



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

APPELLANT: Crossings of Franklin Condo Assoc.
DOCKET NO.: 12-33560.001-R-2 through 12-33560.073-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Crossings of Franklin Condo Assoc., the appellant(s), by attorney Patrick J. Cullerton, of Thompson Coburn LLP in Chicago; 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
12-33560.001-R-2	12-28-206-032-1001	862	15,597	\$ 16,459
12-33560.002-R-2	12-28-206-032-1002	393	7,119	\$ 7,512
12-33560.003-R-2	12-28-206-032-1003	518	9,375	\$ 9,893
12-33560.004-R-2	12-28-206-032-1004	336	6,086	\$ 6,422
12-33560.005-R-2	12-28-206-032-1005	518	9,375	\$ 9,893
12-33560.006-R-2	12-28-206-032-1006	375	6,795	\$ 7,170
12-33560.007-R-2	12-28-206-032-1007	446	8,065	\$ 8,511
12-33560.008-R-2	12-28-206-032-1008	317	5,735	\$ 6,052
12-33560.009-R-2	12-28-206-032-1009	446	8,065	\$ 8,511
12-33560.010-R-2	12-28-206-032-1010	518	9,375	\$ 9,893
12-33560.011-R-2	12-28-206-032-1011	518	9,375	\$ 9,893
12-33560.012-R-2	12-28-206-032-1012	456	8,254	\$ 8,710
12-33560.013-R-2	12-28-206-032-1013	619	11,193	\$ 11,812
12-33560.014-R-2	12-28-206-032-1014	505	9,146	\$ 9,651
12-33560.015-R-2	12-28-206-032-1015	638	11,537	\$ 12,175
12-33560.016-R-2	12-28-206-032-1016	862	15,597	\$ 16,459
12-33560.017-R-2	12-28-206-032-1017	393	7,119	\$ 7,512
12-33560.018-R-2	12-28-206-032-1018	518	9,375	\$ 9,893
12-33560.019-R-2	12-28-206-032-1019	336	6,086	\$ 6,422
12-33560.020-R-2	12-28-206-032-1020	518	9,375	\$ 9,893
12-33560.021-R-2	12-28-206-032-1021	375	6,795	\$ 7,170

12-33560.022-R-2	12-28-206-032-1022	446	8,065	\$ 8,511
12-33560.023-R-2	12-28-206-032-1023	317	5,735	\$ 6,052
12-33560.024-R-2	12-28-206-032-1024	446	8,065	\$ 8,511
12-33560.025-R-2	12-28-206-032-1025	518	9,375	\$ 9,893
12-33560.026-R-2	12-28-206-032-1026	518	9,375	\$ 9,893
12-33560.027-R-2	12-28-206-032-1027	456	8,254	\$ 8,710
12-33560.028-R-2	12-28-206-032-1028	619	11,193	\$ 11,812
12-33560.029-R-2	12-28-206-032-1029	505	9,146	\$ 9,651
12-33560.030-R-2	12-28-206-032-1030	638	11,537	\$ 12,175
12-33560.031-R-2	12-28-206-032-1031	862	15,597	\$ 16,459
12-33560.032-R-2	12-28-206-032-1032	393	7,119	\$ 7,512
12-33560.033-R-2	12-28-206-032-1033	518	9,375	\$ 9,893
12-33560.034-R-2	12-28-206-032-1034	336	6,086	\$ 6,422
12-33560.035-R-2	12-28-206-032-1035	518	9,375	\$ 9,893
12-33560.036-R-2	12-28-206-032-1036	375	6,795	\$ 7,170
12-33560.037-R-2	12-28-206-032-1037	446	8,065	\$ 8,511
12-33560.038-R-2	12-28-206-032-1038	317	5,735	\$ 6,052
12-33560.039-R-2	12-28-206-032-1039	446	8,065	\$ 8,511
12-33560.040-R-2	12-28-206-032-1040	518	9,375	\$ 9,893
12-33560.041-R-2	12-28-206-032-1041	518	9,375	\$ 9,893
12-33560.042-R-2	12-28-206-032-1042	456	8,254	\$ 8,710
12-33560.043-R-2	12-28-206-032-1043	619	11,193	\$ 11,812
12-33560.044-R-2	12-28-206-032-1044	505	9,146	\$ 9,651
12-33560.045-R-2	12-28-206-032-1045	638	11,537	\$ 12,175
12-33560.046-R-2	12-28-206-032-1047	393	7,119	\$ 7,512
12-33560.047-R-2	12-28-206-032-1049	336	6,086	\$ 6,422
12-33560.048-R-2	12-28-206-032-1050	518	9,375	\$ 9,893
12-33560.049-R-2	12-28-206-032-1051	375	6,795	\$ 7,170
12-33560.050-R-2	12-28-206-032-1052	446	8,065	\$ 8,511
12-33560.051-R-2	12-28-206-032-1053	317	5,735	\$ 6,052
12-33560.052-R-2	12-28-206-032-1054	446	8,065	\$ 8,511
12-33560.053-R-2	12-28-206-032-1055	518	9,375	\$ 9,893
12-33560.054-R-2	12-28-206-032-1056	518	9,375	\$ 9,893
12-33560.055-R-2	12-28-206-032-1057	455	8,241	\$ 8,696
12-33560.056-R-2	12-28-206-032-1058	619	11,193	\$ 11,812
12-33560.057-R-2	12-28-206-032-1059	505	9,146	\$ 9,651
12-33560.058-R-2	12-28-206-032-1060	638	11,537	\$ 12,175
12-33560.059-R-2	12-28-206-032-1061	862	15,597	\$ 16,459
12-33560.060-R-2	12-28-206-032-1062	393	7,119	\$ 7,512
12-33560.061-R-2	12-28-206-032-1063	518	9,375	\$ 9,893
12-33560.062-R-2	12-28-206-032-1064	336	6,086	\$ 6,422
12-33560.063-R-2	12-28-206-032-1065	518	9,375	\$ 9,893
12-33560.064-R-2	12-28-206-032-1066	375	6,795	\$ 7,170
12-33560.065-R-2	12-28-206-032-1067	446	8,065	\$ 8,511
12-33560.066-R-2	12-28-206-032-1068	317	5,735	\$ 6,052
12-33560.067-R-2	12-28-206-032-1069	446	8,065	\$ 8,511

12-33560.068-R-2	12-28-206-032-1070	518	9,375	\$ 9,893
12-33560.069-R-2	12-28-206-032-1071	518	9,375	\$ 9,893
12-33560.070-R-2	12-28-206-032-1072	456	8,254	\$ 8,710
12-33560.071-R-2	12-28-206-032-1073	619	11,193	\$ 11,812
12-33560.072-R-2	12-28-206-032-1074	505	9,146	\$ 9,651
12-33560.073-R-2	12-28-206-032-1075	638	11,537	\$ 12,175

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

Crossings of Franklin Condo Assoc., 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