



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

APPELLANT: Cunningham Court Townhomes Owners Assoc  
DOCKET NO.: 12-34161.001-R-3 through 12-34161.144-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Cunningham Court Townhomes Owners Assoc, the appellant(s), by attorney David C. Dunkin, of Saul Ewing Arnstein & Lehr LLP in Chicago; the Cook County Board of Review; the Palatine C.C.S.D. #15, and Palatine Twp. S.D. #211, intervenors, by attorney Michael J. Hernandez of Franczek 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
12-34161.001-R-3	02-12-102-001-0000	1,065	16,504	\$17,569
12-34161.002-R-3	02-12-102-002-0000	923	15,945	\$16,868
12-34161.003-R-3	02-12-102-003-0000	749	15,388	\$16,137
12-34161.004-R-3	02-12-102-004-0000	836	15,585	\$16,421
12-34161.005-R-3	02-12-102-005-0000	1,066	16,503	\$17,569
12-34161.006-R-3	02-12-102-006-0000	923	15,945	\$16,868
12-34161.007-R-3	02-12-102-007-0000	749	15,388	\$16,137
12-34161.008-R-3	02-12-102-008-0000	836	15,585	\$16,421
12-34161.009-R-3	02-12-102-009-0000	833	15,304	\$16,137
12-34161.010-R-3	02-12-102-010-0000	843	15,578	\$16,421
12-34161.011-R-3	02-12-102-011-0000	833	15,304	\$16,137
12-34161.012-R-3	02-12-102-012-0000	843	15,578	\$16,421
12-34161.013-R-3	02-12-102-013-0000	1,065	16,505	\$17,570
12-34161.014-R-3	02-12-102-014-0000	923	15,946	\$16,869
12-34161.015-R-3	02-12-102-015-0000	749	15,389	\$16,138
12-34161.016-R-3	02-12-102-016-0000	836	15,586	\$16,422
12-34161.017-R-3	02-12-102-017-0000	1,066	16,504	\$17,570
12-34161.018-R-3	02-12-102-018-0000	923	15,946	\$16,869
12-34161.019-R-3	02-12-102-019-0000	747	15,391	\$16,138
12-34161.020-R-3	02-12-102-020-0000	836	15,586	\$16,422

12-34161.021-R-3	02-12-102-021-0000	1,065	16,505	\$17,570
12-34161.022-R-3	02-12-102-022-0000	923	15,946	\$16,869
12-34161.023-R-3	02-12-102-023-0000	749	15,437	\$16,186
12-34161.024-R-3	02-12-102-024-0000	836	15,586	\$16,422
12-34161.025-R-3	02-12-102-025-0000	1,065	16,505	\$17,570
12-34161.026-R-3	02-12-102-026-0000	923	15,946	\$16,869
12-34161.027-R-3	02-12-102-027-0000	746	15,394	\$16,140
12-34161.028-R-3	02-12-102-028-0000	831	15,559	\$16,390
12-34161.029-R-3	02-12-102-029-0000	830	15,308	\$16,138
12-34161.030-R-3	02-12-102-031-0000	832	15,306	\$16,138
12-34161.031-R-3	02-12-102-032-0000	843	15,547	\$16,390
12-34161.032-R-3	02-12-102-033-0000	1,065	16,505	\$17,570
12-34161.033-R-3	02-12-102-034-0000	923	15,946	\$16,869
12-34161.034-R-3	02-12-102-035-0000	749	15,389	\$16,138
12-34161.035-R-3	02-12-102-037-0000	1,065	16,505	\$17,570
12-34161.036-R-3	02-12-102-038-0000	923	15,946	\$16,869
12-34161.037-R-3	02-12-102-039-0000	749	15,389	\$16,138
12-34161.038-R-3	02-12-102-040-0000	836	15,554	\$16,390
12-34161.039-R-3	02-12-102-041-0000	832	15,306	\$16,138
12-34161.040-R-3	02-12-102-042-0000	843	15,547	\$16,390
12-34161.041-R-3	02-12-102-043-0000	832	15,306	\$16,138
12-34161.042-R-3	02-12-102-044-0000	843	15,547	\$16,390
12-34161.043-R-3	02-12-102-045-0000	832	15,336	\$16,168
12-34161.044-R-3	02-12-102-046-0000	843	15,547	\$16,390
12-34161.045-R-3	02-12-102-047-0000	832	15,343	\$16,175
12-34161.046-R-3	02-12-102-048-0000	843	15,547	\$16,390
12-34161.047-R-3	02-12-102-049-0000	832	15,338	\$16,170
12-34161.048-R-3	02-12-102-050-0000	843	15,547	\$16,390
12-34161.049-R-3	02-12-102-051-0000	832	10,224	\$11,056
12-34161.050-R-3	02-12-102-052-0000	843	15,547	\$16,390
12-34161.051-R-3	02-12-102-053-0000	1,197	16,373	\$17,570
12-34161.052-R-3	02-12-102-054-0000	989	15,880	\$16,869
12-34161.053-R-3	02-12-102-055-0000	749	15,389	\$16,138
12-34161.054-R-3	02-12-102-056-0000	836	15,586	\$16,422
12-34161.055-R-3	02-12-102-057-0000	1,065	16,505	\$17,570
12-34161.056-R-3	02-12-102-058-0000	923	15,946	\$16,869
12-34161.057-R-3	02-12-102-060-0000	835	15,555	\$16,390
12-34161.058-R-3	02-12-102-061-0000	833	15,335	\$16,168
12-34161.059-R-3	02-12-102-062-0000	910	14,166	\$15,076
12-34161.060-R-3	02-12-102-063-0000	832	15,336	\$16,168
12-34161.061-R-3	02-12-102-064-0000	843	15,554	\$16,397
12-34161.062-R-3	02-12-102-065-0000	1,065	16,505	\$17,570
12-34161.063-R-3	02-12-102-066-0000	923	15,946	\$16,869
12-34161.064-R-3	02-12-102-067-0000	749	15,389	\$16,138
12-34161.065-R-3	02-12-102-068-0000	836	15,554	\$16,390
12-34161.066-R-3	02-12-102-069-0000	832	15,336	\$16,168

12-34161.067-R-3	02-12-102-070-0000	843	15,595	\$16,438
12-34161.068-R-3	02-12-102-071-0000	832	15,336	\$16,168
12-34161.069-R-3	02-12-102-072-0000	843	15,547	\$16,390
12-34161.070-R-3	02-12-102-073-0000	832	15,336	\$16,168
12-34161.071-R-3	02-12-102-074-0000	843	15,547	\$16,390
12-34161.072-R-3	02-12-102-075-0000	832	15,336	\$16,168
12-34161.073-R-3	02-12-102-076-0000	843	13,595	\$14,438
12-34161.074-R-3	02-12-102-077-0000	1,065	16,505	\$17,570
12-34161.075-R-3	02-12-102-078-0000	831	16,038	\$16,869
12-34161.076-R-3	02-12-102-079-0000	749	15,389	\$16,138
12-34161.077-R-3	02-12-102-080-0000	836	15,554	\$16,390
12-34161.078-R-3	02-12-102-081-0000	1,065	15,224	\$16,289
12-34161.079-R-3	02-12-102-082-0000	749	16,120	\$16,869
12-34161.080-R-3	02-12-102-083-0000	923	15,215	\$16,138
12-34161.081-R-3	02-12-102-084-0000	836	15,554	\$16,390
12-34161.082-R-3	02-12-102-085-0000	832	16,037	\$16,869
12-34161.083-R-3	02-12-102-086-0000	843	15,547	\$16,390
12-34161.084-R-3	02-12-102-087-0000	832	16,037	\$16,869
12-34161.085-R-3	02-12-102-088-0000	843	15,547	\$16,390
12-34161.086-R-3	02-12-102-089-0000	832	15,336	\$16,168
12-34161.087-R-3	02-12-102-090-0000	843	15,547	\$16,390
12-34161.088-R-3	02-12-102-091-0000	832	16,037	\$16,869
12-34161.089-R-3	02-12-102-092-0000	838	15,552	\$16,390
12-34161.090-R-3	02-12-102-093-0000	1,065	16,505	\$17,570
12-34161.091-R-3	02-12-102-094-0000	922	15,916	\$16,838
12-34161.092-R-3	02-12-102-095-0000	749	16,120	\$16,869
12-34161.093-R-3	02-12-102-096-0000	836	15,554	\$16,390
12-34161.094-R-3	02-12-102-097-0000	1,065	16,505	\$17,570
12-34161.095-R-3	02-12-102-098-0000	923	15,946	\$16,869
12-34161.096-R-3	02-12-102-099-0000	749	12,519	\$13,268
12-34161.097-R-3	02-12-102-100-0000	836	15,554	\$16,390
12-34161.098-R-3	02-12-102-101-0000	1,065	16,505	\$17,570
12-34161.099-R-3	02-12-102-102-0000	1,065	15,804	\$16,869
12-34161.100-R-3	02-12-102-103-0000	749	15,389	\$16,138
12-34161.101-R-3	02-12-102-104-0000	836	15,554	\$16,390
12-34161.102-R-3	02-12-102-105-0000	832	15,306	\$16,138
12-34161.103-R-3	02-12-102-106-0000	843	15,547	\$16,390
12-34161.104-R-3	02-12-102-107-0000	832	15,306	\$16,138
12-34161.105-R-3	02-12-102-108-0000	843	15,547	\$16,390
12-34161.106-R-3	02-12-102-109-0000	1,065	16,505	\$17,570
12-34161.107-R-3	02-12-102-110-0000	923	15,946	\$16,869
12-34161.108-R-3	02-12-102-111-0000	749	15,389	\$16,138
12-34161.109-R-3	02-12-102-112-0000	836	15,554	\$16,390
12-34161.110-R-3	02-12-102-113-0000	832	15,336	\$16,168
12-34161.111-R-3	02-12-102-114-0000	843	15,547	\$16,390
12-34161.112-R-3	02-12-102-115-0000	832	15,336	\$16,168

12-34161.113-R-3	02-12-102-116-0000	843	15,547	\$16,390
12-34161.114-R-3	02-12-102-117-0000	832	15,336	\$16,168
12-34161.115-R-3	02-12-102-118-0000	843	15,547	\$16,390
12-34161.116-R-3	02-12-102-119-0000	832	15,336	\$16,168
12-34161.117-R-3	02-12-102-120-0000	843	15,547	\$16,390
12-34161.118-R-3	02-12-102-121-0000	1,065	16,505	\$17,570
12-34161.119-R-3	02-12-102-122-0000	923	15,946	\$16,869
12-34161.120-R-3	02-12-102-123-0000	747	15,425	\$16,172
12-34161.121-R-3	02-12-102-124-0000	836	15,554	\$16,390
12-34161.122-R-3	02-12-102-125-0000	1,065	16,505	\$17,570
12-34161.123-R-3	02-12-102-126-0000	923	15,946	\$16,869
12-34161.124-R-3	02-12-102-127-0000	749	15,389	\$16,138
12-34161.125-R-3	02-12-102-128-0000	836	15,554	\$16,390
12-34161.126-R-3	02-12-102-129-0000	856	15,312	\$16,168
12-34161.127-R-3	02-12-102-130-0000	843	15,554	\$16,397
12-34161.128-R-3	02-12-102-131-0000	856	15,312	\$16,168
12-34161.129-R-3	02-12-102-132-0000	843	15,547	\$16,390
12-34161.130-R-3	02-12-102-133-0000	1,143	16,427	\$17,570
12-34161.131-R-3	02-12-102-134-0000	982	15,887	\$16,869
12-34161.132-R-3	02-12-102-135-0000	749	13,813	\$14,562
12-34161.133-R-3	02-12-102-136-0000	836	15,554	\$16,390
12-34161.134-R-3	02-12-102-137-0000	1,201	16,369	\$17,570
12-34161.135-R-3	02-12-102-138-0000	944	15,925	\$16,869
12-34161.136-R-3	02-12-102-139-0000	877	15,291	\$16,168
12-34161.137-R-3	02-12-102-140-0000	836	15,554	\$16,390
12-34161.138-R-3	02-12-102-141-0000	1,104	16,466	\$17,570
12-34161.139-R-3	02-12-102-142-0000	973	15,896	\$16,869
12-34161.140-R-3	02-12-102-143-0000	768	15,370	\$16,138
12-34161.141-R-3	02-12-102-144-0000	836	15,554	\$16,390
12-34161.142-R-3	02-12-102-145-0000	1,065	16,540	\$17,605
12-34161.143-R-3	02-12-102-147-0000	749	15,389	\$16,138
12-34161.144-R-3	02-12-102-148-0000	836	15,554	\$16,390

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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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

\_\_\_\_\_  
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 17, 2019



\_\_\_\_\_  
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

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