



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

APPELLANT: Lotus Ave Condo Assoc
DOCKET NO.: 12-20221.001-R-2 through 12-20221.054-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lotus Ave Condo Assoc, the appellant(s), by attorney Katherine Amari O'Dell, of Amari & Locallo in Chicago; the Cook County Board of Review by Cook County Assistant State's Attorney Cristin Duffy; and Niles Twp. H.S.D. #219, the intervenor, 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
12-20221.001-R-2	10-21-119-099-1001	769	7,722	\$8,491
12-20221.002-R-2	10-21-119-099-1002	769	7,722	\$8,491
12-20221.003-R-2	10-21-119-099-1003	590	5,923	\$6,513
12-20221.004-R-2	10-21-119-099-1004	590	5,923	\$6,513
12-20221.005-R-2	10-21-119-099-1005	590	5,923	\$6,513
12-20221.006-R-2	10-21-119-099-1006	590	5,923	\$6,513
12-20221.007-R-2	10-21-119-099-1007	612	6,144	\$6,756
12-20221.008-R-2	10-21-119-099-1008	612	6,144	\$6,756
12-20221.009-R-2	10-21-119-099-1009	612	6,144	\$6,756
12-20221.010-R-2	10-21-119-099-1010	612	6,144	\$6,756
12-20221.011-R-2	10-21-119-099-1011	590	5,923	\$6,513
12-20221.012-R-2	10-21-119-099-1012	590	5,923	\$6,513
12-20221.013-R-2	10-21-119-099-1013	590	5,923	\$6,513
12-20221.014-R-2	10-21-119-099-1014	590	5,923	\$6,513
12-20221.015-R-2	10-21-119-099-1015	580	5,823	\$6,403
12-20221.016-R-2	10-21-119-099-1016	580	5,823	\$6,403
12-20221.017-R-2	10-21-119-099-1017	769	7,721	\$8,490
12-20221.018-R-2	10-21-119-099-1018	769	7,721	\$8,490
12-20221.019-R-2	10-21-119-099-1019	769	7,721	\$8,490

12-20221.020-R-2	10-21-119-099-1020	769	7,721	\$8,490
12-20221.021-R-2	10-21-119-099-1021	802	8,052	\$8,854
12-20221.022-R-2	10-21-119-099-1022	590	5,923	\$6,513
12-20221.023-R-2	10-21-119-099-1023	590	5,923	\$6,513
12-20221.024-R-2	10-21-119-099-1024	802	8,052	\$8,854
12-20221.025-R-2	10-21-119-099-1025	612	6,144	\$6,756
12-20221.026-R-2	10-21-119-099-1026	612	6,144	\$6,756
12-20221.027-R-2	10-21-119-099-1027	612	6,144	\$6,756
12-20221.028-R-2	10-21-119-099-1028	612	6,144	\$6,756
12-20221.029-R-2	10-21-119-099-1029	590	5,923	\$6,513
12-20221.030-R-2	10-21-119-099-1030	802	8,052	\$8,854
12-20221.031-R-2	10-21-119-099-1031	802	8,052	\$8,854
12-20221.032-R-2	10-21-119-099-1032	590	5,923	\$6,513
12-20221.033-R-2	10-21-119-099-1033	580	5,823	\$6,403
12-20221.034-R-2	10-21-119-099-1034	580	5,823	\$6,403
12-20221.035-R-2	10-21-119-099-1035	769	7,721	\$8,490
12-20221.036-R-2	10-21-119-099-1036	769	7,721	\$8,490
12-20221.037-R-2	10-21-119-099-1037	769	7,721	\$8,490
12-20221.038-R-2	10-21-119-099-1038	769	7,721	\$8,490
12-20221.039-R-2	10-21-119-099-1039	802	8,052	\$8,854
12-20221.040-R-2	10-21-119-099-1040	590	5,923	\$6,513
12-20221.041-R-2	10-21-119-099-1041	590	5,923	\$6,513
12-20221.042-R-2	10-21-119-099-1042	802	8,052	\$8,854
12-20221.043-R-2	10-21-119-099-1043	580	5,823	\$6,403
12-20221.044-R-2	10-21-119-099-1044	580	5,823	\$6,403
12-20221.045-R-2	10-21-119-099-1045	580	5,823	\$6,403
12-20221.046-R-2	10-21-119-099-1046	580	5,823	\$6,403
12-20221.047-R-2	10-21-119-099-1047	590	5,923	\$6,513
12-20221.048-R-2	10-21-119-099-1048	802	8,052	\$8,854
12-20221.049-R-2	10-21-119-099-1049	802	8,052	\$8,854
12-20221.050-R-2	10-21-119-099-1050	590	5,923	\$6,513
12-20221.051-R-2	10-21-119-099-1051	580	5,823	\$6,403
12-20221.052-R-2	10-21-119-099-1052	580	5,823	\$6,403
12-20221.053-R-2	10-21-119-099-1053	769	7,721	\$8,490
12-20221.054-R-2	10-21-119-099-1054	769	7,721	\$8,490

Subject only to the State multiplier as applicable.

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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: January 16, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

State of Illinois
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