



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

APPELLANT: Uniqema North America/Vantage Oleo  
DOCKET NO.: 14-22498.001-I-2 through 14-22498.017-I-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Uniqema North America/Vantage Oleo, the appellant(s), by attorney Ellen G. Berkshire of Verros, Lafakis & Berkshire, P.C. in Chicago; the Cook County Board of Review; and the Chicago Board of Education, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
14-22498.001-I-2	20-05-302-004-0000	124,777	2,459	\$127,236
14-22498.002-I-2	20-05-302-008-0000	107,505	1,054	\$108,559
14-22498.003-I-2	20-05-311-015-0000	124,471	3,998	\$128,469
14-22498.004-I-2	20-05-312-001-0000	119,315	3,188	\$122,503
14-22498.005-I-2	20-05-312-002-0000	124,978	28,576	\$153,554
14-22498.006-I-2	20-05-312-004-0000	101,512	29,904	\$131,416
14-22498.007-I-2	20-05-312-005-0000	23,835	0	\$23,835
14-22498.008-I-2	20-05-312-006-0000	55,030	510	\$55,540
14-22498.009-I-2	20-05-312-007-0000	41,619	24,077	\$65,696
14-22498.010-I-2	20-05-312-008-0000	18,408	1,474	\$19,882
14-22498.011-I-2	20-05-312-013-0000	9,470	1	\$9,471
14-22498.012-I-2	20-05-312-014-0000	36,358	4,383	\$40,741
14-22498.013-I-2	20-05-312-015-0000	184,501	16,958	\$201,459
14-22498.014-I-2	20-05-312-017-0000	10,576	268	\$10,844
14-22498.015-I-2	20-05-312-018-0000	54,209	776	\$54,985
14-22498.016-I-2	20-05-312-019-0000	25,837	6,276	\$32,113

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.

*Mario Abbate*

Chairman

*K. L. Fan*

Member

*JR*

Member

*Robert H. Steffen*

Member

*Dane DeKinis*

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: October 21, 2016

*A. H. ...*

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.