



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

APPELLANT: Twelve Oaks at Morningside Assoc.
DOCKET NO.: 11-31818.001-R-3 through 11-31818.264-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 Park Ridge; 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
11-31818.001-R-3	07-08-101-026-1001	2,112	3,207	\$5,319
11-31818.002-R-3	07-08-101-026-1002	2,112	3,207	\$5,319
11-31818.003-R-3	07-08-101-026-1003	2,482	3,769	\$6,251
11-31818.004-R-3	07-08-101-026-1004	2,360	3,583	\$5,943
11-31818.005-R-3	07-08-101-026-1005	1,687	2,562	\$4,249
11-31818.006-R-3	07-08-101-026-1006	2,112	3,207	\$5,319
11-31818.007-R-3	07-08-101-026-1007	1,687	2,562	\$4,249
11-31818.008-R-3	07-08-101-026-1008	1,687	2,562	\$4,249
11-31818.009-R-3	07-08-101-026-1009	2,360	3,583	\$5,943
11-31818.010-R-3	07-08-101-026-1010	2,482	3,769	\$6,251
11-31818.011-R-3	07-08-101-026-1011	2,112	3,207	\$5,319
11-31818.012-R-3	07-08-101-026-1012	2,112	3,207	\$5,319
11-31818.013-R-3	07-08-101-026-1013	2,112	3,207	\$5,319
11-31818.014-R-3	07-08-101-026-1014	2,112	3,769	\$5,881
11-31818.015-R-3	07-08-101-026-1015	2,482	3,583	\$6,065
11-31818.016-R-3	07-08-101-026-1016	2,360	2,562	\$4,922
11-31818.017-R-3	07-08-101-026-1017	1,687	2,562	\$4,249
11-31818.018-R-3	07-08-101-026-1018	1,687	2,562	\$4,249
11-31818.019-R-3	07-08-101-026-1019	1,687	2,562	\$4,249
11-31818.020-R-3	07-08-101-026-1020	1,687	2,562	\$4,249
11-31818.021-R-3	07-08-101-026-1021	1,687	2,562	\$4,249

11-31818.022-R-3	07-08-101-026-1022	1,687	2,562	\$4,249
11-31818.023-R-3	07-08-101-026-1023	2,360	3,583	\$5,943
11-31818.024-R-3	07-08-101-026-1024	2,482	3,769	\$6,251
11-31818.025-R-3	07-08-101-026-1025	2,112	3,207	\$5,319
11-31818.026-R-3	07-08-101-026-1026	2,112	3,207	\$5,319
11-31818.027-R-3	07-08-101-026-1027	1,780	2,703	\$4,483
11-31818.028-R-3	07-08-101-026-1028	2,112	3,207	\$5,319
11-31818.029-R-3	07-08-101-026-1029	2,112	1,493	\$3,605
11-31818.030-R-3	07-08-101-026-1030	2,482	3,769	\$6,251
11-31818.031-R-3	07-08-101-026-1031	2,360	3,583	\$5,943
11-31818.032-R-3	07-08-101-026-1032	1,687	2,562	\$4,249
11-31818.033-R-3	07-08-101-026-1033	1,687	2,562	\$4,249
11-31818.034-R-3	07-08-101-026-1034	1,687	2,562	\$4,249
11-31818.035-R-3	07-08-101-026-1035	1,687	2,562	\$4,249
11-31818.036-R-3	07-08-101-026-1036	1,687	2,562	\$4,249
11-31818.037-R-3	07-08-101-026-1037	1,687	2,562	\$4,249
11-31818.038-R-3	07-08-101-026-1038	2,360	3,583	\$5,943
11-31818.039-R-3	07-08-101-026-1039	2,482	3,769	\$6,251
11-31818.040-R-3	07-08-101-026-1040	2,112	3,207	\$5,319
11-31818.041-R-3	07-08-101-026-1041	2,112	3,207	\$5,319
11-31818.042-R-3	07-08-101-026-1042	1,780	2,703	\$4,483
11-31818.043-R-3	07-08-101-026-1043	2,112	3,207	\$5,319
11-31818.044-R-3	07-08-101-026-1044	2,112	3,207	\$5,319
11-31818.045-R-3	07-08-101-026-1045	2,482	3,769	\$6,251
11-31818.046-R-3	07-08-101-026-1046	2,360	3,583	\$5,943
11-31818.047-R-3	07-08-101-026-1047	1,687	2,562	\$4,249
11-31818.048-R-3	07-08-101-026-1048	1,687	2,562	\$4,249
11-31818.049-R-3	07-08-101-026-1049	1,687	2,562	\$4,249
11-31818.050-R-3	07-08-101-026-1050	1,687	2,562	\$4,249
11-31818.051-R-3	07-08-101-026-1051	1,687	2,562	\$4,249
11-31818.052-R-3	07-08-101-026-1052	1,687	2,562	\$4,249
11-31818.053-R-3	07-08-101-026-1053	2,360	3,583	\$5,943
11-31818.054-R-3	07-08-101-026-1054	2,482	3,769	\$6,251
11-31818.055-R-3	07-08-101-026-1055	2,112	3,207	\$5,319
11-31818.056-R-3	07-08-101-026-1056	2,112	3,207	\$5,319
11-31818.057-R-3	07-08-101-026-1057	1,780	2,703	\$4,483
11-31818.058-R-3	07-08-101-026-1058	2,112	3,658	\$5,770
11-31818.059-R-3	07-08-101-026-1059	2,112	3,207	\$5,319
11-31818.060-R-3	07-08-101-026-1060	2,482	3,769	\$6,251
11-31818.061-R-3	07-08-101-026-1061	2,360	3,583	\$5,943
11-31818.062-R-3	07-08-101-026-1062	1,687	2,562	\$4,249
11-31818.063-R-3	07-08-101-026-1063	1,687	2,562	\$4,249
11-31818.064-R-3	07-08-101-026-1064	1,687	2,562	\$4,249
11-31818.065-R-3	07-08-101-026-1065	1,687	2,562	\$4,249
11-31818.066-R-3	07-08-101-026-1066	1,687	2,562	\$4,249
11-31818.067-R-3	07-08-101-026-1067	1,687	2,562	\$4,249

11-31818.068-R-3	07-08-101-026-1068	2,360	3,769	\$6,129
11-31818.069-R-3	07-08-101-026-1069	2,482	3,207	\$5,689
11-31818.070-R-3	07-08-101-026-1070	2,112	3,207	\$5,319
11-31818.071-R-3	07-08-101-026-1071	2,112	2,703	\$4,815
11-31818.072-R-3	07-08-101-026-1072	1,780	3,658	\$5,438
11-31818.073-R-3	07-08-101-026-1073	2,112	3,658	\$5,770
11-31818.074-R-3	07-08-101-026-1074	2,112	3,769	\$5,881
11-31818.075-R-3	07-08-101-026-1075	2,482	3,583	\$6,065
11-31818.076-R-3	07-08-101-026-1076	2,360	2,562	\$4,922
11-31818.077-R-3	07-08-101-026-1077	1,687	2,562	\$4,249
11-31818.078-R-3	07-08-101-026-1078	1,687	2,562	\$4,249
11-31818.079-R-3	07-08-101-026-1079	1,687	2,562	\$4,249
11-31818.080-R-3	07-08-101-026-1080	1,687	2,562	\$4,249
11-31818.081-R-3	07-08-101-026-1081	1,687	2,562	\$4,249
11-31818.082-R-3	07-08-101-026-1082	1,687	2,562	\$4,249
11-31818.083-R-3	07-08-101-026-1083	2,360	3,583	\$5,943
11-31818.084-R-3	07-08-101-026-1084	2,482	3,769	\$6,251
11-31818.085-R-3	07-08-101-026-1085	2,112	3,207	\$5,319
11-31818.086-R-3	07-08-101-026-1086	2,112	3,207	\$5,319
11-31818.087-R-3	07-08-101-026-1087	1,780	2,703	\$4,483
11-31818.088-R-3	07-08-101-026-1088	2,112	3,207	\$5,319
11-31818.089-R-3	07-08-101-026-1089	2,112	3,207	\$5,319
11-31818.090-R-3	07-08-101-026-1090	2,482	3,769	\$6,251
11-31818.091-R-3	07-08-101-026-1091	2,360	3,583	\$5,943
11-31818.092-R-3	07-08-101-026-1092	1,687	2,562	\$4,249
11-31818.093-R-3	07-08-101-026-1093	2,112	3,207	\$5,319
11-31818.094-R-3	07-08-101-026-1094	1,687	2,562	\$4,249
11-31818.095-R-3	07-08-101-026-1095	1,687	2,562	\$4,249
11-31818.096-R-3	07-08-101-026-1096	2,360	3,583	\$5,943
11-31818.097-R-3	07-08-101-026-1097	2,482	3,769	\$6,251
11-31818.098-R-3	07-08-101-026-1098	2,112	3,207	\$5,319
11-31818.099-R-3	07-08-101-026-1099	2,112	3,207	\$5,319
11-31818.100-R-3	07-08-101-026-1100	913	1,386	\$2,299
11-31818.101-R-3	07-08-101-026-1101	913	1,386	\$2,299
11-31818.102-R-3	07-08-101-026-1102	2,112	3,207	\$5,319
11-31818.103-R-3	07-08-101-026-1103	2,112	3,207	\$5,319
11-31818.104-R-3	07-08-101-026-1104	2,482	3,769	\$6,251
11-31818.105-R-3	07-08-101-026-1105	2,360	3,583	\$5,943
11-31818.106-R-3	07-08-101-026-1106	1,687	2,900	\$4,587
11-31818.107-R-3	07-08-101-026-1107	1,687	2,900	\$4,587
11-31818.108-R-3	07-08-101-026-1108	1,687	2,900	\$4,587
11-31818.109-R-3	07-08-101-026-1109	1,687	2,900	\$4,587
11-31818.110-R-3	07-08-101-026-1110	1,687	2,900	\$4,587
11-31818.111-R-3	07-08-101-026-1111	1,687	2,900	\$4,587
11-31818.112-R-3	07-08-101-026-1112	2,360	3,583	\$5,943
11-31818.113-R-3	07-08-101-026-1113	2,482	3,769	\$6,251

11-31818.114-R-3	07-08-101-026-1114	2,112	3,207	\$5,319
11-31818.115-R-3	07-08-101-026-1115	2,112	3,207	\$5,319
11-31818.116-R-3	07-08-101-026-1116	1,780	2,703	\$4,483
11-31818.117-R-3	07-08-101-026-1117	2,112	3,207	\$5,319
11-31818.118-R-3	07-08-101-026-1118	2,112	3,207	\$5,319
11-31818.119-R-3	07-08-101-026-1119	2,482	3,769	\$6,251
11-31818.120-R-3	07-08-101-026-1120	2,360	3,583	\$5,943
11-31818.121-R-3	07-08-101-026-1121	1,687	2,562	\$4,249
11-31818.122-R-3	07-08-101-026-1122	1,687	2,562	\$4,249
11-31818.123-R-3	07-08-101-026-1123	1,687	2,562	\$4,249
11-31818.124-R-3	07-08-101-026-1124	1,687	2,562	\$4,249
11-31818.125-R-3	07-08-101-026-1125	1,687	2,562	\$4,249
11-31818.126-R-3	07-08-101-026-1126	1,687	2,562	\$4,249
11-31818.127-R-3	07-08-101-026-1127	2,360	3,583	\$5,943
11-31818.128-R-3	07-08-101-026-1128	2,482	3,769	\$6,251
11-31818.129-R-3	07-08-101-026-1129	2,112	3,207	\$5,319
11-31818.130-R-3	07-08-101-026-1130	2,112	3,207	\$5,319
11-31818.131-R-3	07-08-101-026-1131	1,780	2,703	\$4,483
11-31818.132-R-3	07-08-101-026-1132	2,112	3,207	\$5,319
11-31818.133-R-3	07-08-101-026-1133	2,112	3,207	\$5,319
11-31818.134-R-3	07-08-101-026-1134	2,482	3,769	\$6,251
11-31818.135-R-3	07-08-101-026-1135	2,360	3,583	\$5,943
11-31818.136-R-3	07-08-101-026-1136	1,687	2,562	\$4,249
11-31818.137-R-3	07-08-101-026-1137	1,687	2,562	\$4,249
11-31818.138-R-3	07-08-101-026-1138	1,687	2,562	\$4,249
11-31818.139-R-3	07-08-101-026-1139	1,687	2,562	\$4,249
11-31818.140-R-3	07-08-101-026-1140	1,687	2,562	\$4,249
11-31818.141-R-3	07-08-101-026-1141	1,687	2,562	\$4,249
11-31818.142-R-3	07-08-101-026-1142	2,360	3,583	\$5,943
11-31818.143-R-3	07-08-101-026-1143	2,482	3,769	\$6,251
11-31818.144-R-3	07-08-101-026-1144	2,112	3,207	\$5,319
11-31818.145-R-3	07-08-101-026-1145	2,112	3,207	\$5,319
11-31818.146-R-3	07-08-101-026-1146	1,780	2,703	\$4,483
11-31818.147-R-3	07-08-101-026-1147	2,112	3,207	\$5,319
11-31818.148-R-3	07-08-101-026-1148	2,112	3,207	\$5,319
11-31818.149-R-3	07-08-101-026-1149	2,482	3,769	\$6,251
11-31818.150-R-3	07-08-101-026-1150	2,360	3,583	\$5,943
11-31818.151-R-3	07-08-101-026-1151	1,687	2,562	\$4,249
11-31818.152-R-3	07-08-101-026-1152	1,687	2,562	\$4,249
11-31818.153-R-3	07-08-101-026-1153	1,687	2,562	\$4,249
11-31818.154-R-3	07-08-101-026-1154	1,687	2,562	\$4,249
11-31818.155-R-3	07-08-101-026-1155	1,687	2,562	\$4,249
11-31818.156-R-3	07-08-101-026-1156	1,687	2,562	\$4,249
11-31818.157-R-3	07-08-101-026-1157	2,360	3,769	\$6,129
11-31818.158-R-3	07-08-101-026-1158	2,482	3,207	\$5,689
11-31818.159-R-3	07-08-101-026-1159	2,112	3,207	\$5,319

11-31818.160-R-3	07-08-101-026-1160	2,112	2,703	\$4,815
11-31818.161-R-3	07-08-101-026-1161	1,780	3,207	\$4,987
11-31818.162-R-3	07-08-101-026-1162	2,112	3,207	\$5,319
11-31818.163-R-3	07-08-101-026-1163	2,112	3,769	\$5,881
11-31818.164-R-3	07-08-101-026-1164	2,482	3,583	\$6,065
11-31818.165-R-3	07-08-101-026-1165	2,360	2,562	\$4,922
11-31818.166-R-3	07-08-101-026-1166	1,687	2,562	\$4,249
11-31818.167-R-3	07-08-101-026-1167	1,687	2,562	\$4,249
11-31818.168-R-3	07-08-101-026-1168	1,687	2,562	\$4,249
11-31818.169-R-3	07-08-101-026-1169	1,687	2,562	\$4,249
11-31818.170-R-3	07-08-101-026-1170	1,687	2,562	\$4,249
11-31818.171-R-3	07-08-101-026-1171	1,687	2,562	\$4,249
11-31818.172-R-3	07-08-101-026-1172	2,360	3,583	\$5,943
11-31818.173-R-3	07-08-101-026-1173	2,482	3,769	\$6,251
11-31818.174-R-3	07-08-101-026-1174	2,112	3,207	\$5,319
11-31818.175-R-3	07-08-101-026-1175	2,112	3,207	\$5,319
11-31818.176-R-3	07-08-101-026-1176	1,780	2,703	\$4,483
11-31818.177-R-3	07-08-101-026-1177	122	185	\$307
11-31818.178-R-3	07-08-101-026-1178	122	185	\$307
11-31818.179-R-3	07-08-101-026-1179	122	185	\$307
11-31818.180-R-3	07-08-101-026-1180	122	185	\$307
11-31818.181-R-3	07-08-101-026-1181	122	185	\$307
11-31818.182-R-3	07-08-101-026-1182	122	185	\$307
11-31818.183-R-3	07-08-101-026-1183	122	185	\$307
11-31818.184-R-3	07-08-101-026-1184	122	185	\$307
11-31818.185-R-3	07-08-101-026-1185	122	185	\$307
11-31818.186-R-3	07-08-101-026-1186	122	185	\$307
11-31818.187-R-3	07-08-101-026-1187	122	185	\$307
11-31818.188-R-3	07-08-101-026-1188	122	185	\$307
11-31818.189-R-3	07-08-101-026-1189	122	185	\$307
11-31818.190-R-3	07-08-101-026-1190	122	185	\$307
11-31818.191-R-3	07-08-101-026-1191	122	185	\$307
11-31818.192-R-3	07-08-101-026-1192	122	185	\$307
11-31818.193-R-3	07-08-101-026-1193	122	185	\$307
11-31818.194-R-3	07-08-101-026-1194	122	185	\$307
11-31818.195-R-3	07-08-101-026-1195	122	185	\$307
11-31818.196-R-3	07-08-101-026-1196	122	185	\$307
11-31818.197-R-3	07-08-101-026-1197	122	185	\$307
11-31818.198-R-3	07-08-101-026-1198	122	185	\$307
11-31818.199-R-3	07-08-101-026-1199	122	185	\$307
11-31818.200-R-3	07-08-101-026-1200	122	185	\$307
11-31818.201-R-3	07-08-101-026-1201	122	185	\$307
11-31818.202-R-3	07-08-101-026-1202	122	185	\$307
11-31818.203-R-3	07-08-101-026-1203	122	185	\$307
11-31818.204-R-3	07-08-101-026-1204	122	185	\$307
11-31818.205-R-3	07-08-101-026-1205	122	185	\$307

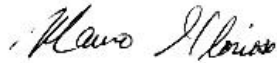
11-31818.206-R-3	07-08-101-026-1206	122	185	\$307
11-31818.207-R-3	07-08-101-026-1207	122	185	\$307
11-31818.208-R-3	07-08-101-026-1208	122	185	\$307
11-31818.209-R-3	07-08-101-026-1209	122	185	\$307
11-31818.210-R-3	07-08-101-026-1210	122	185	\$307
11-31818.211-R-3	07-08-101-026-1211	122	185	\$307
11-31818.212-R-3	07-08-101-026-1212	122	185	\$307
11-31818.213-R-3	07-08-101-026-1213	122	185	\$307
11-31818.214-R-3	07-08-101-026-1214	122	185	\$307
11-31818.215-R-3	07-08-101-026-1215	122	185	\$307
11-31818.216-R-3	07-08-101-026-1216	122	185	\$307
11-31818.217-R-3	07-08-101-026-1217	122	185	\$307
11-31818.218-R-3	07-08-101-026-1218	122	185	\$307
11-31818.219-R-3	07-08-101-026-1219	122	185	\$307
11-31818.220-R-3	07-08-101-026-1220	122	185	\$307
11-31818.221-R-3	07-08-101-026-1221	122	185	\$307
11-31818.222-R-3	07-08-101-026-1222	122	185	\$307
11-31818.223-R-3	07-08-101-026-1223	122	185	\$307
11-31818.224-R-3	07-08-101-026-1224	122	185	\$307
11-31818.225-R-3	07-08-101-026-1225	122	185	\$307
11-31818.226-R-3	07-08-101-026-1226	122	185	\$307
11-31818.227-R-3	07-08-101-026-1227	122	185	\$307
11-31818.228-R-3	07-08-101-026-1228	122	185	\$307
11-31818.229-R-3	07-08-101-026-1229	122	185	\$307
11-31818.230-R-3	07-08-101-026-1230	122	185	\$307
11-31818.231-R-3	07-08-101-026-1231	122	185	\$307
11-31818.232-R-3	07-08-101-026-1232	122	185	\$307
11-31818.233-R-3	07-08-101-026-1233	122	185	\$307
11-31818.234-R-3	07-08-101-026-1234	122	185	\$307
11-31818.235-R-3	07-08-101-026-1235	122	185	\$307
11-31818.236-R-3	07-08-101-026-1236	122	185	\$307
11-31818.237-R-3	07-08-101-026-1237	122	185	\$307
11-31818.238-R-3	07-08-101-026-1238	122	185	\$307
11-31818.239-R-3	07-08-101-026-1239	122	185	\$307
11-31818.240-R-3	07-08-101-026-1240	122	185	\$307
11-31818.241-R-3	07-08-101-026-1241	122	185	\$307
11-31818.242-R-3	07-08-101-026-1242	122	185	\$307
11-31818.243-R-3	07-08-101-026-1243	122	185	\$307
11-31818.244-R-3	07-08-101-026-1244	122	185	\$307
11-31818.245-R-3	07-08-101-026-1245	122	185	\$307
11-31818.246-R-3	07-08-101-026-1246	122	185	\$307
11-31818.247-R-3	07-08-101-026-1247	122	185	\$307
11-31818.248-R-3	07-08-101-026-1248	122	185	\$307
11-31818.249-R-3	07-08-101-026-1249	122	185	\$307
11-31818.250-R-3	07-08-101-026-1250	122	185	\$307
11-31818.251-R-3	07-08-101-026-1251	122	185	\$307

11-31818.252-R-3	07-08-101-026-1252	122	185	\$307
11-31818.253-R-3	07-08-101-026-1253	122	185	\$307
11-31818.254-R-3	07-08-101-026-1254	122	185	\$307
11-31818.255-R-3	07-08-101-026-1255	122	185	\$307
11-31818.256-R-3	07-08-101-026-1256	122	185	\$307
11-31818.257-R-3	07-08-101-026-1257	122	185	\$307
11-31818.258-R-3	07-08-101-026-1258	122	185	\$307
11-31818.259-R-3	07-08-101-026-1259	122	185	\$307
11-31818.260-R-3	07-08-101-026-1260	122	185	\$307
11-31818.261-R-3	07-08-101-026-1261	122	185	\$307
11-31818.262-R-3	07-08-101-026-1262	122	185	\$307
11-31818.263-R-3	07-08-101-026-1263	122	185	\$307
11-31818.264-R-3	07-08-101-026-1264	122	185	\$307

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: _____

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 22, 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.