



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

APPELLANT: Manor at Kimbark Condo. Assoc.  
DOCKET NO.: 12-28312.001-R-3 through 12-28312.044-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Manor at Kimbark Condo. Assoc., the appellant(s), by attorney Terrence Kennedy Jr., of the Law Offices of Terrence Kennedy Jr. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-28312.001-R-3	20-11-400-022-1001	229	5,850	\$6,079
12-28312.002-R-3	20-11-400-022-1002	316	8,074	\$8,390
12-28312.003-R-3	20-11-400-022-1003	324	8,279	\$8,603
12-28312.004-R-3	20-11-400-022-1004	1,193	7,588	\$8,781
12-28312.005-R-3	20-11-400-022-1005	1,009	6,421	\$7,430
12-28312.006-R-3	20-11-400-022-1006	287	7,321	\$7,608
12-28312.007-R-3	20-11-400-022-1007	1,062	6,759	\$7,821
12-28312.008-R-3	20-11-400-022-1008	250	6,398	\$6,648
12-28312.009-R-3	20-11-400-022-1009	287	7,321	\$7,608
12-28312.010-R-3	20-11-400-022-1010	295	7,526	\$7,821
12-28312.011-R-3	20-11-400-022-1011	301	7,698	\$7,999
12-28312.012-R-3	20-11-400-022-1012	903	5,745	\$6,648
12-28312.013-R-3	20-11-400-022-1013	295	7,526	\$7,821
12-28312.014-R-3	20-11-400-022-1014	301	7,698	\$7,999
12-28312.015-R-3	20-11-400-022-1015	1,004	6,390	\$7,394
12-28312.016-R-3	20-11-400-022-1016	879	5,591	\$6,470
12-28312.017-R-3	20-11-400-022-1017	370	9,442	\$9,812
12-28312.018-R-3	20-11-400-022-1018	1,357	8,632	\$9,989
12-28312.019-R-3	20-11-400-022-1019	249	6,363	\$6,612
12-28312.020-R-3	20-11-400-022-1020	426	10,878	\$11,304
12-28312.021-R-3	20-11-400-022-1021	339	8,655	\$8,994

12-28312.022-R-3	20-11-400-022-1022	346	8,826	\$9,172
12-28312.023-R-3	20-11-400-022-1023	249	6,363	\$6,612
12-28312.024-R-3	20-11-400-022-1024	331	8,450	\$8,781
12-28312.025-R-3	20-11-400-022-1025	339	8,655	\$8,994
12-28312.026-R-3	20-11-400-022-1026	346	8,826	\$9,172
12-28312.027-R-3	20-11-400-022-1027	1,004	6,390	\$7,394
12-28312.028-R-3	20-11-400-022-1028	1,299	8,264	\$9,563
12-28312.029-R-3	20-11-400-022-1029	369	9,407	\$9,776
12-28312.030-R-3	20-11-400-022-1030	1,357	8,632	\$9,989
12-28312.031-R-3	20-11-400-022-1031	287	7,321	\$7,608
12-28312.032-R-3	20-11-400-022-1032	295	7,526	\$7,821
12-28312.033-R-3	20-11-400-022-1033	301	7,698	\$7,999
12-28312.034-R-3	20-11-400-022-1034	903	5,745	\$6,648
12-28312.035-R-3	20-11-400-022-1035	287	7,321	\$7,608
12-28312.036-R-3	20-11-400-022-1036	295	7,526	\$7,821
12-28312.037-R-3	20-11-400-022-1037	301	7,698	\$7,999
12-28312.038-R-3	20-11-400-022-1038	280	7,150	\$7,430
12-28312.039-R-3	20-11-400-022-1039	287	7,321	\$7,608
12-28312.040-R-3	20-11-400-022-1040	295	7,526	\$7,821
12-28312.041-R-3	20-11-400-022-1041	826	5,253	\$6,079
12-28312.042-R-3	20-11-400-022-1042	1,140	7,250	\$8,390
12-28312.043-R-3	20-11-400-022-1043	324	8,279	\$8,603
12-28312.044-R-3	20-11-400-022-1044	331	8,450	\$8,781

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



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: February 24, 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.