2024 List Dt Rec: 09/04/2025 Contract: 01/23/2025 Financing: Conventional Blt Before 78: Yes Subdivision: East Winnetka Township: New Trier Bathrooms 9 / 4 (full/half): Master Bath: Full Bsmnt. Bath: Yes List Price: \$35,000,000 Orig List Price: \$35,000,000 Sold Price: \$31,250,000 Concessions: Contingency: Curr. Leased: No Model: French County: Cook # Fireplaces: 7 Parking: Garage # Spaces: Gar: 2 Parking Incl. Yes In Price:

Value set to \$34,863,470 in 2025 reassessment, the Assessor adjusted the assessment to reflect the sale contract value at \$31,250,000 and reduced the market value to \$31,000,010. 2nd appeal is pending at the Board of Review.

# Timeline for 2025 Reassessment of Sheridan Mega-Mansion



In Illinois, the lien date for when the government can legally set the market value and tax a property for assessment purposes is January 1st. Both public & private appraisers must base valuations on actual sales and property characteristics that existed on or prior to the lien date.

Sales chasing (pay-the-price assessing)—runs contrary to assessment principles and constitutional mandates for uniform taxation. Courts and recognized assessment standards consistently repudiate the practice because it introduces bias, results in non-uniform assessments, and erodes the integrity of the assessment rolls. Using listings treats unsold properties differently through speculative lenses and not actual sales occurring in the past 3-5 years.

Example: The Assessor captured 43 \$4M Sales from 2022-2024 to value New Trier homes as of January 1, 2025. In 2024, there were 68 \$4M homes. By Jan. 1, 2025 there were 226 \$4M sales, a 232% increase.

# Assessor's Home Value Report: A tool for each home

## Cook County Assessor's Office



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[APPEALS](#) ▾

[DATA](#) ▾

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## Home Value Report

See how your home's value was estimated by the Assessor's Office.

This new Home Value Report shows the real estate sales and data that affected your home's value when it was reassessed.

During a reassessment, the Assessor's Office estimates the value of your home. This estimated value depends on:

- your home's characteristics (like building square footage) and location (like school district and neighborhood), and
- sales of similar homes.

To estimate this value, Assessor's Office data scientists train a computer program, called a statistical model, to follow the real estate market. This statistical model uses vast amounts of data about hundreds of thousands of sales to learn market trends. Then the statistical model uses these trends to calculate your home's value.

Your Home Value Report includes the top five most significant sales, along with all the data about your home that the model uses to estimate its value.

**“Your Home Value Report includes the top five most significant sales ...  
... that the model uses to estimate its value.”**

Source: Cook County Assessor Website

# Assessor's Sale Database for Sheridan Mega-Mansion

## Assessor's Sale Database

Sales in Code 171 429 Sheridan Rd, Winnetka

Cook County Assessor's Home Value Report:

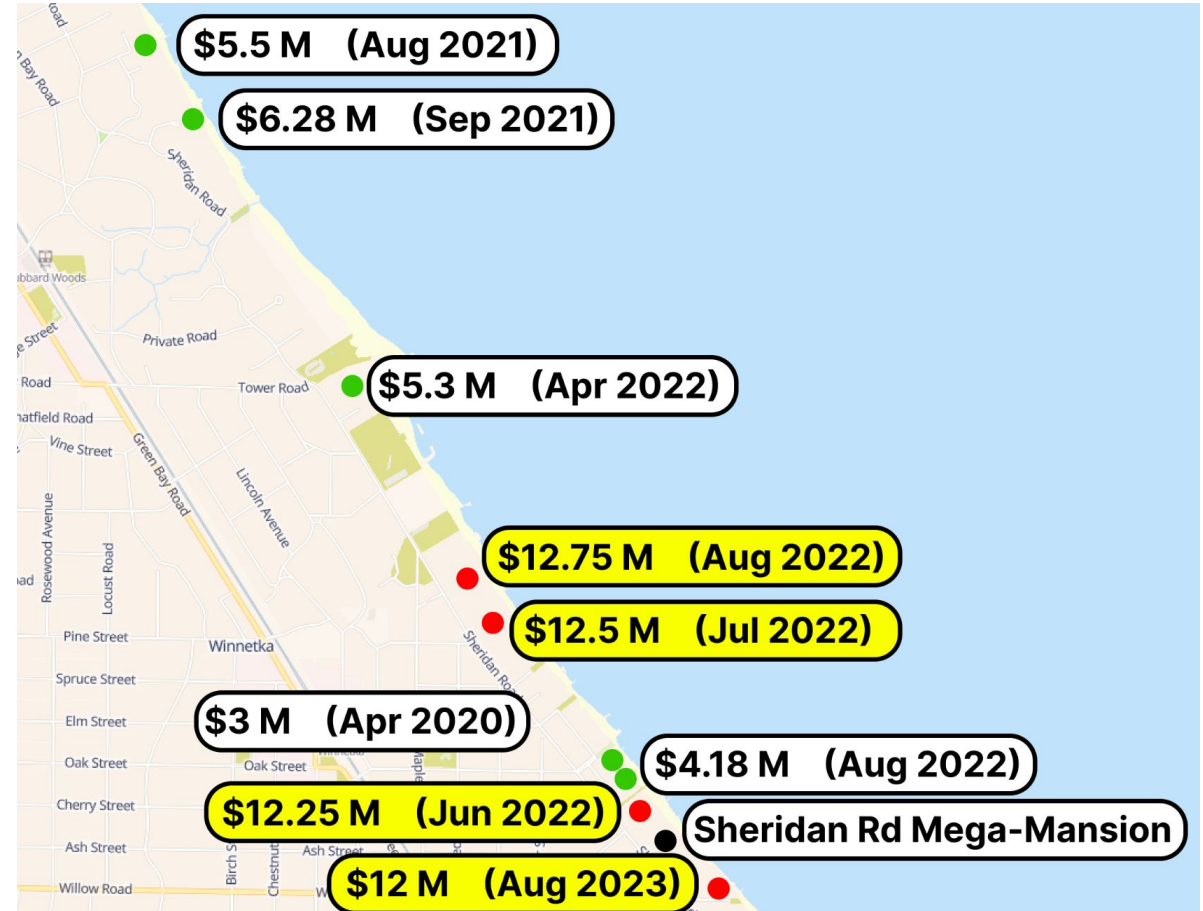
*"This map shows your home along with five sales that an algorithm identified as being significant for the model's estimate of your home's value."*

Sales Identified by Assessor for Sheridan Mega-Mansion

\$3,000,000 (2020)  
 \$5,500,000 (2021)  
 \$5,300,000 (2022)  
 \$4,175,000 (2022)  
 \$6,280,000 (2022)

**Highest Sales Prior to Jan. 1 Along North Shore 2022-2024:**

**\$12,750,000 (2022)**  
**\$12,250,000 (2022)**  
**\$12,500,000 (2022)**  
**\$12,000,000 (2023)**

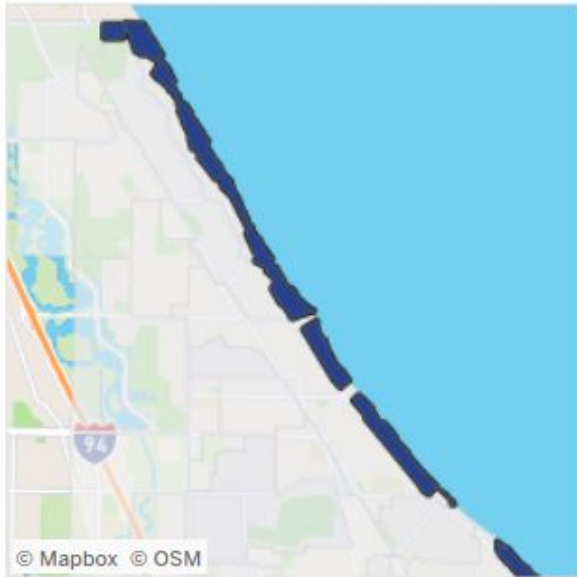


Source: Cook County Assessor

# Case 1 Assessor's 2024 Sales in Code 171

**“No Single-Family sales took place in 2024 in New Trier [Code] 171” per Assessor - the only Code with no sales for 2024.**

**New Trier Township and Neighborhood Profile: Single-Family Homes in New Trier 171**  
 Click on your neighborhood to see its assessment summary.



Real Estate Market Summary

**No Single-Family sales took place in 2024 in New Trier 171**

*Note that the model leverages sales from prior years and other neighborhoods to estimate property values.*

# Sales  
 Min Sale Price  
 Top Sale Price

Assessment Summary

**\$7,778K**

**Median Assessor's property value in 2025**

More about all Single-Family homes in 2025 in New Trier 171:

# Homes	192
Median Building Size	6,544
Median Lot Size	35,440
Median Year Built	1972

Search & Filter by Neighborhood #  
 (All) [dropdown]  
 Select Residential Group  
 Single-Family [dropdown]

Source: Cook County Assessor's website

# Case 1 Actual 2022, 2023, 2024 Sales in Code 171

## 2024 Sales:

3

Sale	MLS SF	Sale Date	Price	MV/SF
Sale 1	9,633	2/1/2024	\$8,200,000	\$851
Sale 2	8,785	8/21/2024	\$7,250,000	\$826
Sale 3	4,200	10/30/2024	\$5,300,000	\$1,261
<b>MEDIAN</b>			<b>\$7,250,000</b>	<b>\$851</b>

## 2023 Sales:

5

PIN	MLS SF	Sale Date	Price	MV/SF
Sale 1	8,609	8/23/2023	\$12,250,000	\$1,422
Sale 2	12,500	7/28/2023	\$12,500,000	\$1,000
Sale 3	10,800	7/6/2023	\$5,925,000	\$548
Sale 4	4,368	1/3/2023	\$5,200,000	\$1,190
Sale 5	5,757	4/28/2023	\$4,560,000	\$792
<b>MEDIAN</b>			<b>\$5,925,000</b>	<b>\$1,000</b>

## 2022 Sales:

7

PIN	MLS SF	Sale Date	Price	MV/SF
Sale 1	6,297	8/15/2022	\$12,750,000	\$2,025
Sale 2	7,934	6/12/2022	\$12,000,000	\$1,512
Sale 3	5,622	3/31/2022	\$7,000,000	\$1,245
Sale 4	3,406	3/1/2022	\$6,300,000	\$1,850
Sale 5	5,569	9/13/2022	\$6,280,000	\$1,128
Sale 6	3,169	9/1/2022	\$6,250,000	\$1,972
Sale 7	5,481	11/30/2022	\$5,999,000	\$1,095
<b>MEDIAN</b>			<b>\$5,925,000</b>	<b>\$1,512</b>

**Assessor's 2025 Median Assessed  
Market Value:**

**\$7.8 M**

**(24% Higher than Sales)**

**Median of 15 Sales from 2022-2024:**

**\$6.3 M**

Source: Cook County Assessor Public Database;  
 Midwest Real Estate Database, LLC



# Mega-Mansions Demanded Justice through Tax Appeals



- 17,367 single family homes are in New Trier Township
- **460 homeowners** with mega-mansions valued by the Cook County Assessor at \$4 M - \$34 M represent the top tier 3% of all homes in New Trier Township
- Their triennial reassessment **increased on average 71%**
- **349 of the 460 mansion owners— 76% appealed to the Assessor**
  - 136 of the 349 appeals— **39% were successful**
  - The Assessor removed— \$113 M in market value & \$3.1 M in taxes
  - Average reduction: \$830K in market value (<1% of total)
  - Mansion on Ardsley Rd had \$10.5 M (9% of total) in market value removed, the highest reduction of any property.
- 374 of the 460 mansion owners— **81% appealed to the Board of Review results pending**

Source: Cook County Assessor, Cook County Board of Review

# Case 1 Was Justice Done Through the 2025 Assessor Property Tax Appeal Process?

**76% of homeowners with the highest-value homes filed appeals at the Cook County Assessor**  
**There was an increase to 81% filed at the Board of Review to seek lower assessments**

**Ardsley Rd, Winnetka**  
**2015 Recorded Purchase: \$28,000,000**



Ardsley Rd, Winnetka, New Trier Twp

Year	2021	2022 Reassessment	On Assessor Appeal for 2022-2024	2025 Reassessment	On Assessor Appeal for 2025
Market Value	<b>\$26,101,070</b>	\$25,878,920	<b>\$15,000,000</b>	\$17,000,000	<b>\$6,500,090</b>
Class	209	209	209	209	209
Bldg SF	9,956	9,956	9,956	<b>9,956</b>	<b>13,613</b>
Full Baths	6	6	7	<b>7</b>	<b>8</b>
Half Baths	4	4	2	<b>2</b>	<b>4</b>
Bsmt	Full	Full	Full	Full	Full
Attic	Full	Full	Full	Full	Full
Garage	4-car	4-car	4-car	4-car	4-car
Land SF	74,052			<b>2024 Taxes:</b>	<b>\$349,194</b>
Acres	1.7			<b>2025 Taxes:</b>	<b>\$151,651</b>

**Purchased in 2015: \$28 M**  
**Assessment 2021: \$26 M**  
**Reassessment 2022: \$25.8 M**  
**Assessor Appeal 2022: \$15 M**  
**Reassessment 2025: \$17 M**  
**Assessor Appeal 2025: \$6.5 M**

Appeal evidence: 2022 & 2025 appraisals

**The Assessor accepted the homeowner's request to increase the livable SF by 3,657, a +37% increase, which was an error not based on new construction or additions.**

Source: Cook County Assessor, Cook County Board of Review

**Est. Refund Due: \$40,405**

# *Solutions Mega-Mansions Mega-Reassessments Mega-Appeals*



## The “Robin Hood” Effect 2025

An injustice, whether billionaire or millionaire. Every man’s home is his castle.

Sales data led to questionable Mega-Reassessments & others with Mega-Reductions on appeal.

**Golden Rule Solution:** Apply the IAAO’s assessment principles and constitutional mandates to achieve fair & equitable assessments across all homes.

**Exclusive, breathtaking views: North Shore mansion owners with riparian restricted access along the pristine Lake Michigan beaches appear to have no Assessors on duty.**



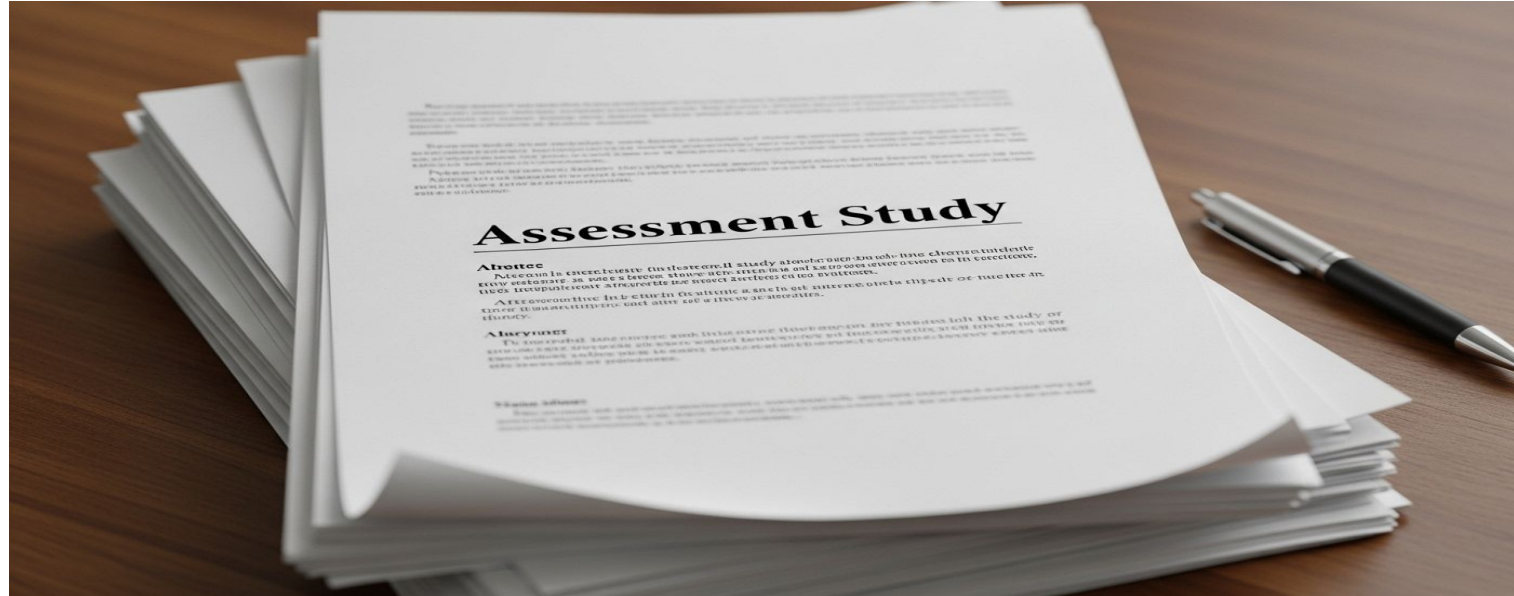
**11 mansion owners in New Trier Township, Cook County, have slowly encroached on public lands for decades.**

**Restricted access to the public prairie grassland bluffs and parts of the public beach makes it difficult to discover added untaxed improvements.**

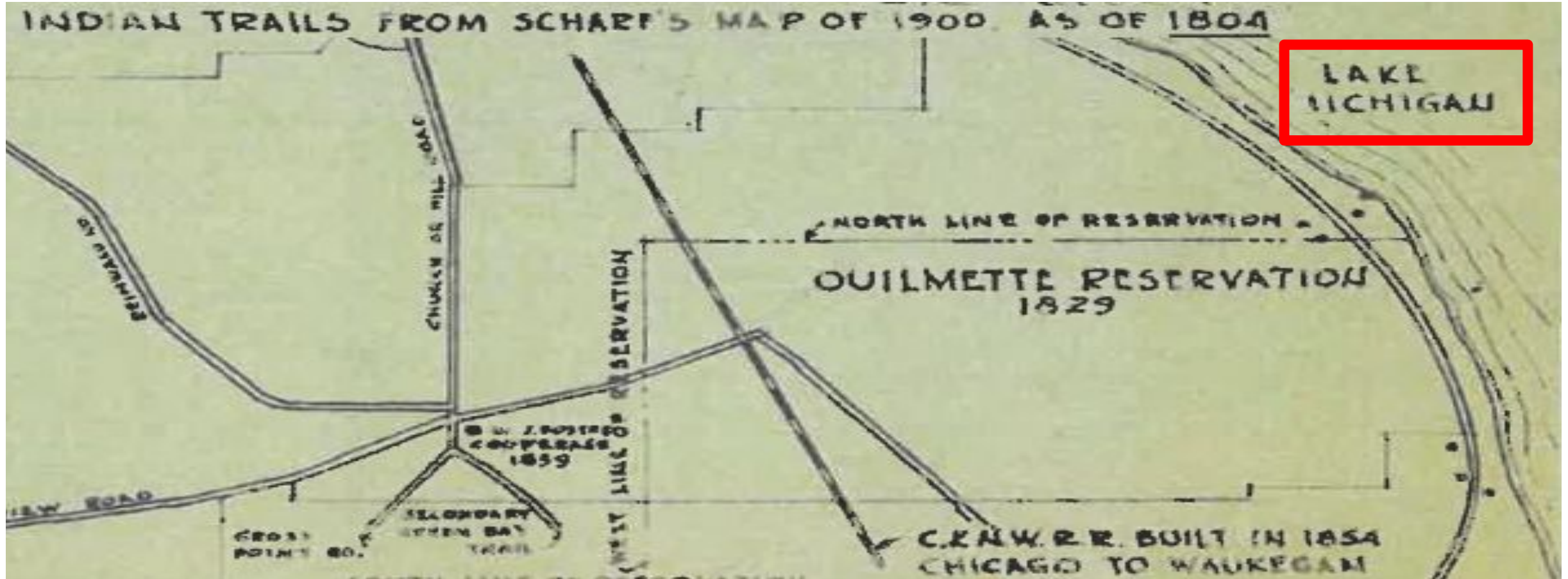
**Yet, amenities have appeared on public lands far beyond the legal descriptions of private parcel plat boundaries of mega-mansions for decades.**

# Discovery Process & Audit of Long Overlooked Parcels

**357** untaxed areas with permanent index numbers (PINs) fixed within assessment block **999** were audited across Cook County, Illinois. Some of the PINs, i.e., 05-26-**999**-001 revealed untaxed or undertaxed parcels. Aerial audits using Cook Viewer GIS, Google Earth and historical pilot photos, along with several on-site field inspections by assessment professionals with both private and governmental sector expertise, discovered what appear to be untaxed improvements on public land.

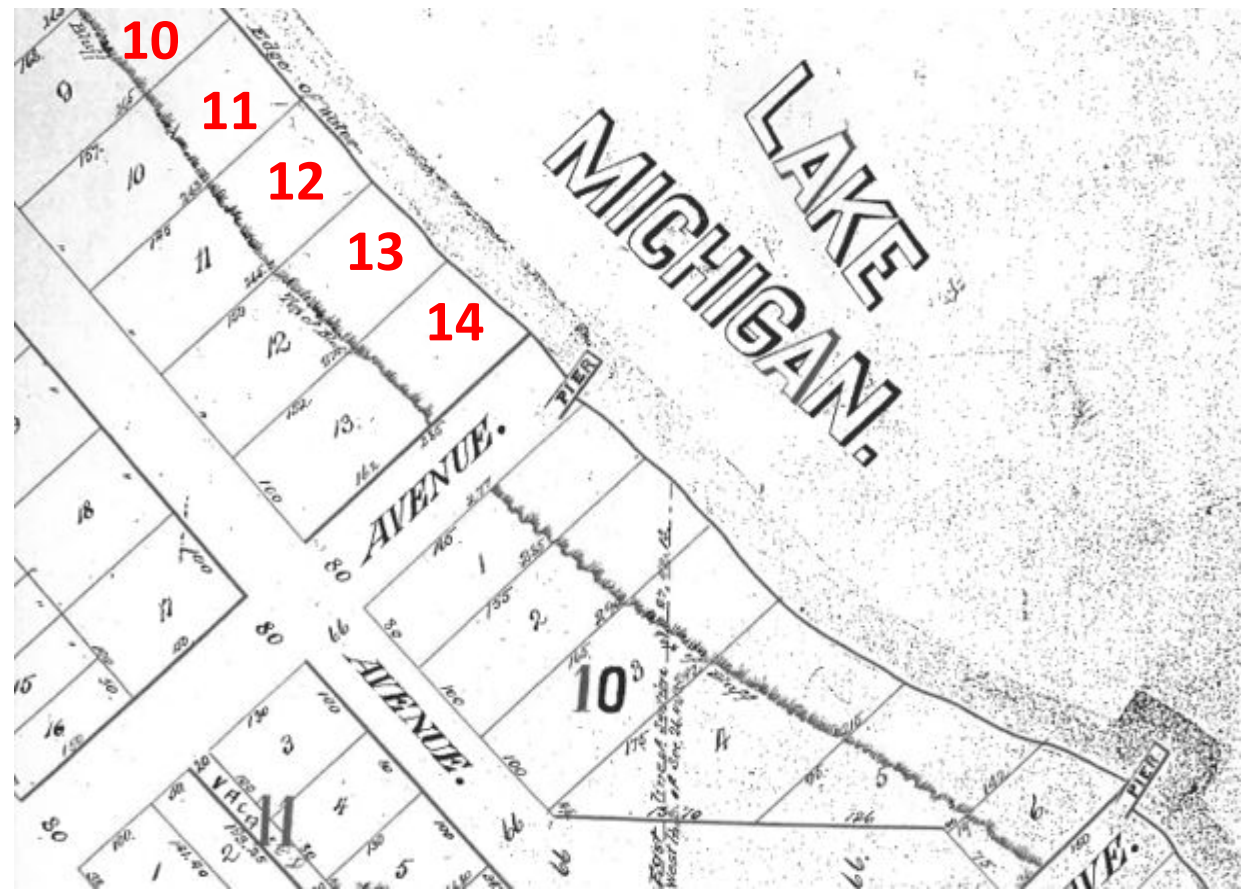
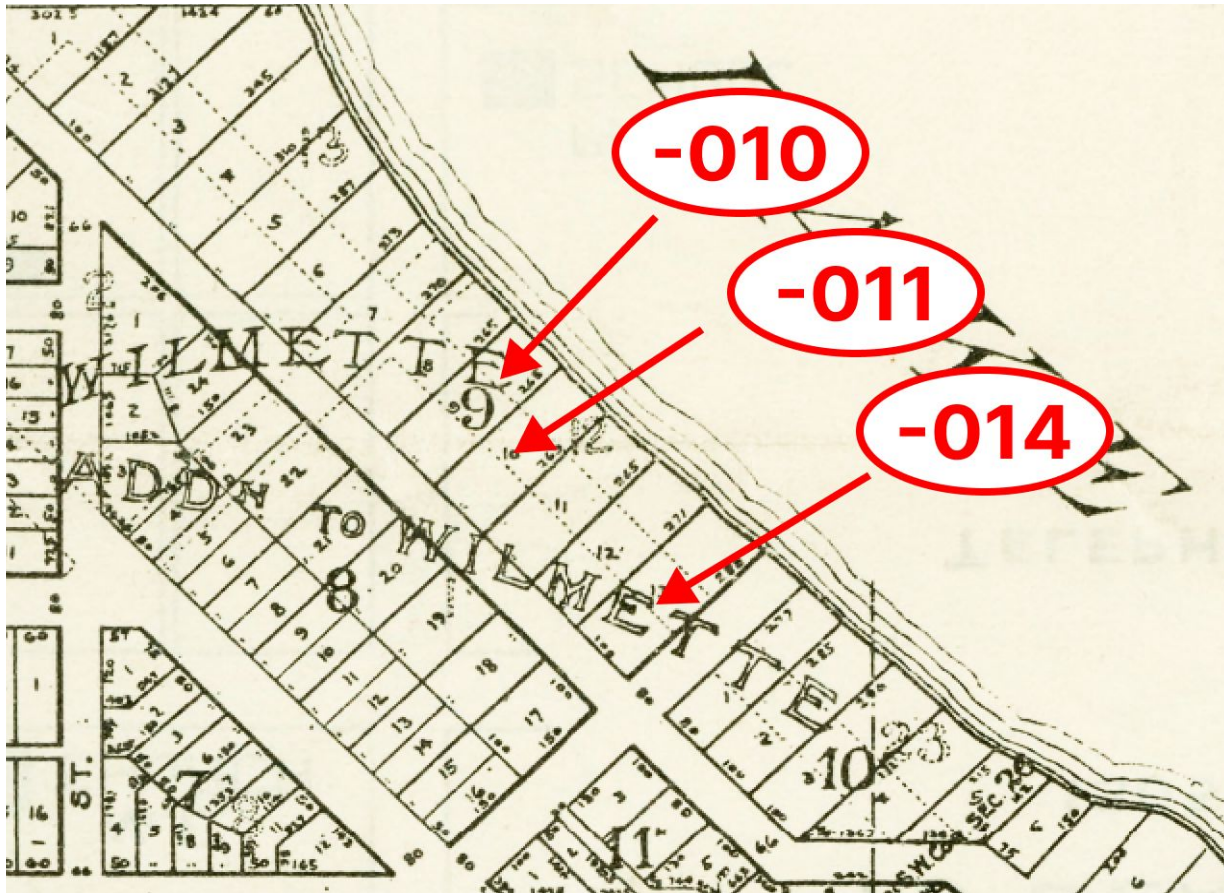


## Case 2 Historical Maps of Illinois' Lake Michigan Shoreline



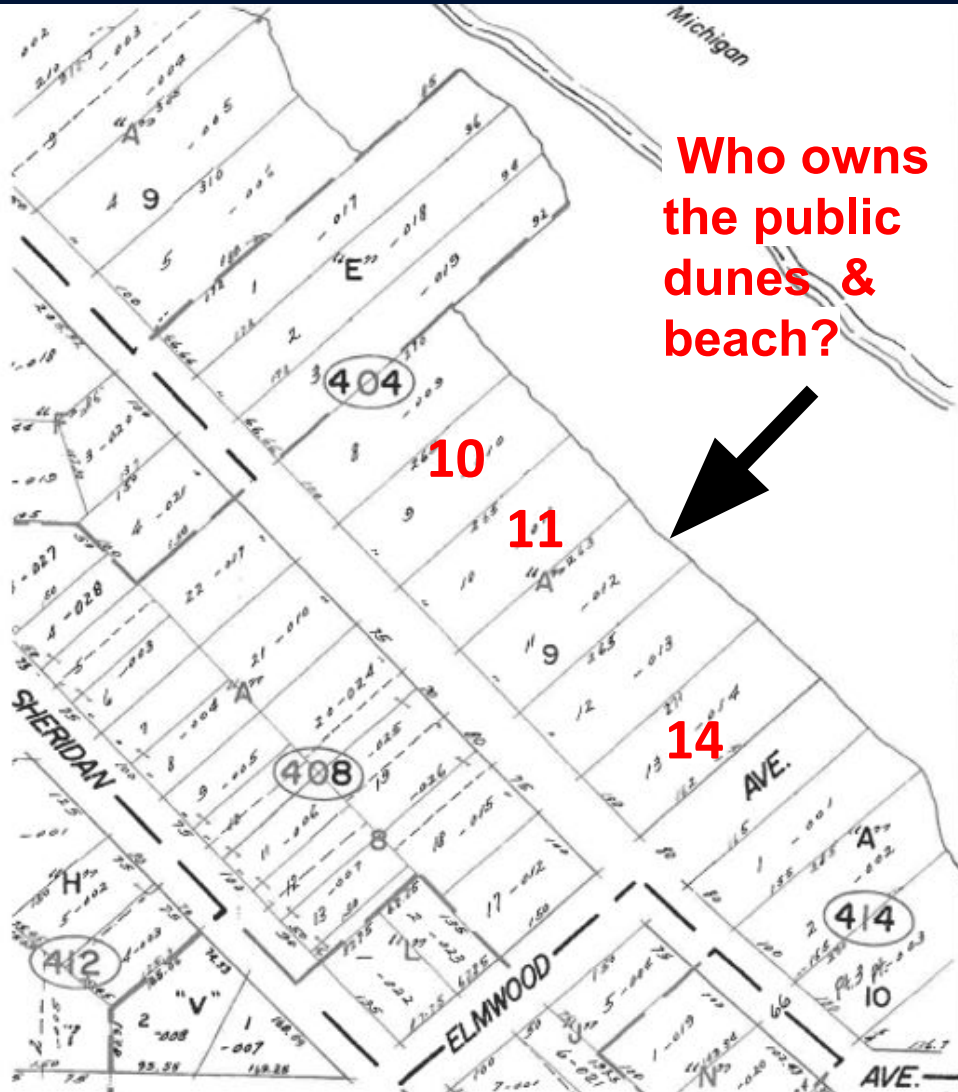
In 1949, Cartographer Charles C. Henderson compiled numerous maps of the Wilmette area to depict railroads, "Indian Trails," and other historical destinations throughout 1829-1842.

# Case 2 Historical Maps of Lake Michigan's Shoreline



Wilmette had grown considerably by 1885 (left), and in 1897 the plat for properties along the shoreline (right) was recorded. 3 Mega-Mansions in this area will be the focus of the slides.

# 2024 Shoreline Tax Map: Who Owns the Beach?



Who owns  
the public  
dunes &  
beach?



In Bk. 9 of Milton H. Wilson's Add. to  
in the S. E. 1/4 of Sec. 27-42-13, Resub. 27-42-13-27H

STEWART'S RESUB. of Lots 6 & 7 in M. Wilson's Add. to Wilmette (see "A") in 27-42-13. Rec. Oct. 8, 1950. Doc. 148

LIBONATE RESUB. of Lots 1 & 2, 23, & Bk. 5 in Milton H. Wilson's Add. to Wilmette (see "A") in Sec. 27-42-13. Rec. May 1 1951. Doc. 15073551.

UNION ADD. TO WILMETTE, a sub. of Frac'l. S. E. 1/4 of Sec. 27-42-13 (except W. 50 ft. and that part of the S. E. 1/4 abt. platted in Dingee's Add. to Wilmette, see sec. 27-42-13-27H)

OWNER'S RESUB. of Bk. 7 in Milton H. Add. to Wilmette (see "A"). Rec. Sept. Doc. 3208822.

RESUB. of Bk. 11 and vacated alley in Bk. Milton H. Wilson's Add. to Wilmette in Sec 42-13 (see "A"). Rec. May 25, 1952. Doc. 4975

RESUB. of part of Bk. 2 in Dingee's Add. Wilmette in Oullmette Reserve in Sections & 27-42-13. Rec. June 3, 1951. Doc. 47709

SUB. of Lots 15 & 16 and the S. E. 7y 36 ft. (measured on the front and rear lines) of 14 of Bk. 8 in Milton H. Wilson's Add. to Wilmette (see "A"). Rec. Nov. 16, 1951. Doc. 15218431.

RESUB. of Lots 1 & 3 (except the S. W. 20 of the N. W. 30 ft.) in Resub. of part of Bk. in Dingee's Add. to Wilmette (see "K"). Rec. Oct. 3, 1951. Doc. 4975

SUB. of Lots 3 & 4 and Lot 5 (except the N 75 ft. thereof) in Resub. of Bk. 11 (see "K"). Rec. Oct. 3, 1951. Doc. 4975

DINGEE'S ADD. TO WILMETTE VILLAGE Oullmette Reserve in Sections 28 & 27-42-1 Rec. Oct. 3, 1951. Doc. 4975

SHERIDAN ROAD RESUB. of Bk. 2 of Ding Add. to Wilmette Village (see "O"). Rec. 11, 1899. Book 60, Page 12. Doc. 315589.

RESUB. of the E. 5 ft. of Lot 2 and Lot 3 in Sheridan Road Resub. of Bk. 3 (see "P"), in Sec. 27-42-13. Rec. Apr 4, 1951. Doc. 15218431

SHERIDAN ROAD SUB. of Bk. 9 in Dingee's Add. to Wilmette (see "O"). Rec. Apr 23, 1951. Doc. 15218431

EVERS CONSOLIDATION IN WILMETTE, T. 4 R. 12. 1st - Lot 2, except that part thereof lying N. E. of the N. E. line of Lot 2 in Resub. of part of Bk. 3 of Dingee's Add. to Wilmette - the N. W. 50 ft. of the S. W. 200 ft. of 3 of above resub. 2nd - Lot 2 of Resub. of Bk. 11 and vacated alley in Bk. 11 of Milton H. Wilson's Add. to Wilmette in Sections 28 & 27-42-13. Rec. Oct. 3, 1951. Doc. 718628.

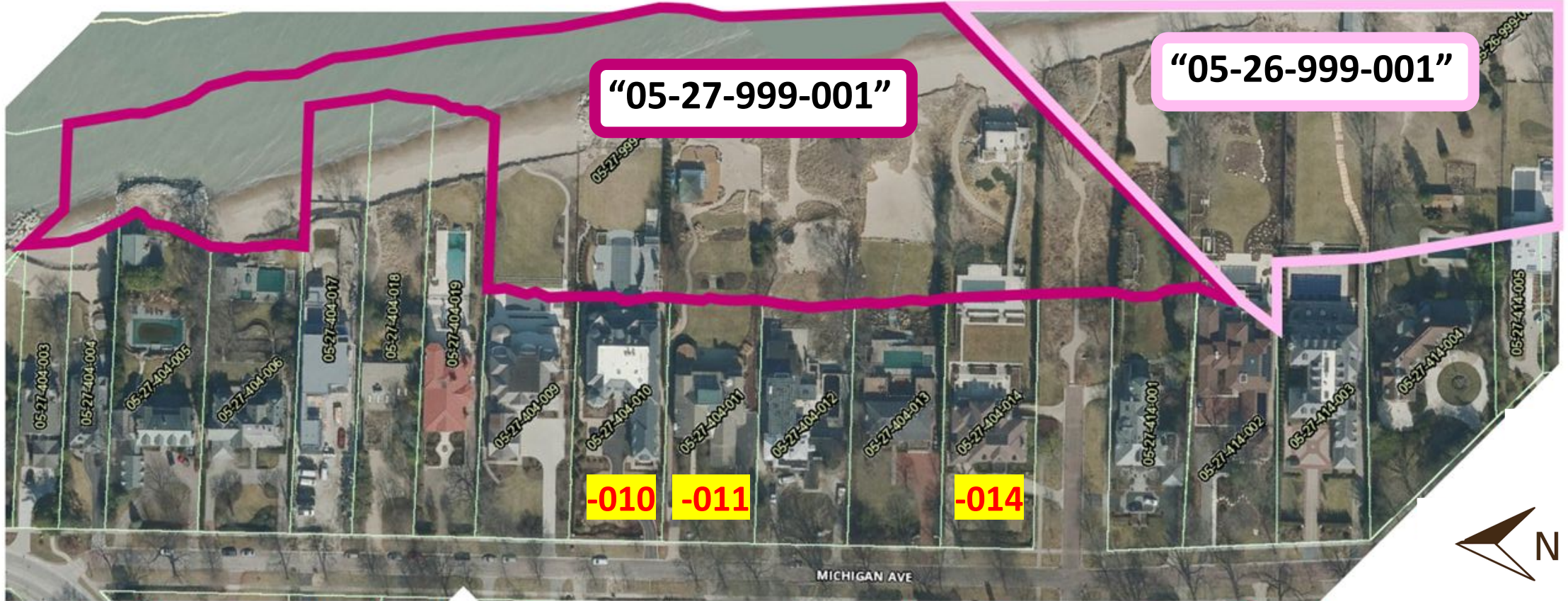
LAKOTA a sub. of Bk. 3 & 4



Above: Google Earth view of Wilmette lakefront

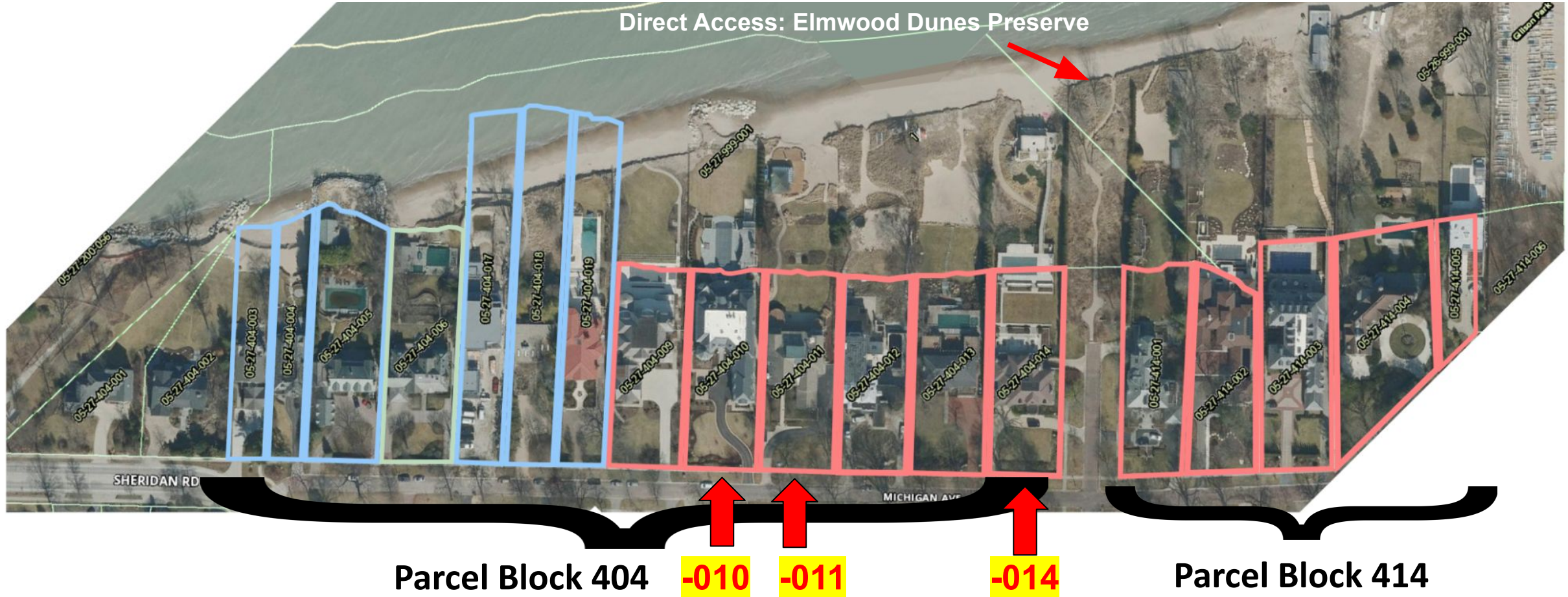
At Left: Cook County, Illinois E 1/2 SE 1/4 Section 27 - 42 - 13 NEW TRIER 2024 Tax Map Page 0527H 42-13-27H © Cook County Illinois

# Unassigned Shoreline Land: 2022 GIS Parcel Viewer Block 999



The tax map gives no parcel tax PINs for the land from the bluffs to the shore. It is also not a right of way, with exception of the Elmwood Dunes Preserve. Until 2022, the bluffs and beaches were issued 2 placeholder PINs (Block 999 parcels) by the GIS Department with the current parcel map.

# Case 2 Map Area Audited by Assessment Professionals



Audit of 7 miles of Lake Michigan shoreline reveals encroachment on public lands by 11 mansion owners along 1/3-mile stretch. Several signs are posted that say "Private Beach."

# Review of 6 Sample Properties Encroaching

**H** Actual Size: 40,400 SF  
AO Lot Size: 26,800 SF

**I** Actual Size: 41,600 SF  
AO Lot Size: 26,500 SF

**J** Actual Size: 44,250 SF  
AO Lot Size: 26,400 SF

**K** Actual Size: 34,620 SF  
AO Lot Size: 26,400 SF

**L** Actual Size: 33,000 SF  
AO Lot Size: 26,800 SF

**M** Actual Size: 48,350 SF  
AO Lot Size: 27,900 SF



**6 Legal Descriptions show private lots of 26,400 to 27,900 SF for a total of 160,800 SF (~3.7 acres)**

**The area of the public lands encroached upon totals 81,420 SF (~1.9 acres)**

**Parcel owners increased the area under private use by ~50% to a total of 242,220 SF (~5.6 acres)**

# *Encroachment on Public Lands by 11 Parcel Owners*

**11 Private Homeowners  
on 6.5 acres.**

**11 Parcels are contiguous &  
average 26,000 SF.**

**Taxable parcels were first  
platted in 1897. Taxable PINs  
were established  
between 1958-59.**

**Private Taxable Land**

**Public land encroached  
on added 4.4 acres & added  
17,400 SF of land per  
homeowner.**

**Average lot size increased from ½  
acre to almost 1 acre (43,300 SF).**

**The Elmwood Dunes Preserve  
and Wilmette Public Beach were  
issued non-taxable block -999-  
PINs by GIS Department.**

**Public Untaxed Land**

# Encroachments Over 13 Years onto Public Beach, 1998 & 2011



1998



2011

13 years

# Encroachments Over 6 Years onto Public Beach, 2018 & 2024



2018



6 years

2024

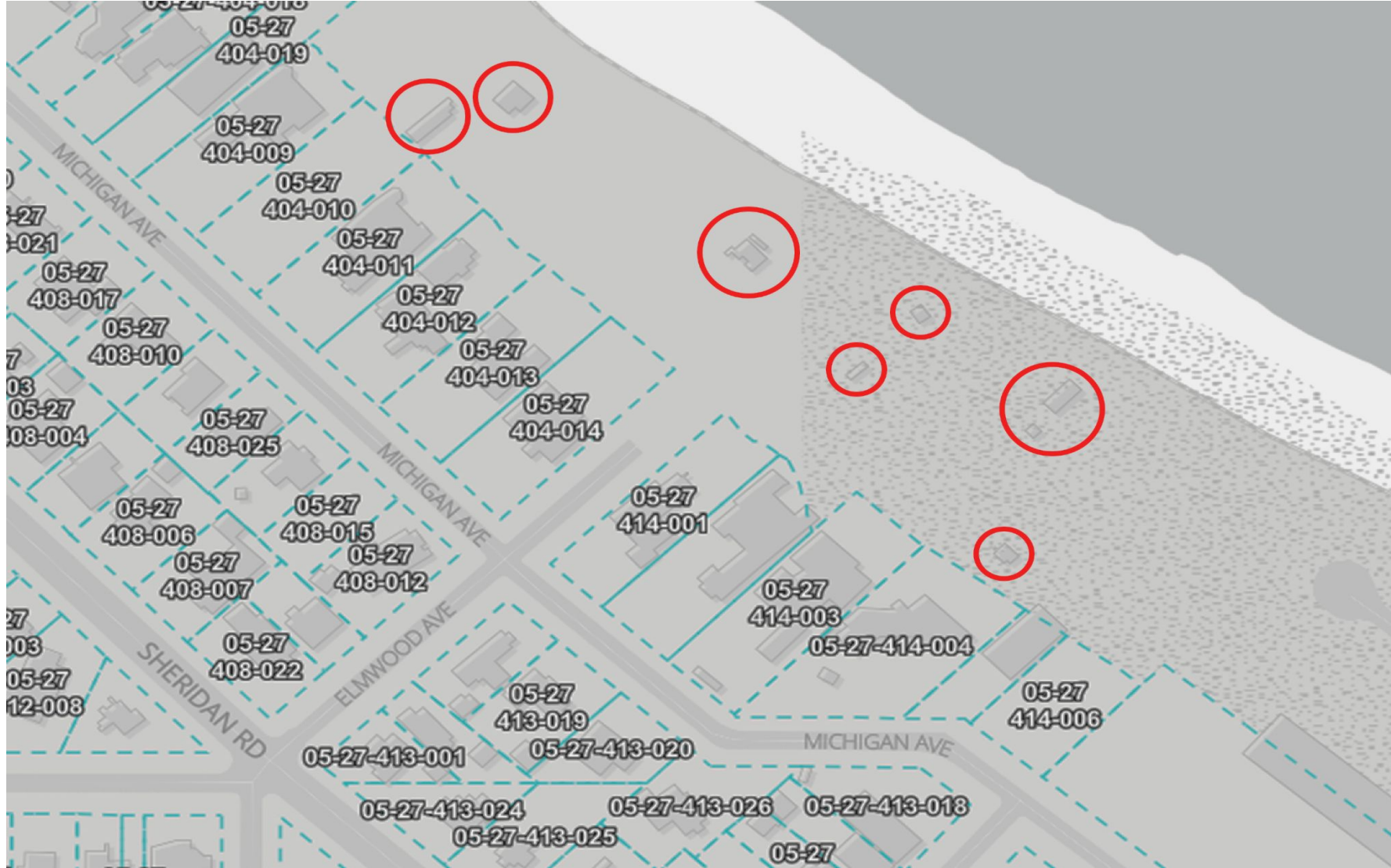


**Red Line:  
Approx. Parcel  
Boundary Line  
from County**

# Case 2

# Encroachments on GIS State Basemap 2025

2025



# County and Township Professionals Weigh-In: Block 999

*“The parcels are managed and maintained by the Cook County Clerk’s map department. When the paper maps were converted to a digital system in 2001, it was discovered that there were polygons that were neither Parcels or RightOfWays, block 999 was used to denote these polygons... **eventually the county will review these polygons and convert them into their respective types (water, road, etc.)”***

— GIS Program Coordinator, Cook County Government, February 17, 2022

*“... **In my opinion the use of the PIN 05-27-999-001 is just a placeholder and refers to unsurveyed, unplatted “land” at the shore of Lake Michigan.** Land covered by that PIN receives no tax bill. ... **Whether such land at low water belongs to the owners of the lots to the west or to the State of Illinois is a legal question** that has probably been resolved by prior decisions of Illinois appeal and supreme courts.”*

— Deputy Assessor, New Trier Township, February 22, 2022

# Dune Rebuilding Restricts Public Access to Public Land



Elmwood Dunes Preserve



2022 Sign



2025 Sign

**Dune preservation signs and fences serve to keep the public away from the areas encroached on by private mansion owners. The Elmwood Dunes Preserve was opened to the public in 2015 after being restricted to the public for dune rebuilding.**

Source: Chicago Tribune, Nov. 4, 2015

# *Dune Rebuilding Restricts Public Access to Public Land*



Some properties are bordered by rocks and a metal fence. A garage and a boat ramp give the owners amenities while denying public access to untaxed public land. Signs say the shoreline property is private and there are outdoor surveillance cameras.



Signage stretching across one-third of a mile along the backyards of 11 private-public lots states:

**Dune Rebuilding**  
**Keep Off Dunes**  
**PRIVATE PROPERTY**  
**No Public Access**

Surveillance cameras and beach fencing restricts public access.

Other private signs warn that the the property is private and under surveillance.

# Case 2

# Dune Rebuilding on Private Property



# *Boat House & Recreation Room Near the Water's Edge*



**2022**



**2025**

# Case 2 New Owners Build New Home & Beach House

## Beach House and Spa at the Same Location 2022 vs. 2025



**2nd Owner's  
Encroachment  
Remodeled  
Beach House**



**"Private  
Property"**

**"No Trespassing  
Private Property  
Violators will be  
Prosecuted"**



# Estimating Land Tax Losses Across 11 Parcels, 1999-2025

The Estimated Tax Loss was based on aerial verification of encroachment back to 1999 to determine the earliest known year of encroachment.

**PARCEL -014 (shown)** →

Private / Taxed Land:  
 27,900 SF  
 Public / Missed Land:  
 20,450 SF

*Encroachment began 2009*

Parcel -014 Total Est. Land  
 Tax Loss, 2009-2025:

**\$341,202**

11 Parcels Total Est. Land  
 Tax Losses, 1999-2025:

**\$3,346,579**

Tax Year	Land MV/SF	Missed AV	Est. Tax Loss
2009	\$20.50	41,923	\$7,067
2010	\$20.25	41,411	\$8,303
2011	\$20.25	41,411	\$8,541
2012	\$20.25	41,411	\$8,977
2013	\$40.00	81,800	\$19,084
2014	\$40.00	81,800	\$19,983
2015	\$40.00	81,800	\$20,307
2016	\$44.00	89,980	\$19,558
2017	\$44.00	89,980	\$20,815
2018	\$44.00	89,980	\$21,407
2019	\$55.00	112,475	\$25,658
2020	\$55.00	112,475	\$28,743
2021	\$55.00	112,475	\$29,220
2022	\$50.00	102,250	\$21,961
2023	\$50.00	102,250	\$23,202
2024	\$50.00	102,250	\$23,350
2025	\$75.00	153,375	\$35,025
	<b>Total</b>	<b>1,479,045</b>	<b>\$341,202</b>

Tax Year	Land MV/SF	Est. Tax Loss
1999	\$13.30	\$16,272
2000	\$13.30	\$16,272
2001	\$22.17	\$23,550
2002	\$22.17	\$25,652
2003	\$22.17	\$42,991
2004	\$24.80	\$43,609
2005	\$24.80	\$44,231
2006	\$24.80	\$45,427
2007	\$32.80	\$47,230
2008	\$32.80	\$48,330
2009	\$20.50	\$47,169
2010	\$20.25	\$55,421
2011	\$20.25	\$57,008
2012	\$20.25	\$59,921
2013	\$40.00	\$127,382
2014	\$40.00	\$133,382
2015	\$40.00	\$152,640
2016	\$44.00	\$147,011
2017	\$44.00	\$201,864
2018	\$44.00	\$207,606
2019	\$55.00	\$248,830
2020	\$55.00	\$278,753
2021	\$55.00	\$281,032
2022	\$50.00	\$211,918
2023	\$50.00	\$223,898
2024	\$50.00	\$225,323
2025	\$75.00	\$333,855
	<b>Total</b>	<b>\$3,346,579</b>



Land & an unknown amount of improvement taxes are missing off the tax rolls. The private improvements on public lands include but not exclusively discovered:

- **Beach & Boat houses**
- **Outdoor Fireplaces & Fusion Fire Outdoor Kitchens**
- **Spas, Swimming Pools**
- **Manicured landscapes, gardens, statuaries, fountains, stone pathways, boardwalks**
- **Greenhouse, pergolas**
- **State-of-the-art lighting and security systems**

# Case 2 Solutions to the Encroachment on Public Land 2025

**After the audit of the 357 parcels with Block 999, the parcels cannot be seen in the current year. However, they can be viewed on parcel archive layers dating back to 2000.**



Numerous FOIA requests were sent to the Village of Wilmette. No records of public special use agreements or riparian right of way arrangements were provided in response. Approximately 25 of 200 permits appear to be related to construction of improvements.

## FREEDOM OF INFORMATION REQUEST FORM

What government agencies have the primary responsibility for a resolution?

- A The New Trier Township Assessor
- B The Cook County Assessor
- C The Village of Wilmette
- D U.S. Army Corps of Engineers
- E Cook County Circuit Court
- F Wilmette Park District

# Case 3 *A 19th Century Country Club's 20th Century Land Trade Now Haunts a 21st Century Assessor*

2025

A country club located in Chicago, Lake View Township, Cook County, was granted public lands in 1947 from the Chicago Park District. The additional 4.5 acres of this exclusive, near-lakefront urban country club still goes untaxed and is still very private 78 years later.



# *The Saddle & Cycle Club - An Exclusive Country Club in the City*

“Founded as a bicycle club along the shores of Lake Michigan in 1895, the Saddle & Cycle Club has evolved into one of Chicago’s most distinguished private clubs. With over 130 years of tradition, the Club has proudly upheld a legacy of excellence, camaraderie, and a vibrant member community. For generations, it has been an oasis for members and their families—a place to connect, celebrate, and create life's greatest moments.”

-The Saddle & Cycle Club

Member initiation fees: \$75,000

Annual member fees: \$7,980

Source: Saddle & Cycle Club Posting 2022



# Case 3 A Country Club Then An Urban Country Club Now

The Saddle & Cycle Club boasted direct access to Lake Michigan upon its formation in 1895 until the 1940s, a period of more than 45 years.

Now, 130 years later, the Saddle & Cycle Club's clubhouse is almost a quarter of a mile away from the beach.

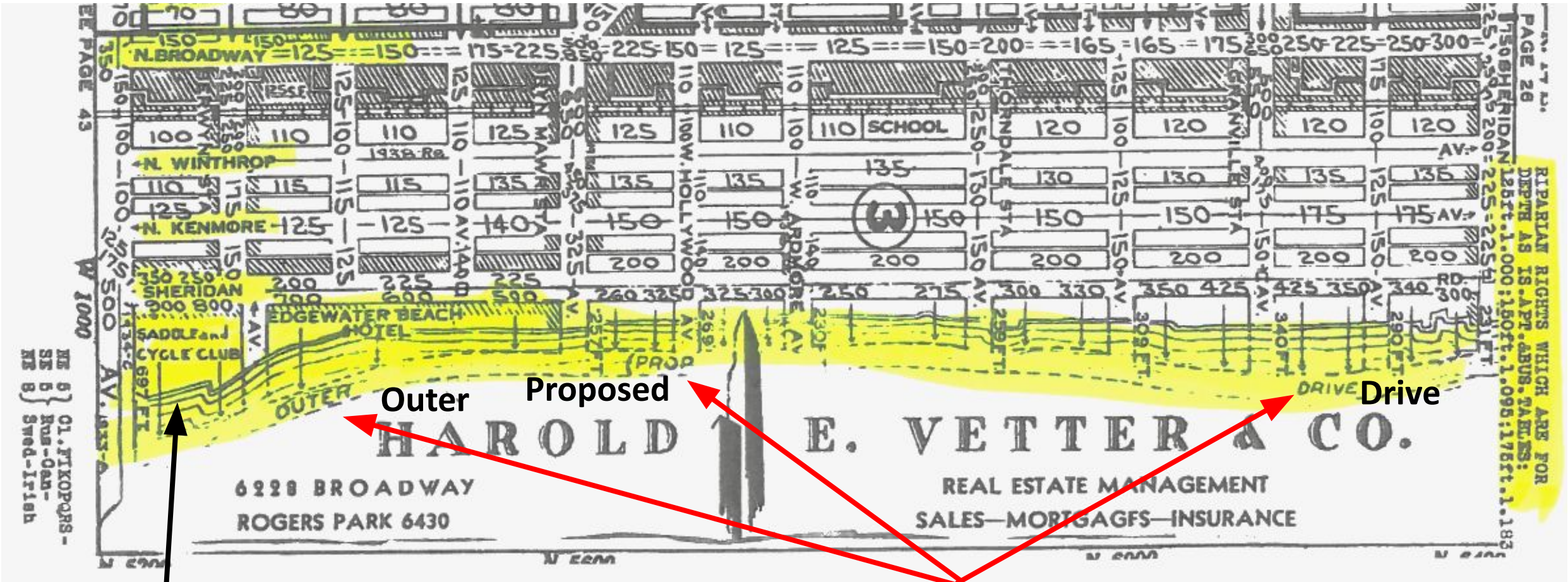


**Lake Michigan Shoreline**

Source: Saddle & Cycle Club



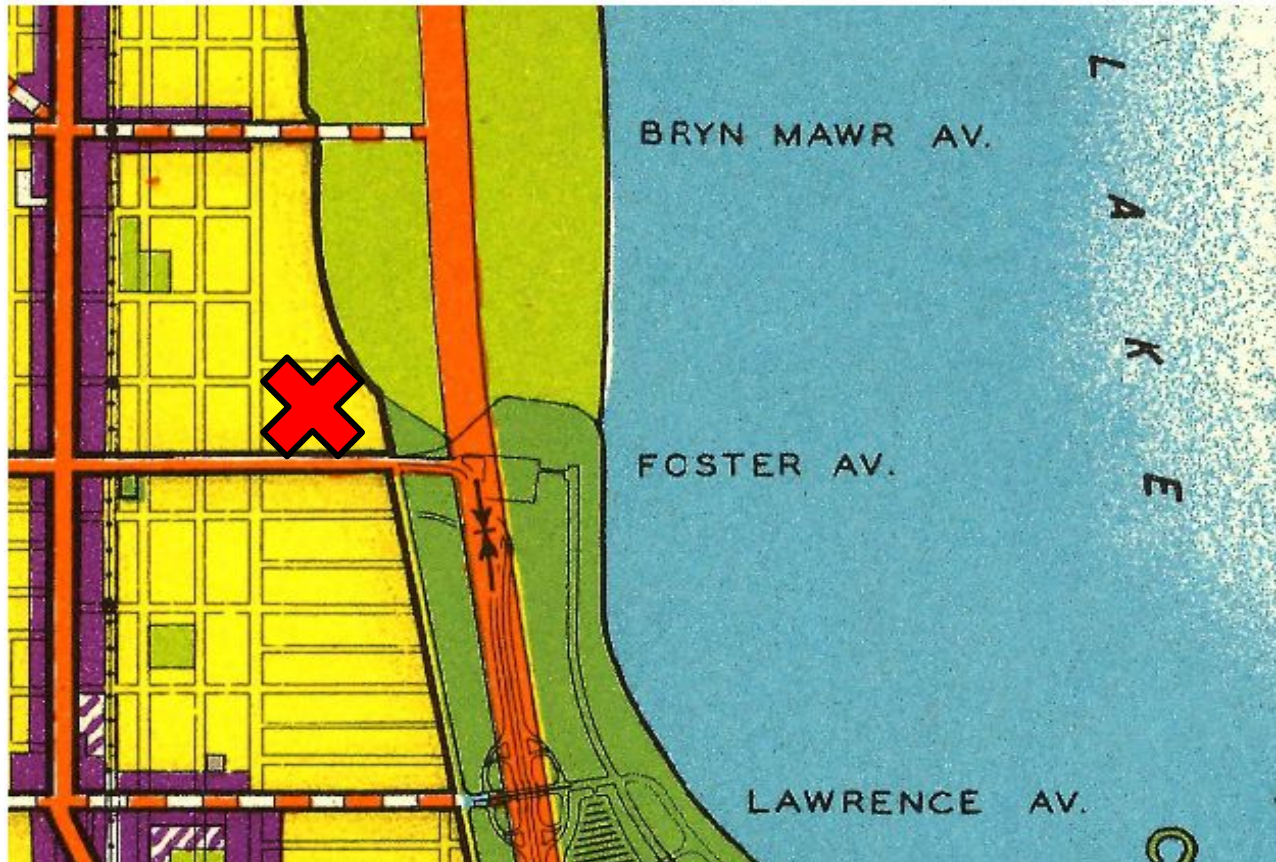
# A Clue from a 1939 Map Showing the Saddle & Cycle Club



Saddle & Cycle Club, Chicago, Lake View Township, as of 1939

# City Plans for Landfill Expansion Along Lake Michigan

The City of Chicago undertook landfill expansion along the northern lakefront to expand the existing park system. The Saddle & Cycle Club would be one of the first private properties to be affected by the city's plan. Map shows partial landfill in dark green.



## Preliminary COMPREHENSIVE CITY PLAN OF CHICAGO

A GENERALIZED PRESENTATION  
OF THE PHYSICAL ELEMENTS OF THE CITY PLAN  
DESIGNED FOR A POPULATION OF  
3,800,000 BY 1965

### Legend

FOREST PRESERVES • PARK • PLAY  
& PUBLIC SCHOOL AREAS

EXISTING - EXISTING HIGH SCHOOLS (H.S.)  
PROPOSED



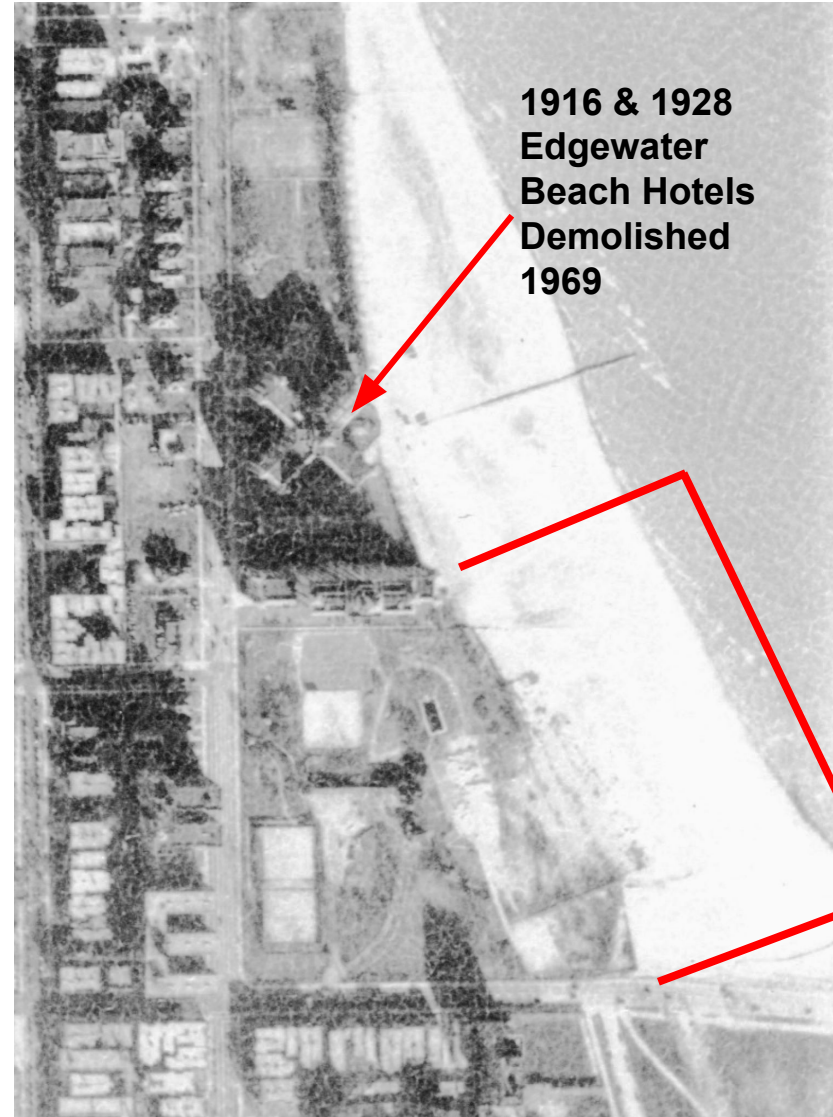
# Case 3 1937 - 1947 Statewide USDA, AAA Collection Aerial Views



Saddle  
& Cycle  
Club

Chicago, Illinois,  
Cook County, in  
Lake View Township  
the Private Saddle  
& Cycle Club  
established in 1895

Photo taken prior to  
landfill.



1916 & 1928  
Edgewater  
Beach Hotels  
Demolished  
1969

1895 - 2025  
Saddle &  
Cycle Club  
130 Years

# The Deal of the Century: Riparian Rights For... A Lagoon?

**As lakefront property, the Saddle & Cycle Club had riparian rights that would be affected by the city's landfill plans. The private club deeded its riparian rights to the Chicago Park District in 1928, and, in 1931, the Park District agreed to construct a lagoon for the club to replace the lost lakefront.**

DOCUMENT #10225348

GRANTOR: Saddle & Cycle Club

Grantee: Lincoln Park Commissioners

-----

THIS INDENTURE WITNESSETH: That the Grantor, Saddle & Cycle Club, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of one (\$1.00) dollar and other good and valuable consideration, and pursuant to the authority given by the Board of Directors of said corporation, conveys, and quit-claims unto the Commissioners of Lincoln Park, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, having its principal office in the City of Chicago, County of Cook, and State of Illinois, all interest in the following described real estate, to wit:

All the riparian rights, of every character, in and appurtenant to the south five hundred and twenty eight (528) feet of the east one-half ( $\frac{1}{2}$ ) of the northeast fractional quarter ( $\frac{1}{4}$ ) of fractional Section eight (8), Township forty (40) North, Range fourteen (14), east of the Third Principal Meridian.

This deed, conveyance or grant is made upon the express condition that both the Grantor and the Grantee shall, for all time, be bound by each, every and all of the restrictions limitations and provisions of that certain contract entered into between the Grantor and the Grantee on or about the second (2nd) day of November, one thousand nine hundred and twenty eight (1928), which said contract is referred to and approved by the decree of the Circuit Court of Cook County in that certain case wherein the Grantor is the complainant and the Commissioners of Lincoln Park, et al are the defendant, which said case is known on the records of said Court as Case General Number B171966, situated in the County of Cook, in the State of Illinois.

In accordance whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this thirteenth (13th) day of November, A. D. 1928.

(Signed) Saddle & Cycle Club

by Charles Y. Freeman, Pres.

Hunt Wentworth, Sec'y.

## Case 3 *No Lagoon Meant New Litigation and a New Deal*

Despite its promise to build a lagoon, the Chicago Park District actually never went about constructing it for the Saddle & Cycle Club. As a result, a new lawsuit was initiated by the Club to seek compensation for the lost riparian rights. At the conclusion in 1947, the Park District agreed to deed part of the new landfill land to the Saddle & Cycle Club:

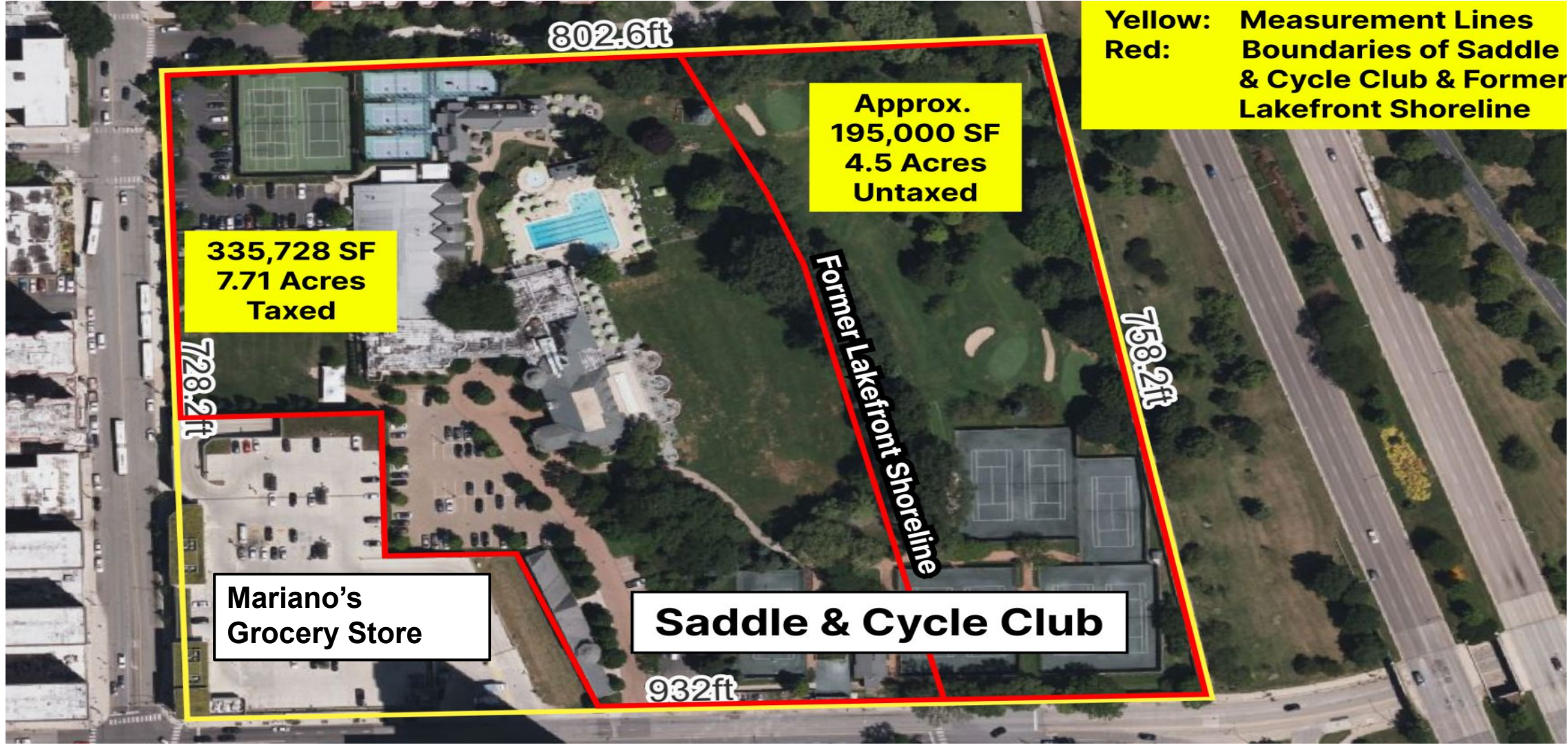
All the right, title and interest of the Chicago Park District in and to all lands formed by accretion or otherwise, lying west of the permanent boundary or dividing line between the lands of the grantor and the lands of the grantee, which said boundary line is otherwise known as the West Boundary Line of Lincoln Park, and which is fixed by the decree of the Circuit Court of Cook County in cause No. 38C-16498, entitled Saddle and Cycle Club, a corporation, Plaintiff, vs. Chicago Park District, a corporation, et al., Defendants, as follows:

Beginning at a point in the northerly line of Foster Avenue extended east 932 feet east of the east line of Sheridan Road, thence extending in a straight line in a northwesterly direction to a point in the north line of the south 758.25 feet of the East Half of the Northeast Fractional Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Chicago, Cook County, Illinois, which point is 802.61 feet east of the east line of Sheridan Road.

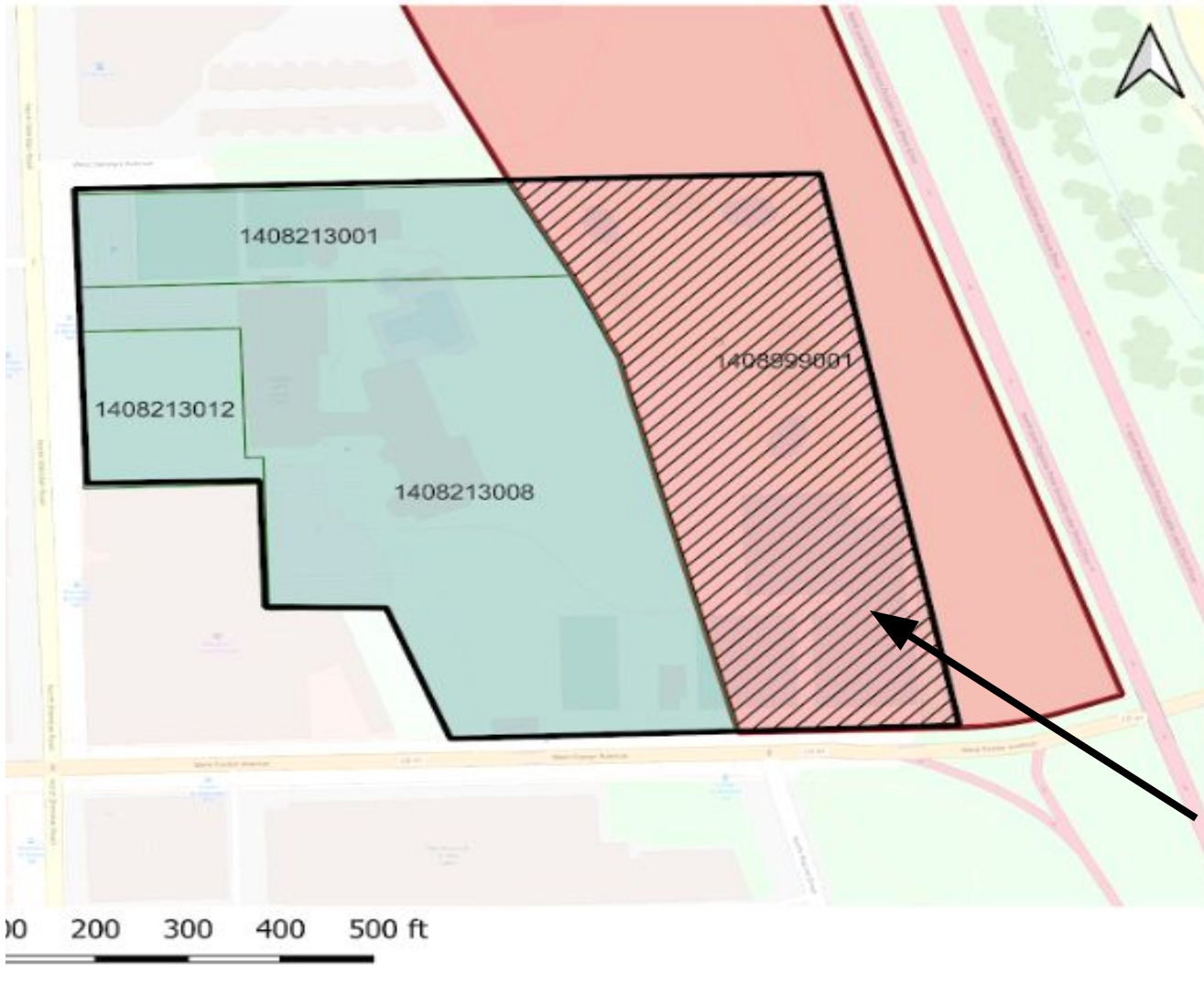
**Legal Description of  
Lands Quitclaimed  
to the Saddle &  
Cycle Club**



# Case 3 Private Saddle & Cycle Club Boundaries Mapped



# Block 999: New Landfill was Never Given a Tax PIN



## Legend

- Saddle & Cycle Property Boundary
- Saddle & Cycle Taxed Parcels
- Untaxed Portion of Saddle & Cycle
- "999" "Ghost" Parcel 14-08-999-001  
All 357 PINs Disappeared in 2022

Area of Taxed Land:	335,728 SF	7.7 ac.
<u>Area of Untaxed Land (Approx):</u>	<u>195,000 SF</u>	<u>4.5 ac.</u>
Total S&C Area (Approx):	530,728 SF	12.2 ac.

**GIS PIN: 14-08-999-001**

# The Untaxed 4.5 Acres is Not on County Tax Maps...



Cook County, Illinois  
E½ NE¼ Section 8 - 40 - 14  
LAKE VIEW

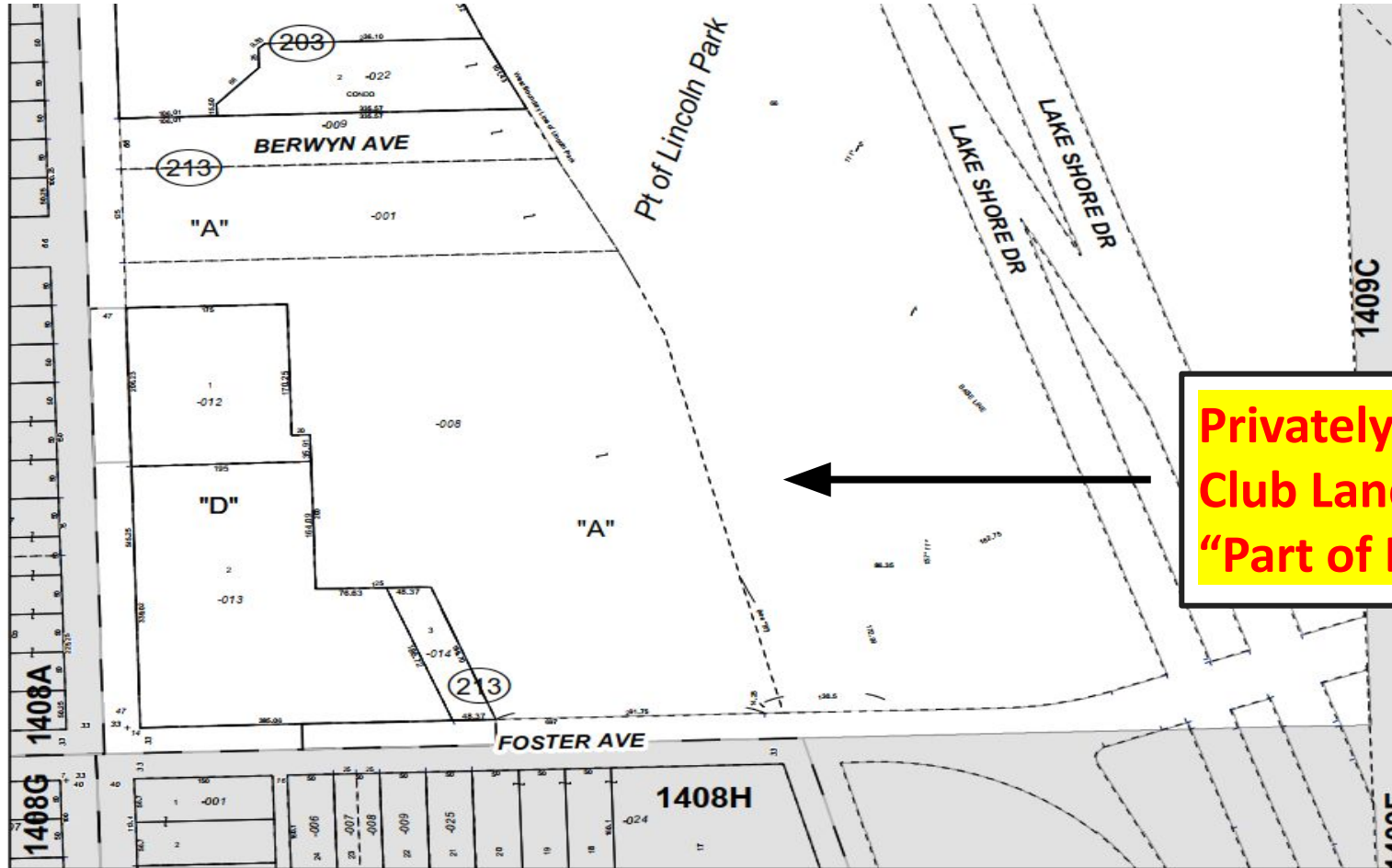
2024 Tax Map  
Page 1408B  
40-14-8B

© 2024 Cook County, Illinois

**2024**

Official Cook County tax maps since at least 2019 do not provide outlined parcel boundaries for the private untaxed 4.5 acres of improved land.

The untaxed privately owned 4.5 acres on the 2024 Cook County Tax Map is identified as "Pt. of Lincoln Park" even though the Chicago Park District Quitclaimed "All the right, title and interest" in the land covered by the 1947 settlement.



**Privately-owned S&C Club Land, is labeled "Part of Lincoln Park"**

# ...But the Untaxed 4.5 Acres Appears on the City Map!

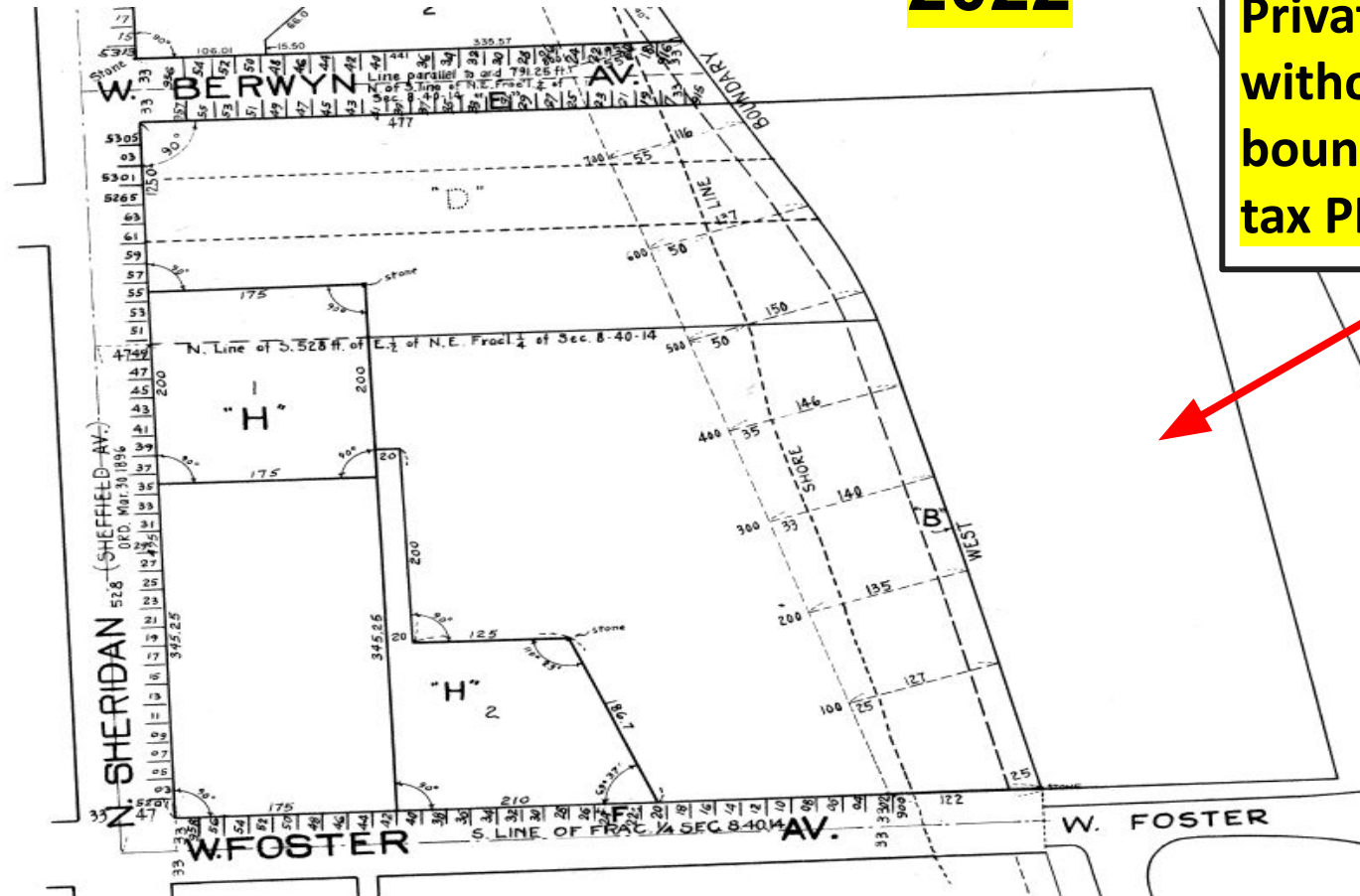
Unlike the County Tax Map, the City Map that identifies the addresses and historic subdivisions of the area of the Private Country Club has an outline drawn out from the "West Boundary."

The outline, the only one of its kind in the area, marks the additional land granted to the Private Country Club in 1947.

No taxes have been paid on the 4.5 acres since it was deeded to the Private Club by the Chicago Park District.

## E. 1/2 N.E. FRAC. 1/4 SEC. 8-40-14.

**2022**



**Private S&C land without parcel boundaries and tax PIN #.**

# *No Parcel, No Taxes, No Problem? Tax is Shifted to Others*

FOIA requests for property tax documents uncovered that the Saddle & Cycle Club does not disclose the existence of the 4.5 acres of private untaxed land and improvements, which are the sites of the club's tennis courts, garages and a golf course.

Included is a disclaimer concerning the legal description of the club's property:

## **LEGAL DESCRIPTION**

That part of the south 758.25 feet of the East Fractional Half of the Northeast quarter in Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, lying east of a line 47 feet of and parallel to the west line of the east fractional half of the northeast quarter and lying west of the west county, Illinois (except therefrom the south 378.25 feet of the west 175 feet thereof; also therefrom the north 33 feet of Foster Avenue adjoining said lot No. 2); in Cook County, Illinois.

**It is recommended that a full and complete legal description be secured and verified by legal counsel prior to use in any conveyance or other legal document.**

# 2021 & 2024 Reassessments on the Private Club's New Taxes

## 2021 Valuation

PIN	Address	Acres	Land % of Total	Mkt Value Per Land SF
14-08-213-008	900 W FOSTER AVE	5.7	47%	\$25.00
14-08-213-001	5265 N SHERIDAN RD	1.2	10%	\$50.00
14-08-213-012	900 W FOSTER AVE	0.8	7%	\$50.00
<b>14-08-999-001</b>	<b>UNTAXED LAND</b>	<b>4.5</b>	<b>37%</b>	<b>\$0.00</b>
<b>Total</b>	<b>Total</b>	<b>12.2</b>	<b>100%</b>	<b>\$19.98</b>
<b>14-08-999-001</b>	<b>UNTAXED LAND</b>	<b>4.5</b>	<b>37%</b>	<b>\$50.00</b>

## 2024 Valuation

PIN	Address	Acres	Land % of Total	Mkt Value Per Land SF
14-08-213-008	900 W FOSTER AVE	5.7	47%	\$99.50
14-08-213-001	5265 N SHERIDAN RD	1.2	10%	\$50.00
14-08-213-012	900 W FOSTER AVE	0.8	7%	\$50.00
<b>14-08-999-001</b>	<b>UNTAXED LAND</b>	<b>4.5</b>	<b>37%</b>	<b>\$0.00</b>
<b>Total</b>	<b>Total</b>	<b>12.2</b>	<b>100%</b>	<b>\$54.68</b>
<b>14-08-999-001</b>	<b>UNTAXED LAND</b>	<b>4.5</b>	<b>37%</b>	<b>\$66.50</b>

### Land Assessments of Adjacent Club Parcels

**2021:** Parcel 2 acres @ \$50 and Parcel 5.7 acres @ \$25 per SF

**2024:** Parcel 2 acres @ \$50 and Parcel 5.7 acres @ \$99.50 per SF

**If the 4.5 acres of private country club land were valued at \$99.50 SF today, it would have a market value of \$19.4 M with added private and improved land taxes of \$412,274**

# Estimated Land Taxes Missed from 1999 to the Present

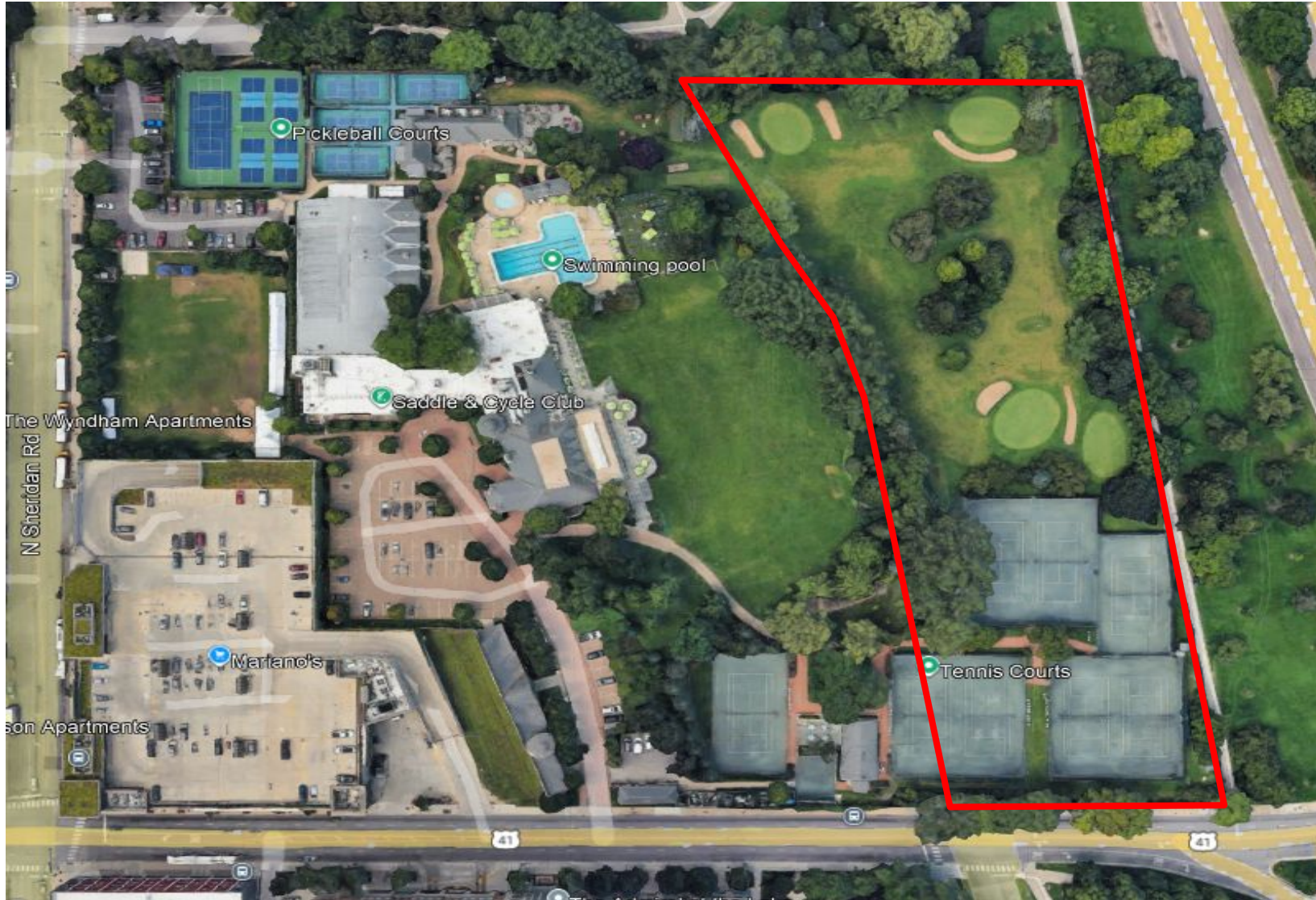
An estimated **\$3.3 million** in land taxes has been off the tax rolls since 1999 due to the absence of a PIN for taxation of the quitclaimed 4.5 acres.

Further improvement values from the tennis courts, garages, and golf course would add improvement taxes missed.

Looking back at the last 78 years, the Saddle & Cycle Club has more than been compensated for the lost riparian rights.

At the time of the Quitclaim Deed in 1947, the Saddle & Cycle Club increased from 9.9 acres to 14.4 acres, a 45% increase.

Tax Year	S&C Parcel 1 Land MV/SF	S&C Parcel 2 Land MV/SF	S&C Parcel 3 Land MV/SF	Avg. S&C Land MV/SF	Est. Missed Land Taxes	Est. Missed Imprvmt Taxes
1999	\$11.25	\$19.43		\$15.34	\$51,804	?
2000	\$15.00	\$25.91		\$20.46	\$69,073	?
2001	\$13.87	\$23.97		\$18.92	\$65,554	?
2002	\$13.87	\$23.97		\$18.92	\$66,289	?
2003	\$6.18	\$10.68		\$8.43	\$26,005	?
2004	\$6.18	\$10.68		\$8.43	\$26,582	?
2005	\$6.18	\$10.68		\$8.43	\$26,853	?
2006	\$18.00	\$18.00		\$18.00	\$50,388	?
2007	\$18.00	\$18.00		\$18.00	\$49,851	?
2008	\$18.00	\$18.00		\$18.00	\$50,351	?
2009	\$54.37	\$18.75		\$36.56	\$111,176	?
2010	\$54.37	\$18.75		\$36.56	\$116,016	?
2011	\$54.37	\$18.75	\$43.50	\$38.87	\$122,841	?
2012	\$54.37	\$18.75	\$43.50	\$38.87	\$136,031	?
2013	\$54.37	\$18.75	\$43.50	\$38.87	\$137,872	?
2014	\$54.37	\$18.75	\$43.50	\$38.87	\$140,649	?
2015	\$54.37	\$25.00	\$43.50	\$40.96	\$146,356	?
2016	\$54.37	\$25.00	\$43.50	\$40.96	\$159,968	?
2017	\$54.37	\$25.00	\$43.50	\$40.96	\$171,933	?
2018	\$50.00	\$25.00	\$50.00	\$41.67	\$160,496	?
2019	\$50.00	\$25.00	\$50.00	\$41.67	\$163,241	?
2020	\$50.00	\$25.00	\$50.00	\$41.67	\$181,000	?
2021	\$50.00	\$25.00	\$50.00	\$41.67	\$163,386	?
2022	\$50.00	\$25.00	\$50.00	\$41.67	\$167,117	?
2023	\$50.00	\$25.00	\$50.00	\$41.67	\$171,430	?
2024	\$50.00	\$99.50	\$50.00	\$66.50	\$275,343	?
2025	\$50.00	\$99.50	\$50.00	\$66.50	\$275,343	?
<b>Total</b>					<b>\$3,282,949</b>	<b>?</b>



**Added Improvements Include:**

- 6 Tennis Courts
- Golf Course
- Landscaping
- Private Fencing

# Case 3 Solutions for a Haunting Land Trade?

# 2025

BOOK 42096 PAGE 414

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That the Grantor, Chicago Park District, a municipal corporation existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, and pursuant to an order of the Board of Commissioners of the Chicago Park District of April 8, 1947, conveys and quitclaims unto the Saddle and Cycle Club, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, all interest in the following described real estate, to-wit:

All the right, title and interest of the Chicago Park District in and to all lands formed by accretion or otherwise, lying west of the permanent boundary or dividing line between the lands of the grantor and the lands of the grantee, which said boundary line is otherwise known as the West Boundary Line of Lincoln Park, and which is fixed by the decree of the Circuit Court of Cook County in cause No. 38C-16498, entitled Saddle and Cycle Club, a corporation, Plaintiff, vs. Chicago Park District, a corporation, et al., Defendants, as follows:

Beginning at a point in the northerly line of Foster Avenue extended east 932 feet east of the east line of Sheridan Road, thence extending in a straight line in a northwesterly direction to a point in the north line of the south 758.25 feet of the East Half of the Northeast Fractional Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Chicago, Cook County, Illinois, which point is 802.61 feet east of the east line of Sheridan Road.

It is the intent of this quitclaim deed that the title to all lands formed by accretion or otherwise lying west of the aforesaid West Boundary Line of Lincoln Park shall be vested in the grantee free from all claims of any kind or character

heretofore asserted by the grantor.

IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed by its President and attested by its Secretary, this 8th day of April, A. D. 1947.

CHICAGO PARK DISTRICT,  
a municipal corporation,

By James H. Gately  
President



STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

I, Ralph Patterson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES H. GATELY, personally known to me to be the President of Chicago Park District, and TOM E. NASH, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered this instrument pursuant to an order adopted by the Board of Commissioners of the Chicago Park District on April 8, 1947, as their free and voluntary act, and as the free and voluntary act and deed of the Chicago Park District, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of April, A. D. 1947.



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STATE OF ILLINOIS )  
COOK COUNTY )  
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AND RECEIVED IN  
BOOK  
PAGE  
RECORDED  
Edward J. Kelly

Ralph Patterson  
Notary Public.

Research for solutions to Case 3 involved outreach to the Cook County Assessor, the County Recordings Division, the County Geographic Information Services (GIS) Department, and the City of Chicago Law Department.

The Legal Description from the 1947 Quit Claim Deed provides clear boundaries of the Club's property, and serves as a solid foundation for its claim of ownership and its ability to resolve boundary disputes consistently defined and legally recognized for nearly 80 years.

# Overassessments Underassessments: Mega-Mansion Valuations, Unrestrained Riparian Rights, & Country Club Challenges

## Questions Discussions

2025  
IAAO ANNUAL  
**LEGAL**   
**SEMINAR**  
PROPERTY TAXATION AND THE LAW:  
CHALLENGES AND SOLUTIONS



This presentation would not have been made possible if it were not for the skilled GIS piloting, deep data mining and research, writing and editing skills of the following assessment and housing professionals:

***Cesar Attar**, Database Management Analyst*

***Abbey Durst**, Administrative Assistant Editor*

***Elise Rebien**, Fellow, Leuphana University of Lüneburg, Germany, Institute for Urban & Cultural Research*

***Coco Sharp**, Special Projects Coordinator*

***Arthur Siegle**, Commercial Property Tax Analyst & Policy Researcher*