



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

APPELLANT: 918 Ridge Condo Association
DOCKET NO.: 12-28236.001-R-2 through 12-28236.057-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 918 Ridge Condo Association, the appellant(s), by attorney Frederick F. Richards III, of Thompson Coburn LLP in Chicago; the Cook County Board of Review; the Elk Grove C.C.S.D. #59 intervenor, by attorney Ares G. Dalianis 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
12-28236.001-R-2	08-33-101-070-1001	231	7,000	\$ 7,231
12-28236.002-R-2	08-33-101-070-1002	231	7,000	\$ 7,231
12-28236.003-R-2	08-33-101-070-1003	114	3,456	\$ 3,570
12-28236.004-R-2	08-33-101-070-1004	177	5,372	\$ 5,549
12-28236.005-R-2	08-33-101-070-1005	114	3,456	\$ 3,570
12-28236.006-R-2	08-33-101-070-1006	177	5,372	\$ 5,549
12-28236.007-R-2	08-33-101-070-1007	177	5,372	\$ 5,549
12-28236.008-R-2	08-33-101-070-1008	114	3,456	\$ 3,570
12-28236.009-R-2	08-33-101-070-1009	177	5,372	\$ 5,549
12-28236.010-R-2	08-33-101-070-1010	114	3,456	\$ 3,570
12-28236.011-R-2	08-33-101-070-1011	114	3,456	\$ 3,570
12-28236.012-R-2	08-33-101-070-1012	177	5,372	\$ 5,549
12-28236.013-R-2	08-33-101-070-1013	114	3,456	\$ 3,570
12-28236.014-R-2	08-33-101-070-1014	177	5,372	\$ 5,549
12-28236.015-R-2	08-33-101-070-1015	177	5,372	\$ 5,549
12-28236.016-R-2	08-33-101-070-1016	231	7,000	\$ 7,231
12-28236.017-R-2	08-33-101-070-1017	114	3,456	\$ 3,570
12-28236.018-R-2	08-33-101-070-1018	114	3,456	\$ 3,570
12-28236.019-R-2	08-33-101-070-1019	231	7,000	\$ 7,231
12-28236.020-R-2	08-33-101-070-1020	231	7,000	\$ 7,231

12-28236.021-R-2	08-33-101-070-1021	231	7,000	\$ 7,231
12-28236.022-R-2	08-33-101-070-1022	114	3,456	\$ 3,570
12-28236.023-R-2	08-33-101-070-1023	177	5,372	\$ 5,549
12-28236.024-R-2	08-33-101-070-1024	114	3,456	\$ 3,570
12-28236.025-R-2	08-33-101-070-1025	177	5,372	\$ 5,549
12-28236.026-R-2	08-33-101-070-1026	177	5,372	\$ 5,549
12-28236.027-R-2	08-33-101-070-1027	177	5,372	\$ 5,549
12-28236.028-R-2	08-33-101-070-1028	231	7,000	\$ 7,231
12-28236.029-R-2	08-33-101-070-1029	177	5,372	\$ 5,549
12-28236.030-R-2	08-33-101-070-1030	114	3,456	\$ 3,570
12-28236.031-R-2	08-33-101-070-1031	177	5,372	\$ 5,549
12-28236.032-R-2	08-33-101-070-1032	113	3,427	\$ 3,540
12-28236.033-R-2	08-33-101-070-1033	177	5,372	\$ 5,549
12-28236.034-R-2	08-33-101-070-1034	177	5,373	\$ 5,550
12-28236.035-R-2	08-33-101-070-1035	231	7,000	\$ 7,231
12-28236.036-R-2	08-33-101-070-1036	113	3,427	\$ 3,540
12-28236.037-R-2	08-33-101-070-1037	113	3,427	\$ 3,540
12-28236.038-R-2	08-33-101-070-1038	231	7,000	\$ 7,231
12-28236.039-R-2	08-33-101-070-1039	231	7,000	\$ 7,231
12-28236.040-R-2	08-33-101-070-1040	231	7,000	\$ 7,231
12-28236.041-R-2	08-33-101-070-1041	113	3,427	\$ 3,540
12-28236.042-R-2	08-33-101-070-1042	177	5,373	\$ 5,550
12-28236.043-R-2	08-33-101-070-1043	113	3,427	\$ 3,540
12-28236.044-R-2	08-33-101-070-1044	177	5,373	\$ 5,550
12-28236.045-R-2	08-33-101-070-1045	177	5,373	\$ 5,550
12-28236.046-R-2	08-33-101-070-1046	177	5,373	\$ 5,550
12-28236.047-R-2	08-33-101-070-1047	231	7,000	\$ 7,231
12-28236.048-R-2	08-33-101-070-1048	177	5,373	\$ 5,550
12-28236.049-R-2	08-33-101-070-1049	113	3,427	\$ 3,540
12-28236.050-R-2	08-33-101-070-1050	177	5,373	\$ 5,550
12-28236.051-R-2	08-33-101-070-1051	113	3,427	\$ 3,540
12-28236.052-R-2	08-33-101-070-1052	177	5,373	\$ 5,550
12-28236.053-R-2	08-33-101-070-1053	177	5,373	\$ 5,550
12-28236.054-R-2	08-33-101-070-1054	231	7,000	\$ 7,231
12-28236.055-R-2	08-33-101-070-1055	113	3,427	\$ 3,540
12-28236.056-R-2	08-33-101-070-1056	113	3,427	\$ 3,540
12-28236.057-R-2	08-33-101-070-1057	231	7,000	\$ 7,231

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. 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: September 22, 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 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
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

918 Ridge Condo Association, by attorney:
Frederick F. Richards III
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, IL 60603

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602

INTERVENOR

Elk Grove C.C.S.D. #59, by attorney:
Ares G. Dalianis
Franczek Radelet P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606