



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

APPELLANT: Evanston Galleria Condo Assoc.
DOCKET NO.: 12-35821.001-R-1 through 12-35821.084-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Evanston Galleria Condo Assoc., the appellant(s), by attorney Herbert B. Rosenberg, of Schoenberg Finkel Newman & Rosenberg LLC 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
12-35821.001-R-1	11-18-126-019-1001	627	14,699	15,326
12-35821.002-R-1	11-18-126-019-1002	627	17,313	17,940
12-35821.003-R-1	11-18-126-019-1006	717	17,191	17,908
12-35821.004-R-1	11-18-126-019-1007	732	17,176	17,908
12-35821.005-R-1	11-18-126-019-1011	730	21,177	21,907
12-35821.006-R-1	11-18-126-019-1012	896	15,782	16,678
12-35821.007-R-1	11-18-126-019-1013	682	19,962	20,644
12-35821.008-R-1	11-18-126-019-1014	844	16,826	17,670
12-35821.009-R-1	11-18-126-019-1015	723	21,364	22,087
12-35821.010-R-1	11-18-126-019-1016	903	17,028	17,931
12-35821.011-R-1	11-18-126-019-1017	733	17,198	17,931
12-35821.012-R-1	11-18-126-019-1018	733	18,650	19,383
12-35821.013-R-1	11-18-126-019-1020	808	17,191	17,999
12-35821.014-R-1	11-18-126-019-1021	736	17,263	17,999
12-35821.015-R-1	11-18-126-019-1022	726	17,025	17,751
12-35821.016-R-1	11-18-126-019-1023	728	17,077	17,805
12-35821.017-R-1	11-18-126-019-1024	737	17,284	18,021
12-35821.018-R-1	11-18-126-019-1025	900	21,097	21,997
12-35821.019-R-1	11-18-126-019-1026	689	16,169	16,858
12-35821.020-R-1	11-18-126-019-1027	881	20,666	21,547
12-35821.021-R-1	11-18-126-019-1028	726	17,033	17,759

12-35821.022-R-1	11-18-126-019-1030	737	17,284	18,021
12-35821.023-R-1	11-18-126-019-1031	737	17,284	18,021
12-35821.024-R-1	11-18-126-019-1032	737	17,289	18,026
12-35821.025-R-1	11-18-126-019-1034	741	17,375	18,116
12-35821.026-R-1	11-18-126-019-1035	741	17,375	18,116
12-35821.027-R-1	11-18-126-019-1036	730	17,110	17,840
12-35821.028-R-1	11-18-126-019-1038	737	17,284	18,021
12-35821.029-R-1	11-18-126-019-1039	955	22,395	23,350
12-35821.030-R-1	11-18-126-019-1040	697	16,341	17,038
12-35821.031-R-1	11-18-126-019-1041	970	22,740	23,710
12-35821.032-R-1	11-18-126-019-1043	737	17,284	18,021
12-35821.033-R-1	11-18-126-019-1044	739	17,328	18,067
12-35821.034-R-1	11-18-126-019-1045	739	17,328	18,067
12-35821.035-R-1	11-18-126-019-1046	1,505	35,268	36,773
12-35821.036-R-1	11-18-126-019-1047	752	17,634	18,386
12-35821.037-R-1	11-18-126-019-1048	752	17,634	18,386
12-35821.038-R-1	11-18-126-019-1050	732	17,163	17,895
12-35821.039-R-1	11-18-126-019-1051	737	17,284	18,021
12-35821.040-R-1	11-18-126-019-1052	1,048	24,573	25,621
12-35821.041-R-1	11-18-126-019-1053	1,007	23,604	24,611
12-35821.042-R-1	11-18-126-019-1054	915	21,443	22,358
12-35821.043-R-1	11-18-126-019-1055	70	1,643	1,713
12-35821.044-R-1	11-18-126-019-1056	70	1,643	1,713
12-35821.045-R-1	11-18-126-019-1057	70	1,643	1,713
12-35821.046-R-1	11-18-126-019-1058	70	1,643	1,713
12-35821.047-R-1	11-18-126-019-1059	70	1,643	1,713
12-35821.048-R-1	11-18-126-019-1060	70	1,643	1,713
12-35821.049-R-1	11-18-126-019-1061	70	1,643	1,713
12-35821.050-R-1	11-18-126-019-1062	70	1,643	1,713
12-35821.051-R-1	11-18-126-019-1063	70	1,643	1,713
12-35821.052-R-1	11-18-126-019-1064	70	1,643	1,713
12-35821.053-R-1	11-18-126-019-1065	70	1,643	1,713
12-35821.054-R-1	11-18-126-019-1066	70	1,643	1,713
12-35821.055-R-1	11-18-126-019-1067	70	1,643	1,713
12-35821.056-R-1	11-18-126-019-1068	70	1,643	1,713
12-35821.057-R-1	11-18-126-019-1069	70	1,643	1,713
12-35821.058-R-1	11-18-126-019-1070	70	1,643	1,713
12-35821.059-R-1	11-18-126-019-1071	70	1,643	1,713
12-35821.060-R-1	11-18-126-019-1072	70	1,643	1,713
12-35821.061-R-1	11-18-126-019-1073	70	1,643	1,713
12-35821.062-R-1	11-18-126-019-1074	70	1,643	1,713
12-35821.063-R-1	11-18-126-019-1075	70	1,643	1,713
12-35821.064-R-1	11-18-126-019-1076	70	1,643	1,713
12-35821.065-R-1	11-18-126-019-1077	70	1,643	1,713
12-35821.066-R-1	11-18-126-019-1078	70	1,643	1,713
12-35821.067-R-1	11-18-126-019-1079	70	1,643	1,713

12-35821.068-R-1	11-18-126-019-1080	70	1,643	1,713
12-35821.069-R-1	11-18-126-019-1081	70	1,643	1,713
12-35821.070-R-1	11-18-126-019-1082	70	1,643	1,713
12-35821.071-R-1	11-18-126-019-1083	70	1,643	1,713
12-35821.072-R-1	11-18-126-019-1084	70	1,643	1,713
12-35821.073-R-1	11-18-126-019-1085	70	1,643	1,713
12-35821.074-R-1	11-18-126-019-1086	70	1,643	1,713
12-35821.075-R-1	11-18-126-019-1087	70	1,643	1,713
12-35821.076-R-1	11-18-126-019-1088	70	1,643	1,713
12-35821.077-R-1	11-18-126-019-1089	70	1,643	1,713
12-35821.078-R-1	11-18-126-019-1090	70	1,643	1,713
12-35821.079-R-1	11-18-126-019-1091	70	1,643	1,713
12-35821.080-R-1	11-18-126-019-1092	70	1,643	1,713
12-35821.081-R-1	11-18-126-019-1093	70	1,643	1,713
12-35821.082-R-1	11-18-126-019-1094	70	1,643	1,713
12-35821.083-R-1	11-18-126-019-1095	70	1,643	1,713
12-35821.084-R-1	11-18-126-019-1096	70	1,643	1,713

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



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: March 20, 2018



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

Evanston Galleria Condo Assoc., by attorney:
Herbert B. Rosenberg
Schoenberg Finkel Newman & Rosenberg LLC
222 South Riverside Plaza
Suite 2100
Chicago, IL 60606-6101

COUNTY

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