



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

APPELLANT: Twelve Oaks at Morningside Assoc.
DOCKET NO.: 09-35504.001-R-3 through 09-35504.264-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Twelve Oaks at Morningside Assoc., the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Chicago; 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
09-35504.001-R-3	07-08-101-026-1001	860	7,385	\$8,245
09-35504.002-R-3	07-08-101-026-1002	860	7,359	\$8,219
09-35504.003-R-3	07-08-101-026-1003	1,011	8,646	\$9,657
09-35504.004-R-3	07-08-101-026-1004	961	8,221	\$9,182
09-35504.005-R-3	07-08-101-026-1005	687	5,878	\$6,565
09-35504.006-R-3	07-08-101-026-1006	860	7,359	\$8,219
09-35504.007-R-3	07-08-101-026-1007	687	5,878	\$6,565
09-35504.008-R-3	07-08-101-026-1008	687	5,878	\$6,565
09-35504.009-R-3	07-08-101-026-1009	961	8,221	\$9,182
09-35504.010-R-3	07-08-101-026-1010	1,011	8,646	\$9,957
09-35504.011-R-3	07-08-101-026-1011	860	7,359	\$8,219
09-35504.012-R-3	07-08-101-026-1012	860	7,359	\$8,219
09-35504.013-R-3	07-08-101-026-1013	860	7,359	\$8,219
09-35504.014-R-3	07-08-101-026-1014	860	7,359	\$8,219
09-35504.015-R-3	07-08-101-026-1015	1,011	8,646	\$9,657
09-35504.016-R-3	07-08-101-026-1016	961	8,221	\$9,182
09-35504.017-R-3	07-08-101-026-1017	687	5,878	\$6,565
09-35504.018-R-3	07-08-101-026-1018	687	5,878	\$6,565
09-35504.019-R-3	07-08-101-026-1019	687	5,878	\$6,565

09-35504.020-R-3	07-08-101-026-1020	687	5,878	\$6,565
09-35504.021-R-3	07-08-101-026-1021	687	5,878	\$6,565
09-35504.022-R-3	07-08-101-026-1022	687	5,878	\$6,565
09-35504.023-R-3	07-08-101-026-1023	961	8,221	\$9,182
09-35504.024-R-3	07-08-101-026-1024	1,011	8,646	\$9,657
09-35504.025-R-3	07-08-101-026-1025	860	7,359	\$8,219
09-35504.026-R-3	07-08-101-026-1026	860	7,359	\$8,219
09-35504.027-R-3	07-08-101-026-1027	725	6,202	\$6,927
09-35504.028-R-3	07-08-101-026-1028	860	7,359	\$8,219
09-35504.029-R-3	07-08-101-026-1029	860	7,359	\$8,219
09-35504.030-R-3	07-08-101-026-1030	1,011	8,646	\$9,657
09-35504.031-R-3	07-08-101-026-1031	961	8,221	\$9,182
09-35504.032-R-3	07-08-101-026-1032	687	5,878	\$6,565
09-35504.033-R-3	07-08-101-026-1033	687	5,878	\$6,565
09-35504.034-R-3	07-08-101-026-1034	687	5,878	\$6,565
09-35504.035-R-3	07-08-101-026-1035	687	5,878	\$6,565
09-35504.036-R-3	07-08-101-026-1036	687	5,878	\$6,565
09-35504.037-R-3	07-08-101-026-1037	687	5,878	\$6,565
09-35504.038-R-3	07-08-101-026-1038	961	8,221	\$9,182
09-35504.039-R-3	07-08-101-026-1039	1,011	8,646	\$9,657
09-35504.040-R-3	07-08-101-026-1040	860	7,359	\$8,219
09-35504.041-R-3	07-08-101-026-1041	860	7,359	\$8,219
09-35504.042-R-3	07-08-101-026-1042	725	6,202	\$6,927
09-35504.043-R-3	07-08-101-026-1043	860	7,359	\$8,219
09-35504.044-R-3	07-08-101-026-1044	860	7,359	\$8,219
09-35504.045-R-3	07-08-101-026-1045	1,011	8,646	\$9,657
09-35504.046-R-3	07-08-101-026-1046	961	8,221	\$9,182
09-35504.047-R-3	07-08-101-026-1047	687	5,878	\$6,565
09-35504.048-R-3	07-08-101-026-1048	687	5,878	\$6,565
09-35504.049-R-3	07-08-101-026-1049	687	5,878	\$6,565
09-35504.050-R-3	07-08-101-026-1050	687	5,878	\$6,565
09-35504.051-R-3	07-08-101-026-1051	687	5,878	\$6,565
09-35504.052-R-3	07-08-101-026-1052	687	5,878	\$6,565
09-35504.053-R-3	07-08-101-026-1053	961	8,221	\$9,182
09-35504.054-R-3	07-08-101-026-1054	1,011	8,646	\$9,657
09-35504.055-R-3	07-08-101-026-1055	860	7,359	\$8,219
09-35504.056-R-3	07-08-101-026-1056	860	7,359	\$8,219
09-35504.057-R-3	07-08-101-026-1057	725	6,202	\$6,927
09-35504.058-R-3	07-08-101-026-1058	860	7,359	\$8,219
09-35504.059-R-3	07-08-101-026-1059	860	7,359	\$8,219
09-35504.060-R-3	07-08-101-026-1060	1,011	8,646	\$9,657
09-35504.061-R-3	07-08-101-026-1061	961	8,221	\$9,182
09-35504.062-R-3	07-08-101-026-1062	687	5,878	\$6,565
09-35504.063-R-3	07-08-101-026-1063	687	5,878	\$6,565
09-35504.064-R-3	07-08-101-026-1064	687	5,878	\$6,565
09-35504.065-R-3	07-08-101-026-1065	687	5,878	\$6,565

09-35504.066-R-3	07-08-101-026-1066	687	5,878	\$6,565
09-35504.067-R-3	07-08-101-026-1067	687	5,878	\$6,565
09-35504.068-R-3	07-08-101-026-1068	961	8,221	\$9,182
09-35504.069-R-3	07-08-101-026-1069	1,011	8,646	\$9,657
09-35504.070-R-3	07-08-101-026-1070	860	7,359	\$8,219
09-35504.071-R-3	07-08-101-026-1071	860	7,359	\$8,219
09-35504.072-R-3	07-08-101-026-1072	725	6,202	\$6,927
09-35504.073-R-3	07-08-101-026-1073	860	7,359	\$8,219
09-35504.074-R-3	07-08-101-026-1074	860	7,359	\$8,219
09-35504.075-R-3	07-08-101-026-1075	1,011	8,646	\$9,657
09-35504.076-R-3	07-08-101-026-1076	961	8,221	\$9,182
09-35504.077-R-3	07-08-101-026-1077	687	5,878	\$6,565
09-35504.078-R-3	07-08-101-026-1078	687	5,878	\$6,565
09-35504.079-R-3	07-08-101-026-1079	687	5,878	\$6,565
09-35504.080-R-3	07-08-101-026-1080	687	5,878	\$6,565
09-35504.081-R-3	07-08-101-026-1081	687	5,878	\$6,565
09-35504.082-R-3	07-08-101-026-1082	687	5,878	\$6,565
09-35504.083-R-3	07-08-101-026-1083	961	8,221	\$9,182
09-35504.084-R-3	07-08-101-026-1084	1,011	8,646	\$9,657
09-35504.085-R-3	07-08-101-026-1085	860	7,359	\$8,219
09-35504.086-R-3	07-08-101-026-1086	860	7,359	\$8,219
09-35504.087-R-3	07-08-101-026-1087	725	6,202	\$6,927
09-35504.088-R-3	07-08-101-026-1088	860	7,359	\$8,219
09-35504.089-R-3	07-08-101-026-1089	860	7,359	\$8,219
09-35504.090-R-3	07-08-101-026-1090	1,011	8,646	\$9,657
09-35504.091-R-3	07-08-101-026-1091	961	8,221	\$9,182
09-35504.092-R-3	07-08-101-026-1092	687	5,878	\$6,565
09-35504.093-R-3	07-08-101-026-1093	860	7,359	\$8,219
09-35504.094-R-3	07-08-101-026-1094	687	5,878	\$6,565
09-35504.095-R-3	07-08-101-026-1095	687	5,878	\$6,565
09-35504.096-R-3	07-08-101-026-1096	961	8,221	\$9,182
09-35504.097-R-3	07-08-101-026-1097	1,011	8,646	\$9,657
09-35504.098-R-3	07-08-101-026-1098	860	7,359	\$8,219
09-35504.099-R-3	07-08-101-026-1099	860	7,359	\$8,219
09-35504.100-R-3	07-08-101-026-1100	372	3,181	\$3,553
09-35504.101-R-3	07-08-101-026-1101	372	3,181	\$3,553
09-35504.102-R-3	07-08-101-026-1102	860	7,359	\$8,219
09-35504.103-R-3	07-08-101-026-1103	860	7,359	\$8,219
09-35504.104-R-3	07-08-101-026-1104	1,011	8,646	\$9,657
09-35504.105-R-3	07-08-101-026-1105	961	8,221	\$9,182
09-35504.106-R-3	07-08-101-026-1106	687	5,878	\$6,565
09-35504.107-R-3	07-08-101-026-1107	687	5,878	\$6,565
09-35504.108-R-3	07-08-101-026-1108	687	5,878	\$6,565
09-35504.109-R-3	07-08-101-026-1109	687	5,878	\$6,565
09-35504.110-R-3	07-08-101-026-1110	687	5,878	\$6,565
09-35504.111-R-3	07-08-101-026-1111	687	5,878	\$6,565

09-35504.112-R-3	07-08-101-026-1112	961	8,221	\$9,182
09-35504.113-R-3	07-08-101-026-1113	1,011	8,646	\$9,657
09-35504.114-R-3	07-08-101-026-1114	860	7,359	\$8,219
09-35504.115-R-3	07-08-101-026-1115	860	7,359	\$8,219
09-35504.116-R-3	07-08-101-026-1116	725	6,202	\$6,927
09-35504.117-R-3	07-08-101-026-1117	860	7,359	\$8,219
09-35504.118-R-3	07-08-101-026-1118	860	7,359	\$8,219
09-35504.119-R-3	07-08-101-026-1119	1,011	8,646	\$9,657
09-35504.120-R-3	07-08-101-026-1120	961	8,221	\$9,182
09-35504.121-R-3	07-08-101-026-1121	687	5,878	\$6,565
09-35504.122-R-3	07-08-101-026-1122	687	5,878	\$6,565
09-35504.123-R-3	07-08-101-026-1123	687	5,878	\$6,565
09-35504.124-R-3	07-08-101-026-1124	687	5,878	\$6,565
09-35504.125-R-3	07-08-101-026-1125	687	5,878	\$6,565
09-35504.126-R-3	07-08-101-026-1126	687	5,878	\$6,565
09-35504.127-R-3	07-08-101-026-1127	961	8,221	\$9,182
09-35504.128-R-3	07-08-101-026-1128	1,011	8,646	\$9,657
09-35504.129-R-3	07-08-101-026-1129	860	7,359	\$8,219
09-35504.130-R-3	07-08-101-026-1130	860	7,359	\$8,219
09-35504.131-R-3	07-08-101-026-1131	725	6,202	\$6,927
09-35504.132-R-3	07-08-101-026-1132	860	7,359	\$8,219
09-35504.133-R-3	07-08-101-026-1133	860	7,359	\$8,219
09-35504.134-R-3	07-08-101-026-1134	1,011	8,646	\$9,657
09-35504.135-R-3	07-08-101-026-1135	961	8,221	\$9,182
09-35504.136-R-3	07-08-101-026-1136	687	5,878	\$6,565
09-35504.137-R-3	07-08-101-026-1137	687	5,878	\$6,565
09-35504.138-R-3	07-08-101-026-1138	687	5,878	\$6,565
09-35504.139-R-3	07-08-101-026-1139	687	5,878	\$6,565
09-35504.140-R-3	07-08-101-026-1140	687	5,878	\$6,565
09-35504.141-R-3	07-08-101-026-1141	687	5,878	\$6,565
09-35504.142-R-3	07-08-101-026-1142	961	8,221	\$9,182
09-35504.143-R-3	07-08-101-026-1143	1,011	8,646	\$9,657
09-35504.144-R-3	07-08-101-026-1144	860	7,359	\$8,219
09-35504.145-R-3	07-08-101-026-1145	860	7,359	\$8,219
09-35504.146-R-3	07-08-101-026-1146	725	6,202	\$6,927
09-35504.147-R-3	07-08-101-026-1147	860	7,359	\$8,219
09-35504.148-R-3	07-08-101-026-1148	860	7,359	\$8,219
09-35504.149-R-3	07-08-101-026-1149	1,011	8,646	\$9,657
09-35504.150-R-3	07-08-101-026-1150	961	8,221	\$9,182
09-35504.151-R-3	07-08-101-026-1151	687	5,878	\$6,565
09-35504.152-R-3	07-08-101-026-1152	687	5,878	\$6,565
09-35504.153-R-3	07-08-101-026-1153	687	5,878	\$6,565
09-35504.154-R-3	07-08-101-026-1154	687	5,878	\$6,565
09-35504.155-R-3	07-08-101-026-1155	687	5,878	\$6,565
09-35504.156-R-3	07-08-101-026-1156	687	5,878	\$6,565
09-35504.157-R-3	07-08-101-026-1157	961	8,221	\$9,182

09-35504.158-R-3	07-08-101-026-1158	1,011	8,646	\$9,657
09-35504.159-R-3	07-08-101-026-1159	860	7,359	\$8,219
09-35504.160-R-3	07-08-101-026-1160	860	7,359	\$8,219
09-35504.161-R-3	07-08-101-026-1161	725	6,202	\$6,927
09-35504.162-R-3	07-08-101-026-1162	860	7,359	\$8,219
09-35504.163-R-3	07-08-101-026-1163	860	7,359	\$8,219
09-35504.164-R-3	07-08-101-026-1164	1,011	8,646	\$9,657
09-35504.165-R-3	07-08-101-026-1165	961	8,221	\$9,182
09-35504.166-R-3	07-08-101-026-1166	687	5,878	\$6,565
09-35504.167-R-3	07-08-101-026-1167	687	5,878	\$6,565
09-35504.168-R-3	07-08-101-026-1168	687	5,878	\$6,565
09-35504.169-R-3	07-08-101-026-1169	687	5,878	\$6,565
09-35504.170-R-3	07-08-101-026-1170	687	5,878	\$6,565
09-35504.171-R-3	07-08-101-026-1171	687	5,878	\$6,565
09-35504.172-R-3	07-08-101-026-1172	961	8,221	\$9,182
09-35504.173-R-3	07-08-101-026-1173	1,011	8,646	\$9,657
09-35504.174-R-3	07-08-101-026-1174	860	7,359	\$8,219
09-35504.175-R-3	07-08-101-026-1175	860	7,359	\$8,219
09-35504.176-R-3	07-08-101-026-1176	725	6,202	\$6,927
09-35504.177-R-3	07-08-101-026-1177	49	426	\$475
09-35504.178-R-3	07-08-101-026-1178	49	426	\$475
09-35504.179-R-3	07-08-101-026-1179	49	426	\$475
09-35504.180-R-3	07-08-101-026-1180	49	426	\$475
09-35504.181-R-3	07-08-101-026-1181	49	426	\$475
09-35504.182-R-3	07-08-101-026-1182	49	426	\$475
09-35504.183-R-3	07-08-101-026-1183	49	426	\$475
09-35504.184-R-3	07-08-101-026-1184	49	426	\$475
09-35504.185-R-3	07-08-101-026-1185	49	426	\$475
09-35504.186-R-3	07-08-101-026-1186	49	426	\$475
09-35504.187-R-3	07-08-101-026-1187	49	426	\$475
09-35504.188-R-3	07-08-101-026-1188	49	426	\$475
09-35504.189-R-3	07-08-101-026-1189	49	426	\$475
09-35504.190-R-3	07-08-101-026-1190	49	426	\$475
09-35504.191-R-3	07-08-101-026-1191	49	426	\$475
09-35504.192-R-3	07-08-101-026-1192	49	426	\$475
09-35504.193-R-3	07-08-101-026-1193	49	426	\$475
09-35504.194-R-3	07-08-101-026-1194	49	426	\$475
09-35504.195-R-3	07-08-101-026-1195	49	426	\$475
09-35504.196-R-3	07-08-101-026-1196	49	426	\$475
09-35504.197-R-3	07-08-101-026-1197	49	426	\$475
09-35504.198-R-3	07-08-101-026-1198	49	426	\$475
09-35504.199-R-3	07-08-101-026-1199	49	426	\$475
09-35504.200-R-3	07-08-101-026-1200	49	426	\$475
09-35504.201-R-3	07-08-101-026-1201	49	426	\$475
09-35504.202-R-3	07-08-101-026-1202	49	426	\$475
09-35504.203-R-3	07-08-101-026-1203	49	426	\$475

09-35504.204-R-3	07-08-101-026-1204	49	426	\$475
09-35504.205-R-3	07-08-101-026-1205	49	426	\$475
09-35504.206-R-3	07-08-101-026-1206	49	426	\$475
09-35504.207-R-3	07-08-101-026-1207	49	426	\$475
09-35504.208-R-3	07-08-101-026-1208	49	426	\$475
09-35504.209-R-3	07-08-101-026-1209	49	426	\$475
09-35504.210-R-3	07-08-101-026-1210	49	426	\$475
09-35504.211-R-3	07-08-101-026-1211	49	426	\$475
09-35504.212-R-3	07-08-101-026-1212	49	426	\$475
09-35504.213-R-3	07-08-101-026-1213	49	426	\$475
09-35504.214-R-3	07-08-101-026-1214	49	426	\$475
09-35504.215-R-3	07-08-101-026-1215	49	426	\$475
09-35504.216-R-3	07-08-101-026-1216	49	426	\$475
09-35504.217-R-3	07-08-101-026-1217	49	426	\$475
09-35504.218-R-3	07-08-101-026-1218	49	426	\$475
09-35504.219-R-3	07-08-101-026-1219	49	426	\$475
09-35504.220-R-3	07-08-101-026-1220	49	426	\$475
09-35504.221-R-3	07-08-101-026-1221	49	426	\$475
09-35504.222-R-3	07-08-101-026-1222	49	426	\$475
09-35504.223-R-3	07-08-101-026-1223	49	426	\$475
09-35504.224-R-3	07-08-101-026-1224	49	426	\$475
09-35504.225-R-3	07-08-101-026-1225	49	426	\$475
09-35504.226-R-3	07-08-101-026-1226	49	426	\$475
09-35504.227-R-3	07-08-101-026-1227	49	426	\$475
09-35504.228-R-3	07-08-101-026-1228	49	426	\$475
09-35504.229-R-3	07-08-101-026-1229	49	426	\$475
09-35504.230-R-3	07-08-101-026-1230	49	426	\$475
09-35504.231-R-3	07-08-101-026-1231	49	426	\$475
09-35504.232-R-3	07-08-101-026-1232	49	426	\$475
09-35504.233-R-3	07-08-101-026-1233	49	426	\$475
09-35504.234-R-3	07-08-101-026-1234	49	426	\$475
09-35504.235-R-3	07-08-101-026-1235	49	426	\$475
09-35504.236-R-3	07-08-101-026-1236	49	426	\$475
09-35504.237-R-3	07-08-101-026-1237	49	426	\$475
09-35504.238-R-3	07-08-101-026-1238	49	426	\$475
09-35504.239-R-3	07-08-101-026-1239	49	426	\$475
09-35504.240-R-3	07-08-101-026-1240	49	426	\$475
09-35504.241-R-3	07-08-101-026-1241	49	426	\$475
09-35504.242-R-3	07-08-101-026-1242	49	426	\$475
09-35504.243-R-3	07-08-101-026-1243	49	426	\$475
09-35504.244-R-3	07-08-101-026-1244	49	426	\$475
09-35504.245-R-3	07-08-101-026-1245	49	426	\$475
09-35504.246-R-3	07-08-101-026-1246	49	426	\$475
09-35504.247-R-3	07-08-101-026-1247	49	426	\$475
09-35504.248-R-3	07-08-101-026-1248	49	426	\$475
09-35504.249-R-3	07-08-101-026-1249	49	426	\$475

09-35504.250-R-3	07-08-101-026-1250	49	426	\$475
09-35504.251-R-3	07-08-101-026-1251	49	426	\$475
09-35504.252-R-3	07-08-101-026-1252	49	426	\$475
09-35504.253-R-3	07-08-101-026-1253	49	426	\$475
09-35504.254-R-3	07-08-101-026-1254	49	426	\$475
09-35504.255-R-3	07-08-101-026-1255	49	426	\$475
09-35504.256-R-3	07-08-101-026-1256	49	426	\$475
09-35504.257-R-3	07-08-101-026-1257	49	426	\$475
09-35504.258-R-3	07-08-101-026-1258	49	426	\$475
09-35504.259-R-3	07-08-101-026-1259	49	426	\$475
09-35504.260-R-3	07-08-101-026-1260	49	426	\$475
09-35504.261-R-3	07-08-101-026-1261	49	426	\$475
09-35504.262-R-3	07-08-101-026-1262	49	426	\$475
09-35504.263-R-3	07-08-101-026-1263	49	426	\$475
09-35504.264-R-3	07-08-101-026-1264	49	426	\$475

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.



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: June 21, 2013



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 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 the subsequent year 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.

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.