



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

APPELLANT: Evanston Galleria Condominium Assoc  
DOCKET NO.: 11-20738.001-R-3 through 11-20738.096-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Evanston Galleria Condominium Assoc, the appellant(s), by attorney Herbert B. Rosenberg, of Schoenberg Finkel Newman & Rosenberg LLC 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
11-20738.001-R-3	11-18-126-019-1001	627	14,699	\$15,326
11-20738.002-R-3	11-18-126-019-1002	734	17,206	\$17,940
11-20738.003-R-3	11-18-126-019-1003	713	16,731	\$17,444
11-20738.004-R-3	11-18-126-019-1004	717	16,817	\$17,534
11-20738.005-R-3	11-18-126-019-1005	717	16,817	\$17,534
11-20738.006-R-3	11-18-126-019-1006	732	17,176	\$17,908
11-20738.007-R-3	11-18-126-019-1007	732	17,176	\$17,908
11-20738.008-R-3	11-18-126-019-1008	722	16,939	\$17,661
11-20738.009-R-3	11-18-126-019-1009	725	16,990	\$17,715
11-20738.010-R-3	11-18-126-019-1010	730	17,110	\$17,840
11-20738.011-R-3	11-18-126-019-1011	896	21,011	\$21,907
11-20738.012-R-3	11-18-126-019-1012	682	15,996	\$16,678
11-20738.013-R-3	11-18-126-019-1013	844	19,800	\$20,644
11-20738.014-R-3	11-18-126-019-1014	723	16,947	\$17,670
11-20738.015-R-3	11-18-126-019-1015	903	21,184	\$22,087
11-20738.016-R-3	11-18-126-019-1016	733	17,198	\$17,931
11-20738.017-R-3	11-18-126-019-1017	733	17,198	\$17,931
11-20738.018-R-3	11-18-126-019-1018	793	18,590	\$19,383
11-20738.019-R-3	11-18-126-019-1019	808	18,935	\$19,743
11-20738.020-R-3	11-18-126-019-1020	736	17,263	\$17,999
11-20738.021-R-3	11-18-126-019-1021	736	17,263	\$17,999

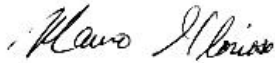
11-20738.022-R-3	11-18-126-019-1022	726	17,025	\$17,751
11-20738.023-R-3	11-18-126-019-1023	728	17,077	\$17,805
11-20738.024-R-3	11-18-126-019-1024	737	17,284	\$18,021
11-20738.025-R-3	11-18-126-019-1025	900	21,097	\$21,997
11-20738.026-R-3	11-18-126-019-1026	689	16,169	\$16,858
11-20738.027-R-3	11-18-126-019-1027	881	20,666	\$21,547
11-20738.028-R-3	11-18-126-019-1028	726	17,033	\$17,759
11-20738.029-R-3	11-18-126-019-1029	940	22,049	\$22,989
11-20738.030-R-3	11-18-126-019-1030	737	17,284	\$18,021
11-20738.031-R-3	11-18-126-019-1031	737	17,284	\$18,021
11-20738.032-R-3	11-18-126-019-1032	737	17,289	\$18,026
11-20738.033-R-3	11-18-126-019-1033	737	17,289	\$18,026
11-20738.034-R-3	11-18-126-019-1034	741	17,375	\$18,116
11-20738.035-R-3	11-18-126-019-1035	741	17,375	\$18,116
11-20738.036-R-3	11-18-126-019-1036	730	17,110	\$17,840
11-20738.037-R-3	11-18-126-019-1037	732	17,163	\$17,895
11-20738.038-R-3	11-18-126-019-1038	737	17,284	\$18,021
11-20738.039-R-3	11-18-126-019-1039	955	22,395	\$23,350
11-20738.040-R-3	11-18-126-019-1040	697	16,341	\$17,038
11-20738.041-R-3	11-18-126-019-1041	970	22,740	\$23,710
11-20738.042-R-3	11-18-126-019-1042	734	17,206	\$17,940
11-20738.043-R-3	11-18-126-019-1043	737	17,284	\$18,021
11-20738.044-R-3	11-18-126-019-1044	739	17,328	\$18,067
11-20738.045-R-3	11-18-126-019-1045	739	17,328	\$18,067
11-20738.046-R-3	11-18-126-019-1046	1,505	35,268	\$36,773
11-20738.047-R-3	11-18-126-019-1047	752	17,634	\$18,386
11-20738.048-R-3	11-18-126-019-1048	752	17,634	\$18,386
11-20738.049-R-3	11-18-126-019-1049	730	17,110	\$17,840
11-20738.050-R-3	11-18-126-019-1050	732	17,163	\$17,895
11-20738.051-R-3	11-18-126-019-1051	737	17,284	\$18,021
11-20738.052-R-3	11-18-126-019-1052	1,048	24,573	\$25,621
11-20738.053-R-3	11-18-126-019-1053	1,007	23,604	\$24,611
11-20738.054-R-3	11-18-126-019-1054	915	21,443	\$22,358
11-20738.055-R-3	11-18-126-019-1055	70	1,643	\$1,713
11-20738.056-R-3	11-18-126-019-1056	70	1,643	\$1,713
11-20738.057-R-3	11-18-126-019-1057	70	1,643	\$1,713
11-20738.058-R-3	11-18-126-019-1058	70	1,643	\$1,713
11-20738.059-R-3	11-18-126-019-1059	70	1,643	\$1,713
11-20738.060-R-3	11-18-126-019-1060	70	1,643	\$1,713
11-20738.061-R-3	11-18-126-019-1061	70	1,643	\$1,713
11-20738.062-R-3	11-18-126-019-1062	70	1,643	\$1,713
11-20738.063-R-3	11-18-126-019-1063	70	1,643	\$1,713
11-20738.064-R-3	11-18-126-019-1064	70	1,643	\$1,713
11-20738.065-R-3	11-18-126-019-1065	70	1,643	\$1,713
11-20738.066-R-3	11-18-126-019-1066	70	1,643	\$1,713
11-20738.067-R-3	11-18-126-019-1067	70	1,643	\$1,713

11-20738.068-R-3	11-18-126-019-1068	70	1,643	\$1,713
11-20738.069-R-3	11-18-126-019-1069	70	1,643	\$1,713
11-20738.070-R-3	11-18-126-019-1070	70	1,643	\$1,713
11-20738.071-R-3	11-18-126-019-1071	70	1,643	\$1,713
11-20738.072-R-3	11-18-126-019-1072	70	1,643	\$1,713
11-20738.073-R-3	11-18-126-019-1073	70	1,643	\$1,713
11-20738.074-R-3	11-18-126-019-1074	70	1,643	\$1,713
11-20738.075-R-3	11-18-126-019-1075	70	1,643	\$1,713
11-20738.076-R-3	11-18-126-019-1076	70	1,643	\$1,713
11-20738.077-R-3	11-18-126-019-1077	70	1,643	\$1,713
11-20738.078-R-3	11-18-126-019-1078	70	1,643	\$1,713
11-20738.079-R-3	11-18-126-019-1079	70	1,643	\$1,713
11-20738.080-R-3	11-18-126-019-1080	70	1,643	\$1,713
11-20738.081-R-3	11-18-126-019-1081	70	1,643	\$1,713
11-20738.082-R-3	11-18-126-019-1082	70	1,643	\$1,713
11-20738.083-R-3	11-18-126-019-1083	70	1,643	\$1,713
11-20738.084-R-3	11-18-126-019-1084	70	1,643	\$1,713
11-20738.085-R-3	11-18-126-019-1085	70	1,643	\$1,713
11-20738.086-R-3	11-18-126-019-1086	70	1,643	\$1,713
11-20738.087-R-3	11-18-126-019-1087	70	1,643	\$1,713
11-20738.088-R-3	11-18-126-019-1088	70	1,643	\$1,713
11-20738.089-R-3	11-18-126-019-1089	70	1,643	\$1,713
11-20738.090-R-3	11-18-126-019-1090	70	1,643	\$1,713
11-20738.091-R-3	11-18-126-019-1091	70	1,643	\$1,713
11-20738.092-R-3	11-18-126-019-1092	70	1,643	\$1,713
11-20738.093-R-3	11-18-126-019-1093	70	1,643	\$1,713
11-20738.094-R-3	11-18-126-019-1094	70	1,643	\$1,713
11-20738.095-R-3	11-18-126-019-1095	70	1,643	\$1,713
11-20738.096-R-3	11-18-126-019-1096	70	1,643	\$1,713

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



Acting Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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: December 23, 2016



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.