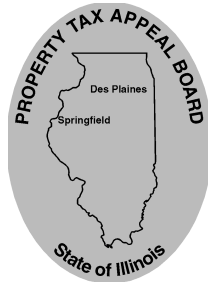


State of Illinois
JB Pritzker, Governor

Illinois Property Tax Appeal Board
Kevin L. Freeman, Chairman



Property Tax Appeal Board

2023 Annual Report



State of Illinois
PROPERTY TAX APPEAL BOARD

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February 1, 2024

Governor JB Pritzker
Members of the General Assembly
Citizens of Illinois

Section 16-190(b) of the Property Tax Code (35 ILCS 200/16-190(b)) requires the Property Tax Appeal Board to file an annual report that contains the following information for each county:

- (1) the total number of cases for commercial and industrial property requesting a reduction in assessed value of \$100,000 or more for each of the last five years;
- (2) the total number of cases for commercial and industrial property decided by the Property Tax Appeal Board for each of the last five years; and
- (3) the total change in assessed value based on the Property Tax Appeal Board decisions for commercial property and industrial property for each of the last five years.

The Board continues to work toward fulfilling its original mission – to hear and adjudicate assessment disputes in a timely manner. We encourage taxpayers who want to become more familiar with the property assessment appeal process to first visit the web site at ptab.illinois.gov and review the Frequently Asked Questions section, or call the Board's offices in Springfield and Des Plaines. You also may obtain a copy of the annual Synopsis of Representative Cases, available on the web site, or attend a Board hearing. Agency proceedings are open to the public and scheduled in various county seats throughout the year. Our hearing schedule can be found on our web site under the Hearing Schedule section on the Information tab.

Members, Property Tax Appeal Board

BOARD MEMBERS

Jim Bilotta
Frankfort

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Sarah Buckley
Chicago

Mission Statement

The mission of the Illinois Property Tax Appeal Board is to hear and adjudicate real property assessment disputes filed before it as authorized by law. To achieve this purpose, and to instill public confidence in the integrity and efficiency of the state's property assessment appeal process, the Board members and staff will pursue the following goals:

- Provide an informal forum, open to the public, for the timely hearing of contested appeals;
- Work to resolve appeals in a timely manner by issuing impartial decisions based upon equity and the weight of the evidence which set forth the Board's findings;
- Establish clear, concise, accurate and timely communications with the public; and
- Maintain a work force that demonstrates the highest standards of integrity, efficiency and performance.

Board members

The current members of the Property Tax Appeal Board bring a balance of various qualifications and backgrounds to the property tax assessment cases they decide. They are:

- **Kevin L. Freeman, Chairman**(Chicago)
- **Jim Bilotta**(Frankfort)
- **Robert J. Steffen**(South Barrington)
- **Dana D. Kinion**(Springfield)
- **Sarah Buckley**(Chicago)

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Creation and Authority of the Board

The Property Tax Appeal Board (“PTAB” or the “Board”) is a quasi-judicial body made up of five members and a professional staff which aid the Board in performing its duties. The Board was created to provide a forum for taxpayers and taxing bodies that are dissatisfied with property assessments. Decisions of the Board are based upon “equity and the weight of evidence.” The Board determines only the correct assessment of property. The amount of a tax bill or the tax rate used to compute taxes are determined by local county officials and may not be appealed to the Board. In addition, the Board has no authority to exempt property from taxation.

The Board's five Members are appointed by the Governor with the advice and consent of the State Senate. The Members serve six-year terms, and no more than three may be from the same political party. The Governor designates a chairman.

Appeals are heard by a professional staff of administrative law judges who are either qualified in the field of real estate assessment or attorneys. The Board conducts its hearings virtually using the Webex platform and in-person at its offices and at the offices of local county officials throughout the State. Hearings are conducted according to rules established by the Board. The rules are less formal than those in a courtroom.

NOTE: To further highlight the Board’s productivity, which is not reflected in the data regarding commercial and industrial appeal decisions, the Board also closed approximately 36,315 residential appeals consisting of 46,928 parcels during calendar year 2023.

Synopsis of Representative Cases

Pursuant to Section 16-190(a) of the Property Tax Code (35 ILCS 200/16-190(a)), the PTAB is required to publish each year a volume containing representative cases decided by the Board during that year. The synopsis is intended to aid the reader in understanding the issues confronted by the Board, and the kinds of evidence and documentation which meet with success.

In the synopsis, the annual volume of representative cases contains a chapter devoted to each type of property heard by the Board: 1) residential; 2) commercial; 3) industrial; and 4) farm. Each chapter contains a table of contents and an index, which is organized by subject matter and presented in alphabetical sequence.

The synopsis is provided to the public, free of charge. If a citizen would like a copy, they may obtain a copy on the web site or request a copy from the PTAB office. In addition, the Board publishes several brochures and forms available on its web site at ptab.illinois.gov. Citizens may also request brochures by calling the Springfield office.

The Property Tax Appeal Board is located at the Stratton Office Building, 401 South Spring Street, Room 402, Springfield, Illinois 62706 (Phone Number: 217.782.6076) and the Suburban North Regional Facility, 9511 West Harrison Street, Suite LL-54, Des Plaines, Illinois 60016 (Phone Number: 847.294.4121).

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Understanding the Report

The following information helps explain what is in the report *Change in Assessed Value for Commercial and Industrial Appeals*. The information explains how to read the report, what time periods are covered and the data in each column.

The report is first sorted by county and then by year within the county.

It is important to note that all of the figures in the report pertain exclusively to closed commercial and industrial appeals. All information regarding residential and farm appeals is excluded.

Section 16-190(b) of the Property Tax Code (35 ILCS 200/16-190(b)) states that the reporting period cover the last five years.

NOTE: Some counties do not have figures for every year. This is because a county only appears on the report for years that an appeal has been filed and **closed** for **commercial and industrial** property. In addition, some rows may contain all zeroes. This happens when there is at least one **commercial and industrial** property in a county that was appealed, but none of the other reporting criteria were met.

Six columns make up the report. They include the county, year, requests for reduction equal to or greater than \$100,000, total cases decided, total change in assessed value based on stipulations, total change in assessed value based on PTAB decisions excluding stipulations and total change in assessed value.

Column 1 — County

The first column lists the counties being reported.

Column 2 — Year

The second column is the assessment year.

Column 3 — Requests for reduction \geq \$100,000

The third column lists the number of all commercial and industrial appeals on file with a requested reduction exceeding \$100,000. The reason the appeal was closed does not apply to this column. **Withdrawals and dismissals** are included in this column if the other criteria are met. This is the only column that has **withdrawals and dismissals** included.

Column 4 — Total appeals decided

The fourth column reports the total number of all commercial and industrial appeals, including the cases where the difference in the assessed value requested by the appellant and the assessed value established by the county is less than \$100,000.

Understanding the Report

Column 5 — Total change in assessed value based on stipulations

The fifth column is the total cumulative change in the assessed values for commercial and industrial appeals, including those appeals where the requested change in the assessed value of the property is less than \$100,000, where there was a stipulation between the parties. Cases where a hearing was held or where a decision was written based solely on the evidence presented by all parties are not included in this column.

Column 6 — Total change in assessed value based on PTAB decisions, excluding stipulations

The sixth column is the total cumulative change in the assessed values for commercial and industrial appeals, including appeals where the requested change in the assessed value of the property is less than \$100,000, and decisions were made with or without a hearing. Stipulations are not included in this column.

Column 7 — Total change in assessed value

The last column is the total cumulative change in the assessed values for commercial and industrial appeals.

Change in Assessed Value for Commercial and Industrial Appeals

County	Year	# of appeals with requests for reduction >= 100,000	Total appeals decided	Total change in assessed value based on stipulations	Total change in assessed value based on PTAB decisions excluding stipulations	Total change in assessed value
ADAMS	2019	1	1	-91,080	0	-91,080
ADAMS	2020	2	2	-559,983	0	-559,983
ADAMS	2021	3	2	-1,389,312	-51,946	-1,441,258
ADAMS	2022	2	0	0	0	0
ALEXANDER	2022	0	0	0	0	0
BOND	2018	0	3	0	-64,790	-64,790
BOND	2019	2	8	0	-312,187	-312,187
BOND	2020	0	2	-26,526	0	-26,526
BOONE	2020	1	1	-54,808	0	-54,808
BOONE	2021	0	1	-54,808	0	-54,808
BUREAU	2018	2	4	0	-104,564	-104,564
BUREAU	2019	1	0	0	0	0
BUREAU	2020	1	4	-1,077,010	0	-1,077,010
BUREAU	2021	2	11	-1,302,718	0	-1,302,718
CASS	2019	1	0	0	0	0
CHAMPAIGN	2018	13	12	-4,989,205	0	-4,989,205
CHAMPAIGN	2019	9	13	-1,906,958	0	-1,906,958
CHAMPAIGN	2020	9	13	-1,250,067	0	-1,250,067
CHAMPAIGN	2021	7	10	-1,704,499	-375,638	-2,080,137
CHRISTIAN	2019	0	0	0	0	0
CHRISTIAN	2022	0	0	0	0	0
CLARK	2021	0	1	0	-14,461	-14,461
CLINTON	2019	0	2	0	-93,240	-93,240
CLINTON	2020	0	2	-93,240	0	-93,240
COLES	2018	3	3	-667,344	-246,667	-914,011
COLES	2019	0	4	-1,196	-1,303	-2,499
COLES	2020	1	0	0	0	0
COLES	2021	4	6	-2,676,454	-80,690	-2,757,144
COLES	2022	2	4	-162,918	0	-162,918
COOK	2018	735	17,763	-243,503,415	-9,646,976	-253,150,391
COOK	2019	974	12,580	-250,379,379	-1,785,000	-252,164,379
COOK	2020	585	5,806	-119,970,960	-300,266	-120,271,226
COOK	2021	490	842	-37,417,333	0	-37,417,333
COOK	2022	97	6	-1,136,716	0	-1,136,716
DEKALB	2018	5	12	-1,096,799	0	-1,096,799
DEKALB	2019	10	31	-912,101	0	-912,101
DEKALB	2020	9	11	-885,925	0	-885,925
DEKALB	2021	6	11	-758,009	0	-758,009
DEKALB	2022	2	0	0	0	0
DEWITT	2021	0	1	-34,050	0	-34,050
DEWITT	2022	0	1	-33,315	0	-33,315
DOUGLAS	2018	0	4	-13,788	0	-13,788
DOUGLAS	2019	3	12	-353,152	0	-353,152
DOUGLAS	2020	4	14	-1,109,876	0	-1,109,876
DOUGLAS	2021	3	12	-1,164,058	0	-1,164,058
DUPAGE	2018	68	121	-12,261,369	-434,319	-12,695,688
DUPAGE	2019	108	134	-13,408,204	-99,907	-13,508,111
DUPAGE	2020	86	134	-16,837,585	-65,890	-16,903,475
DUPAGE	2021	33	51	-4,027,873	-77,230	-4,105,103
DUPAGE	2022	9	17	-1,510,298	0	-1,510,298
EDGAR	2018	0	1	-18,300	0	-18,300
EDGAR	2019	1	2	-111,820	0	-111,820

Change in Assessed Value for Commercial and Industrial Appeals

County	Year	# of appeals with requests for reduction >= 100,000	Total appeals decided	Total change in assessed value based on stipulations	Total change in assessed value based on PTAB decisions excluding stipulations	Total change in assessed value
EDGAR	2021	0	1	0	0	0
EFFINGHAM	2018	0	0	0	0	0
EFFINGHAM	2019	1	1	0	-766,590	-766,590
EFFINGHAM	2020	0	1	0	-97,620	-97,620
EFFINGHAM	2021	2	3	-516,900	-92,340	-609,240
FAYETTE	2020	1	3	0	-146,774	-146,774
FAYETTE	2021	0	1	0	0	0
FORD	2018	1	1	0	-180,000	-180,000
FORD	2019	0	1	-18,520	0	-18,520
FRANKLIN	2019	1	2	-157,280	0	-157,280
FRANKLIN	2020	2	2	-172,090	0	-172,090
FULTON	2020	2	1	-318,730	0	-318,730
FULTON	2021	1	2	-42,580	0	-42,580
GRUNDY	2018	1	1	0	-78,108	-78,108
GRUNDY	2019	1	4	-153,339	0	-153,339
GRUNDY	2020	1	1	-72,316	0	-72,316
GRUNDY	2021	0	1	-81,056	0	-81,056
GRUNDY	2022	1	1	-99,000	0	-99,000
HAMILTON	2020	0	3	0	-9,501	-9,501
HAMILTON	2021	0	3	-30,345	0	-30,345
HAMILTON	2022	0	0	0	0	0
HANCOCK	2020	2	2	0	-595,361	-595,361
HENRY	2019	1	1	-51,517	0	-51,517
HENRY	2020	1	1	-51,517	0	-51,517
HENRY	2021	1	0	0	0	0
JACKSON	2018	3	8	-1,268,336	0	-1,268,336
JACKSON	2019	3	9	-86,751	0	-86,751
JACKSON	2020	2	2	-138,605	0	-138,605
JACKSON	2021	1	1	-1,896,191	0	-1,896,191
JEFFERSON	2018	5	3	-398,750	-233,647	-632,397
JEFFERSON	2019	4	2	-398,750	0	-398,750
JEFFERSON	2020	5	4	-222,351	0	-222,351
JEFFERSON	2021	1	3	-39,026	0	-39,026
JEFFERSON	2022	1	0	0	0	0
JERSEY	2018	1	5	-67,295	0	-67,295
JERSEY	2019	3	12	-554,020	0	-554,020
JERSEY	2020	1	8	-398,621	0	-398,621
JERSEY	2021	0	0	0	0	0
JO DAVIESS	2020	0	0	0	0	0
JO DAVIESS	2021	1	1	-82,731	0	-82,731
KANE	2018	64	165	-8,484,057	-1,118,022	-9,602,079
KANE	2019	110	216	-11,908,689	-250,349	-12,159,038
KANE	2020	114	228	-15,675,409	-1,592,841	-17,268,250
KANE	2021	74	141	-14,705,394	-646,640	-15,352,034
KANE	2022	13	24	-3,335,132	0	-3,335,132
KANKAKEE	2018	4	2	-482,097	0	-482,097
KANKAKEE	2019	7	11	-979,065	0	-979,065
KANKAKEE	2020	1	1	-98,131	0	-98,131
KANKAKEE	2021	3	2	-385,348	0	-385,348
KANKAKEE	2022	1	1	-98,131	0	-98,131
KENDALL	2018	2	2	-69,221	0	-69,221
KENDALL	2019	6	5	-208,884	0	-208,884

Change in Assessed Value for Commercial and Industrial Appeals

County	Year	# of appeals with requests for reduction >= 100,000	Total appeals decided	Total change in assessed value based on stipulations	Total change in assessed value based on PTAB decisions excluding stipulations	Total change in assessed value
KENDALL	2020	2	5	-333,627	0	-333,627
KENDALL	2021	2	4	-324,265	0	-324,265
KENDALL	2022	3	1	-37,759	0	-37,759
KNOX	2018	5	8	-920,650	-75,170	-995,820
KNOX	2019	7	6	-1,014,488	0	-1,014,488
KNOX	2020	2	5	-30,000	-346,250	-376,250
KNOX	2021	1	5	-1,503,703	0	-1,503,703
KNOX	2022	0	1	-95,000	0	-95,000
LAKE	2018	83	276	-15,090,438	-672,507	-15,762,945
LAKE	2019	194	405	-32,486,663	-674,628	-33,161,291
LAKE	2020	172	340	-31,653,647	-382,737	-32,036,384
LAKE	2021	130	268	-24,081,842	-59,306	-24,141,148
LAKE	2022	41	84	-7,268,485	0	-7,268,485
LASALLE	2018	5	8	-929,552	-11,859	-941,411
LASALLE	2019	19	27	-622,413	-11,859	-634,272
LASALLE	2020	43	17	-896,235	-50,174	-946,409
LASALLE	2021	21	53	-7,526,948	0	-7,526,948
LASALLE	2022	3	2	-88,962	0	-88,962
LEE	2018	1	0	0	0	0
LEE	2020	0	0	0	0	0
LIVINGSTON	2018	0	2	-149,985	0	-149,985
LIVINGSTON	2019	6	19	-606,869	0	-606,869
LIVINGSTON	2020	6	19	-877,597	0	-877,597
LIVINGSTON	2021	7	18	-1,245,963	0	-1,245,963
LOGAN	2018	0	5	-68,790	-104,623	-173,413
LOGAN	2019	1	10	-627,590	-162,561	-790,151
LOGAN	2020	0	4	-275,437	0	-275,437
LOGAN	2021	4	4	-177,430	0	-177,430
LOGAN	2022	2	1	-83,593	0	-83,593
MACON	2018	9	143	-3,404,514	-444,101	-3,848,615
MACON	2019	10	21	-4,899,036	-475,700	-5,374,736
MACON	2020	22	39	-8,480,766	-416,763	-8,897,529
MACON	2021	4	5	-565,438	-17,135	-582,573
MACON	2022	1	8	-279,494	0	-279,494
MACOUPIN	2018	1	3	-37,077	-33,499	-70,576
MADISON	2018	19	43	-3,626,361	-8,330	-3,634,691
MADISON	2019	37	52	-6,680,552	-760	-6,681,312
MADISON	2020	31	28	-3,417,756	-1,240	-3,418,996
MADISON	2021	43	41	-10,963,109	0	-10,963,109
MADISON	2022	11	20	-1,997,245	0	-1,997,245
MARION	2019	2	2	-492,130	0	-492,130
MARSHALL	2018	1	0	0	0	0
MASON	2018	0	1	-9,728	0	-9,728
MASON	2020	0	1	-90,000	0	-90,000
MASON	2021	0	1	-11,318	0	-11,318
MASSAC	2018	1	0	0	0	0
MCDONOUGH	2019	1	0	0	0	0
MCDONOUGH	2020	0	1	-57,122	0	-57,122
MCHENRY	2018	2	5	-254,285	0	-254,285
MCHENRY	2019	7	22	-397,745	-41,476	-439,221
MCHENRY	2020	4	7	-253,544	-56,812	-310,356
MCHENRY	2021	1	2	-104,045	0	-104,045

Change in Assessed Value for Commercial and Industrial Appeals

County	Year	# of appeals with requests for reduction >= 100,000	Total appeals decided	Total change in assessed value based on stipulations	Total change in assessed value based on PTAB decisions excluding stipulations	Total change in assessed value
MCHENRY	2022	0	2	-30,794	0	-30,794
MCLEAN	2018	1	10	-535,525	0	-535,525
MCLEAN	2019	9	9	-1,867,036	0	-1,867,036
MCLEAN	2020	9	8	-412,371	0	-412,371
MCLEAN	2021	8	9	-1,537,813	0	-1,537,813
MCLEAN	2022	4	8	-628,528	0	-628,528
MONROE	2018	0	2	-22,630	0	-22,630
MONROE	2019	3	3	-615,979	-105,660	-721,639
MONROE	2020	5	6	-765,917	0	-765,917
MONROE	2021	0	1	-20,000	0	-20,000
MONTGOMERY	2020	0	1	-47,130	0	-47,130
MONTGOMERY	2021	0	1	-65,457	0	-65,457
MORGAN	2018	1	2	-174,880	0	-174,880
MORGAN	2019	1	3	-98,800	-85,693	-184,493
MORGAN	2020	4	6	-650,030	0	-650,030
MORGAN	2021	5	9	-543,776	0	-543,776
MORGAN	2022	0	1	-40,760	0	-40,760
MOULTRIE	2020	0	0	0	0	0
MOULTRIE	2021	1	1	-161,364	0	-161,364
OGLE	2018	4	5	-708,483	0	-708,483
OGLE	2019	1	0	0	0	0
OGLE	2021	0	0	0	0	0
PEORIA	2018	28	174	-9,364,896	-40,230	-9,405,126
PEORIA	2019	51	147	-11,027,044	0	-11,027,044
PEORIA	2020	50	101	-9,005,451	0	-9,005,451
PEORIA	2021	30	65	-6,530,072	0	-6,530,072
PEORIA	2022	6	13	-989,470	0	-989,470
PERRY	2021	1	1	0	-1,048,904	-1,048,904
PIATT	2018	0	1	0	-61,203	-61,203
PIKE	2018	1	0	0	0	0
PIKE	2019	2	0	0	0	0
PIKE	2021	1	1	-114,850	0	-114,850
PUTNAM	2020	6	0	0	0	0
RANDOLPH	2019	0	2	-45,086	0	-45,086
RANDOLPH	2020	0	0	0	0	0
ROCK ISLAND	2018	8	17	-2,281,371	0	-2,281,371
ROCK ISLAND	2019	5	21	-3,085,872	-2,341	-3,088,213
ROCK ISLAND	2020	7	33	-3,202,252	0	-3,202,252
ROCK ISLAND	2021	10	11	-2,512,995	0	-2,512,995
ROCK ISLAND	2022	7	9	-1,926,183	0	-1,926,183
SALINE	2020	1	2	-345,741	0	-345,741
SANGAMON	2018	4	28	-868,598	-717,087	-1,585,685
SANGAMON	2019	11	15	-510,653	0	-510,653
SANGAMON	2020	12	39	-2,013,321	-1,359	-2,014,680
SANGAMON	2021	15	40	-3,218,334	-545,515	-3,763,849
SANGAMON	2022	2	0	0	0	0
SCHUYLER	2020	0	1	-42,148	0	-42,148
SCOTT	2020	0	0	0	0	0
ST. CLAIR	2018	29	34	-5,591,792	-487,322	-6,079,114
ST. CLAIR	2019	21	61	-4,881,821	-1,487,022	-6,368,843
ST. CLAIR	2020	26	55	-10,450,948	-619,954	-11,070,902
ST. CLAIR	2021	31	50	-6,069,056	-1,385,010	-7,454,066

Change in Assessed Value for Commercial and Industrial Appeals

County	Year	# of appeals with requests for reduction >= 100,000	Total appeals decided	Total change in assessed value based on stipulations	Total change in assessed value based on PTAB decisions excluding stipulations	Total change in assessed value
ST. CLAIR	2022	9	16	-2,122,886	0	-2,122,886
STEPHENSON	2018	2	0	0	0	0
STEPHENSON	2019	1	1	-94,188	0	-94,188
TAZEWELL	2018	11	30	-3,573,919	0	-3,573,919
TAZEWELL	2019	9	33	-2,649,467	-54,640	-2,704,107
TAZEWELL	2020	11	25	-3,759,480	0	-3,759,480
TAZEWELL	2021	7	37	-1,303,307	-131,850	-1,435,157
TAZEWELL	2022	1	5	-98,358	0	-98,358
VERMILION	2018	5	2	-130,341	0	-130,341
VERMILION	2019	1	0	0	0	0
WHITESIDE	2021	0	0	0	0	0
WHITESIDE	2022	0	1	-39,873	0	-39,873
WILL	2018	22	68	-4,332,819	-14,993	-4,347,812
WILL	2019	46	60	-12,653,935	-270,915	-12,924,850
WILL	2020	58	61	-11,558,446	-41,134	-11,599,580
WILL	2021	22	22	-3,617,228	0	-3,617,228
WILL	2022	3	1	-37,474	0	-37,474
WILLIAMSON	2018	3	1	-121,210	0	-121,210
WILLIAMSON	2019	4	8	-745,140	-1,128,100	-1,873,240
WILLIAMSON	2020	7	24	-3,032,580	-2,718,444	-5,751,024
WILLIAMSON	2021	5	19	-221,370	-1,469,030	-1,690,400
WINNEBAGO	2018	12	14	-2,288,197	0	-2,288,197
WINNEBAGO	2019	20	19	-1,733,522	0	-1,733,522
WINNEBAGO	2020	21	24	-3,230,496	0	-3,230,496
WINNEBAGO	2021	22	31	-2,218,673	-92,149	-2,310,822
WINNEBAGO	2022	17	17	-842,474	0	-842,474
WOODFORD	2018	1	6	-165,805	0	-165,805
WOODFORD	2019	0	3	-130,111	0	-130,111
WOODFORD	2020	0	2	-55,950	0	-55,950
WOODFORD	2021	1	3	-191,404	0	-191,404

PTAB-21 (R-01/24)



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