



## FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: 912 Ridge Condo Association  
DOCKET NO.: 12-33552.001-R-2 through 12-33552.056-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 912 Ridge Condo Association, the appellant(s), by attorney Patrick J. Cullerton, 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:

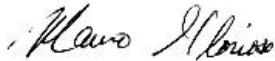
DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-33552.001-R-2	08-33-101-068-1001	228	6,883	\$ 7,111
12-33552.002-R-2	08-33-101-068-1002	228	6,883	\$ 7,111
12-33552.003-R-2	08-33-101-068-1003	112	3,398	\$ 3,510
12-33552.004-R-2	08-33-101-068-1004	176	5,315	\$ 5,491
12-33552.005-R-2	08-33-101-068-1005	112	3,398	\$ 3,510
12-33552.006-R-2	08-33-101-068-1006	176	5,315	\$ 5,491
12-33552.007-R-2	08-33-101-068-1007	176	5,315	\$ 5,491
12-33552.008-R-2	08-33-101-068-1008	112	3,398	\$ 3,510
12-33552.009-R-2	08-33-101-068-1009	176	5,315	\$ 5,491
12-33552.010-R-2	08-33-101-068-1010	176	5,315	\$ 5,491
12-33552.011-R-2	08-33-101-068-1011	228	6,883	\$ 7,111
12-33552.012-R-2	08-33-101-068-1012	176	5,315	\$ 5,491
12-33552.013-R-2	08-33-101-068-1013	176	5,315	\$ 5,491
12-33552.014-R-2	08-33-101-068-1014	228	6,883	\$ 7,111
12-33552.015-R-2	08-33-101-068-1015	228	6,883	\$ 7,111
12-33552.016-R-2	08-33-101-068-1016	112	3,398	\$ 3,510
12-33552.017-R-2	08-33-101-068-1017	112	3,398	\$ 3,510
12-33552.018-R-2	08-33-101-068-1018	229	6,911	\$ 7,140
12-33552.019-R-2	08-33-101-068-1019	228	6,882	\$ 7,110
12-33552.020-R-2	08-33-101-068-1020	229	6,911	\$ 7,140

12-33552.021-R-2	08-33-101-068-1021	112	3,397	\$ 3,509
12-33552.022-R-2	08-33-101-068-1022	176	5,314	\$ 5,490
12-33552.023-R-2	08-33-101-068-1023	112	3,397	\$ 3,509
12-33552.024-R-2	08-33-101-068-1024	176	5,314	\$ 5,490
12-33552.025-R-2	08-33-101-068-1025	176	5,314	\$ 5,490
12-33552.026-R-2	08-33-101-068-1026	176	5,314	\$ 5,490
12-33552.027-R-2	08-33-101-068-1027	229	6,911	\$ 7,140
12-33552.028-R-2	08-33-101-068-1028	176	5,314	\$ 5,490
12-33552.029-R-2	08-33-101-068-1029	112	3,397	\$ 3,509
12-33552.030-R-2	08-33-101-068-1030	176	5,314	\$ 5,490
12-33552.031-R-2	08-33-101-068-1031	112	3,397	\$ 3,509
12-33552.032-R-2	08-33-101-068-1032	176	5,314	\$ 5,490
12-33552.033-R-2	08-33-101-068-1033	176	5,314	\$ 5,490
12-33552.034-R-2	08-33-101-068-1034	229	6,911	\$ 7,140
12-33552.035-R-2	08-33-101-068-1035	112	3,397	\$ 3,509
12-33552.036-R-2	08-33-101-068-1036	112	3,397	\$ 3,509
12-33552.037-R-2	08-33-101-068-1037	229	6,911	\$ 7,140
12-33552.038-R-2	08-33-101-068-1038	229	6,911	\$ 7,140
12-33552.039-R-2	08-33-101-068-1039	229	6,911	\$ 7,140
12-33552.040-R-2	08-33-101-068-1040	112	3,397	\$ 3,509
12-33552.041-R-2	08-33-101-068-1041	176	5,314	\$ 5,490
12-33552.042-R-2	08-33-101-068-1042	112	3,397	\$ 3,509
12-33552.043-R-2	08-33-101-068-1043	176	5,314	\$ 5,490
12-33552.044-R-2	08-33-101-068-1044	176	5,314	\$ 5,490
12-33552.045-R-2	08-33-101-068-1045	229	6,911	\$ 7,140
12-33552.046-R-2	08-33-101-068-1046	176	5,314	\$ 5,490
12-33552.047-R-2	08-33-101-068-1047	176	5,314	\$ 5,490
12-33552.048-R-2	08-33-101-068-1048	112	3,397	\$ 3,509
12-33552.049-R-2	08-33-101-068-1049	176	5,314	\$ 5,490
12-33552.050-R-2	08-33-101-068-1050	112	3,397	\$ 3,509
12-33552.051-R-2	08-33-101-068-1051	176	5,314	\$ 5,490
12-33552.052-R-2	08-33-101-068-1052	176	5,314	\$ 5,490
12-33552.053-R-2	08-33-101-068-1053	229	6,911	\$ 7,140
12-33552.054-R-2	08-33-101-068-1054	112	3,397	\$ 3,509
12-33552.055-R-2	08-33-101-068-1055	112	3,397	\$ 3,509
12-33552.056-R-2	08-33-101-068-1056	229	6,911	\$ 7,140

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: \_\_\_\_\_

**C E R T I F I C A T I O N**

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**

912 Ridge Condo Association, by attorney:  
Patrick J. Cullerton  
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