



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

APPELLANT: Burton Grove Condominium Association
DOCKET NO.: 11-24560.001-R-3 through 11-24560.192-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Burton Grove Condominium Association, the appellant(s), by attorney Frederick F. Richards III, of Thompson Coburn LLP in Chicago; the Cook County Board of Review; the Palatine Twp. H.S.D. #211, and Schaumburg C.C.S.D. #54, intervenors, by attorney Michael J. Hernandez of Franczek Radelet P.C. in Chicago.

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
11-24560.001-R-3	08-31-400-074-1001	1,069	9,740	\$10,809
11-24560.002-R-3	08-31-400-074-1002	1,069	9,740	\$10,809
11-24560.003-R-3	08-31-400-074-1003	648	2,345	\$2,993
11-24560.004-R-3	08-31-400-074-1004	753	2,725	\$3,478
11-24560.005-R-3	08-31-400-074-1005	666	2,408	\$3,074
11-24560.006-R-3	08-31-400-074-1006	753	2,725	\$3,478
11-24560.007-R-3	08-31-400-074-1007	1,069	9,740	\$10,809
11-24560.008-R-3	08-31-400-074-1008	1,069	9,740	\$10,809
11-24560.009-R-3	08-31-400-074-1009	1,069	3,866	\$4,935
11-24560.010-R-3	08-31-400-074-1010	1,069	7,578	\$8,647
11-24560.011-R-3	08-31-400-074-1011	666	6,067	\$6,733
11-24560.012-R-3	08-31-400-074-1012	753	2,725	\$3,478
11-24560.013-R-3	08-31-400-074-1013	648	2,345	\$2,993
11-24560.014-R-3	08-31-400-074-1014	753	2,725	\$3,478
11-24560.015-R-3	08-31-400-074-1015	1,034	9,421	\$10,455
11-24560.016-R-3	08-31-400-074-1016	1,052	9,580	\$10,632
11-24560.017-R-3	08-31-400-074-1017	1,069	7,578	\$8,647
11-24560.018-R-3	08-31-400-074-1018	1,087	3,929	\$5,016
11-24560.019-R-3	08-31-400-074-1019	771	2,788	\$3,559

11-24560.020-R-3	08-31-400-074-1020	789	2,851	\$3,640
11-24560.021-R-3	08-31-400-074-1021	771	7,025	\$7,796
11-24560.022-R-3	08-31-400-074-1022	789	7,185	\$7,974
11-24560.023-R-3	08-31-400-074-1023	1,069	9,740	\$10,809
11-24560.024-R-3	08-31-400-074-1024	1,069	9,740	\$10,809
11-24560.025-R-3	08-31-400-074-1025	1,087	9,899	\$10,986
11-24560.026-R-3	08-31-400-074-1026	1,069	9,740	\$10,809
11-24560.027-R-3	08-31-400-074-1027	771	7,025	\$7,796
11-24560.028-R-3	08-31-400-074-1028	789	2,851	\$3,640
11-24560.029-R-3	08-31-400-074-1029	771	2,788	\$3,559
11-24560.030-R-3	08-31-400-074-1030	789	7,185	\$7,974
11-24560.031-R-3	08-31-400-074-1031	1,069	3,866	\$4,935
11-24560.032-R-3	08-31-400-074-1032	1,069	7,578	\$8,647
11-24560.033-R-3	08-31-400-074-1033	1,069	9,740	\$10,809
11-24560.034-R-3	08-31-400-074-1034	1,087	9,899	\$10,986
11-24560.035-R-3	08-31-400-074-1035	771	7,025	\$7,796
11-24560.036-R-3	08-31-400-074-1036	789	2,851	\$3,640
11-24560.037-R-3	08-31-400-074-1037	771	2,788	\$3,559
11-24560.038-R-3	08-31-400-074-1038	789	2,851	\$3,640
11-24560.039-R-3	08-31-400-074-1039	1,069	3,866	\$4,935
11-24560.040-R-3	08-31-400-074-1040	1,069	9,740	\$10,809
11-24560.041-R-3	08-31-400-074-1041	1,069	3,866	\$4,935
11-24560.042-R-3	08-31-400-074-1042	1,069	9,740	\$10,809
11-24560.043-R-3	08-31-400-074-1043	771	2,788	\$3,559
11-24560.044-R-3	08-31-400-074-1044	789	2,851	\$3,640
11-24560.045-R-3	08-31-400-074-1045	789	2,851	\$3,640
11-24560.046-R-3	08-31-400-074-1046	789	2,851	\$3,640
11-24560.047-R-3	08-31-400-074-1047	1,069	9,740	\$10,809
11-24560.048-R-3	08-31-400-074-1048	1,069	9,740	\$10,809
11-24560.049-R-3	08-31-400-074-1049	1,034	9,421	\$10,455
11-24560.050-R-3	08-31-400-074-1050	1,034	9,421	\$10,455
11-24560.051-R-3	08-31-400-074-1051	666	2,408	\$3,074
11-24560.052-R-3	08-31-400-074-1052	753	2,725	\$3,478
11-24560.053-R-3	08-31-400-074-1053	648	2,345	\$2,993
11-24560.054-R-3	08-31-400-074-1054	753	2,725	\$3,478
11-24560.055-R-3	08-31-400-074-1055	1,069	9,740	\$10,809
11-24560.056-R-3	08-31-400-074-1056	1,069	9,740	\$10,809
11-24560.057-R-3	08-31-400-074-1057	1,069	9,740	\$10,809
11-24560.058-R-3	08-31-400-074-1058	1,069	9,740	\$10,809
11-24560.059-R-3	08-31-400-074-1059	666	2,408	\$3,074
11-24560.060-R-3	08-31-400-074-1060	753	2,725	\$3,478
11-24560.061-R-3	08-31-400-074-1061	648	2,345	\$2,993
11-24560.062-R-3	08-31-400-074-1062	753	2,725	\$3,478
11-24560.063-R-3	08-31-400-074-1063	1,069	3,866	\$4,935
11-24560.064-R-3	08-31-400-074-1064	1,087	9,899	\$10,986
11-24560.065-R-3	08-31-400-074-1065	1,069	9,740	\$10,809

11-24560.066-R-3	08-31-400-074-1066	1,069	9,740	\$10,809
11-24560.067-R-3	08-31-400-074-1067	771	2,788	\$3,559
11-24560.068-R-3	08-31-400-074-1068	789	2,851	\$3,640
11-24560.069-R-3	08-31-400-074-1069	771	7,025	\$7,796
11-24560.070-R-3	08-31-400-074-1070	789	2,851	\$3,640
11-24560.071-R-3	08-31-400-074-1071	1,069	9,740	\$10,809
11-24560.072-R-3	08-31-400-074-1072	1,087	9,899	\$10,986
11-24560.073-R-3	08-31-400-074-1073	1,069	9,740	\$10,809
11-24560.074-R-3	08-31-400-074-1074	1,069	7,578	\$8,647
11-24560.075-R-3	08-31-400-074-1075	789	2,851	\$3,640
11-24560.076-R-3	08-31-400-074-1076	789	2,851	\$3,640
11-24560.077-R-3	08-31-400-074-1077	771	2,788	\$3,559
11-24560.078-R-3	08-31-400-074-1078	789	5,590	\$6,379
11-24560.079-R-3	08-31-400-074-1079	1,069	3,866	\$4,935
11-24560.080-R-3	08-31-400-074-1080	1,087	3,929	\$5,016
11-24560.081-R-3	08-31-400-074-1081	1,087	3,929	\$5,016
11-24560.082-R-3	08-31-400-074-1082	1,069	7,578	\$8,647
11-24560.083-R-3	08-31-400-074-1083	789	2,851	\$3,640
11-24560.084-R-3	08-31-400-074-1084	789	2,851	\$3,640
11-24560.085-R-3	08-31-400-074-1085	771	2,788	\$3,559
11-24560.086-R-3	08-31-400-074-1086	789	2,851	\$3,640
11-24560.087-R-3	08-31-400-074-1087	1,069	9,740	\$10,809
11-24560.088-R-3	08-31-400-074-1088	1,069	3,866	\$4,935
11-24560.089-R-3	08-31-400-074-1089	1,069	9,740	\$10,809
11-24560.090-R-3	08-31-400-074-1090	1,069	9,740	\$10,809
11-24560.091-R-3	08-31-400-074-1091	771	2,788	\$3,559
11-24560.092-R-3	08-31-400-074-1092	789	2,851	\$3,640
11-24560.093-R-3	08-31-400-074-1093	771	2,788	\$3,559
11-24560.094-R-3	08-31-400-074-1094	789	2,851	\$3,640
11-24560.095-R-3	08-31-400-074-1095	1,069	3,866	\$4,935
11-24560.096-R-3	08-31-400-074-1096	1,087	9,899	\$10,986
11-24560.097-R-3	08-31-400-074-1097	1,069	9,740	\$10,809
11-24560.098-R-3	08-31-400-074-1098	1,069	3,866	\$4,935
11-24560.099-R-3	08-31-400-074-1099	648	2,345	\$2,993
11-24560.100-R-3	08-31-400-074-1100	753	2,725	\$3,478
11-24560.101-R-3	08-31-400-074-1101	666	2,408	\$3,074
11-24560.102-R-3	08-31-400-074-1102	753	2,725	\$3,478
11-24560.103-R-3	08-31-400-074-1103	1,069	9,740	\$10,809
11-24560.104-R-3	08-31-400-074-1104	1,069	9,740	\$10,809
11-24560.105-R-3	08-31-400-074-1105	1,069	9,740	\$10,809
11-24560.106-R-3	08-31-400-074-1106	1,069	9,740	\$10,809
11-24560.107-R-3	08-31-400-074-1107	666	2,408	\$3,074
11-24560.108-R-3	08-31-400-074-1108	753	2,725	\$3,478
11-24560.109-R-3	08-31-400-074-1109	648	2,345	\$2,993
11-24560.110-R-3	08-31-400-074-1110	753	2,725	\$3,478
11-24560.111-R-3	08-31-400-074-1111	1,034	9,421	\$10,455

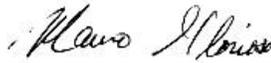
11-24560.112-R-3	08-31-400-074-1112	1,052	9,580	\$10,632
11-24560.113-R-3	08-31-400-074-1113	1,087	9,899	\$10,986
11-24560.114-R-3	08-31-400-074-1114	1,087	9,899	\$10,986
11-24560.115-R-3	08-31-400-074-1115	771	2,788	\$3,559
11-24560.116-R-3	08-31-400-074-1116	789	2,851	\$3,640
11-24560.117-R-3	08-31-400-074-1117	771	7,025	\$7,796
11-24560.118-R-3	08-31-400-074-1118	789	2,851	\$3,640
11-24560.119-R-3	08-31-400-074-1119	1,052	7,454	\$8,506
11-24560.120-R-3	08-31-400-074-1120	1,069	3,866	\$4,935
11-24560.121-R-3	08-31-400-074-1121	1,069	9,740	\$10,809
11-24560.122-R-3	08-31-400-074-1122	1,069	3,866	\$4,935
11-24560.123-R-3	08-31-400-074-1123	789	2,851	\$3,640
11-24560.124-R-3	08-31-400-074-1124	789	2,851	\$3,640
11-24560.125-R-3	08-31-400-074-1125	771	2,788	\$3,559
11-24560.126-R-3	08-31-400-074-1126	789	2,851	\$3,640
11-24560.127-R-3	08-31-400-074-1127	1,069	7,578	\$8,647
11-24560.128-R-3	08-31-400-074-1128	1,087	9,899	\$10,986
11-24560.129-R-3	08-31-400-074-1129	1,069	3,866	\$4,935
11-24560.130-R-3	08-31-400-074-1130	1,087	9,899	\$10,986
11-24560.131-R-3	08-31-400-074-1131	771	2,788	\$3,559
11-24560.132-R-3	08-31-400-074-1132	789	2,851	\$3,640
11-24560.133-R-3	08-31-400-074-1133	771	2,854	\$3,625
11-24560.134-R-3	08-31-400-074-1134	789	2,851	\$3,640
11-24560.135-R-3	08-31-400-074-1135	1,069	3,866	\$4,935
11-24560.136-R-3	08-31-400-074-1136	1,069	3,866	\$4,935
11-24560.137-R-3	08-31-400-074-1137	1,069	9,740	\$10,809
11-24560.138-R-3	08-31-400-074-1138	1,069	9,740	\$10,809
11-24560.139-R-3	08-31-400-074-1139	789	2,851	\$3,640
11-24560.140-R-3	08-31-400-074-1140	789	2,851	\$3,640
11-24560.141-R-3	08-31-400-074-1141	771	2,788	\$3,559
11-24560.142-R-3	08-31-400-074-1142	789	2,851	\$3,640
11-24560.143-R-3	08-31-400-074-1143	1,069	9,740	\$10,809
11-24560.144-R-3	08-31-400-074-1144	1,087	9,899	\$10,986
11-24560.145-R-3	08-31-400-074-1145	1,069	9,740	\$10,809
11-24560.146-R-3	08-31-400-074-1146	1,069	9,740	\$10,809
11-24560.147-R-3	08-31-400-074-1147	648	2,345	\$2,993
11-24560.148-R-3	08-31-400-074-1148	753	2,725	\$3,478
11-24560.149-R-3	08-31-400-074-1149	666	2,408	\$3,074
11-24560.150-R-3	08-31-400-074-1150	753	2,725	\$3,478
11-24560.151-R-3	08-31-400-074-1151	1,052	9,580	\$10,632
11-24560.152-R-3	08-31-400-074-1152	1,069	9,740	\$10,809
11-24560.153-R-3	08-31-400-074-1153	1,069	3,866	\$4,935
11-24560.154-R-3	08-31-400-074-1154	1,069	9,740	\$10,809
11-24560.155-R-3	08-31-400-074-1155	666	2,408	\$3,074
11-24560.156-R-3	08-31-400-074-1156	753	2,725	\$3,478
11-24560.157-R-3	08-31-400-074-1157	666	2,408	\$3,074

11-24560.158-R-3	08-31-400-074-1158	753	6,866	\$7,619
11-24560.159-R-3	08-31-400-074-1159	1,034	9,421	\$10,455
11-24560.160-R-3	08-31-400-074-1160	1,052	9,580	\$10,632
11-24560.161-R-3	08-31-400-074-1161	1,069	9,740	\$10,809
11-24560.162-R-3	08-31-400-074-1162	1,087	9,899	\$10,986
11-24560.163-R-3	08-31-400-074-1163	771	2,788	\$3,559
11-24560.164-R-3	08-31-400-074-1164	789	2,851	\$3,640
11-24560.165-R-3	08-31-400-074-1165	771	2,788	\$3,559
11-24560.166-R-3	08-31-400-074-1166	789	2,851	\$3,640
11-24560.167-R-3	08-31-400-074-1167	1,052	9,580	\$10,632
11-24560.168-R-3	08-31-400-074-1168	1,069	9,740	\$10,809
11-24560.169-R-3	08-31-400-074-1169	1,069	3,866	\$4,935
11-24560.170-R-3	08-31-400-074-1170	1,069	9,740	\$10,809
11-24560.171-R-3	08-31-400-074-1171	771	2,788	\$3,559
11-24560.172-R-3	08-31-400-074-1172	789	2,851	\$3,640
11-24560.173-R-3	08-31-400-074-1173	771	2,788	\$3,559
11-24560.174-R-3	08-31-400-074-1174	789	2,851	\$3,640
11-24560.175-R-3	08-31-400-074-1175	1,069	3,866	\$4,935
11-24560.176-R-3	08-31-400-074-1176	1,087	3,929	\$5,016
11-24560.177-R-3	08-31-400-074-1177	1,069	9,740	\$10,809
11-24560.178-R-3	08-31-400-074-1178	1,087	3,929	\$5,016
11-24560.179-R-3	08-31-400-074-1179	771	2,788	\$3,559
11-24560.180-R-3	08-31-400-074-1180	789	2,851	\$3,640
11-24560.181-R-3	08-31-400-074-1181	789	7,185	\$7,974
11-24560.182-R-3	08-31-400-074-1182	789	2,851	\$3,640
11-24560.183-R-3	08-31-400-074-1183	1,052	9,580	\$10,632
11-24560.184-R-3	08-31-400-074-1184	1,069	9,740	\$10,809
11-24560.185-R-3	08-31-400-074-1185	1,069	9,740	\$10,809
11-24560.186-R-3	08-31-400-074-1186	1,069	9,740	\$10,809
11-24560.187-R-3	08-31-400-074-1187	771	2,788	\$3,559
11-24560.188-R-3	08-31-400-074-1188	789	2,851	\$3,640
11-24560.189-R-3	08-31-400-074-1189	789	7,185	\$7,974
11-24560.190-R-3	08-31-400-074-1190	789	2,851	\$3,640
11-24560.191-R-3	08-31-400-074-1191	1,069	9,740	\$10,809
11-24560.192-R-3	08-31-400-074-1192	1,087	7,702	\$8,789

Subject only to the State multiplier as applicable.

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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



Acting Member



Member



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: July 21, 2017



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.