



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

APPELLANT: Garfield Condominium Association
DOCKET NO.: 15-21365.001-R-2 through 15-21365.062-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Garfield Condominium Association, the appellant, by attorney Anita B. Mauro, of Thompson Coburn LLP in Chicago; the Cook County Board of Review; and the intervenors, Oak Park River Forest H.S.D. #200, by attorney Ares G. Dalianis of Franczek Radelet P.C. in Chicago, and Oak Park S.D. #97, by attorney Scott L. Ginsburg of Robbins Schwartz Nicholas Lifton Taylor 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
15-21365.001-R-2	16-18-405-014-1001	355	5,639	\$5,994
15-21365.002-R-2	16-18-405-014-1002	534	8,479	\$9,013
15-21365.003-R-2	16-18-405-014-1003	534	8,479	\$9,013
15-21365.004-R-2	16-18-405-014-1004	534	8,479	\$9,013
15-21365.005-R-2	16-18-405-014-1005	409	6,503	\$6,912
15-21365.006-R-2	16-18-405-014-1006	409	6,503	\$6,912
15-21365.007-R-2	16-18-405-014-1007	409	6,503	\$6,912
15-21365.008-R-2	16-18-405-014-1008	409	6,503	\$6,912
15-21365.009-R-2	16-18-405-014-1009	409	6,503	\$6,912
15-21365.010-R-2	16-18-405-014-1010	409	6,503	\$6,912
15-21365.011-R-2	16-18-405-014-1014	378	6,009	\$6,387
15-21365.012-R-2	16-18-405-014-1015	378	6,009	\$6,387
15-21365.013-R-2	16-18-405-014-1016	378	6,009	\$6,387
15-21365.014-R-2	16-18-405-014-1017	378	6,009	\$6,387
15-21365.015-R-2	16-18-405-014-1018	378	6,009	\$6,387
15-21365.016-R-2	16-18-405-014-1019	378	6,009	\$6,387
15-21365.017-R-2	16-18-405-014-1020	246	3,910	\$4,156
15-21365.018-R-2	16-18-405-014-1021	378	6,009	\$6,387
15-21365.019-R-2	16-18-405-014-1022	378	6,009	\$6,387

15-21365.020-R-2	16-18-405-014-1023	378	6,009	\$6,387
15-21365.021-R-2	16-18-405-014-1024	409	6,503	\$6,912
15-21365.022-R-2	16-18-405-014-1025	409	6,503	\$6,912
15-21365.023-R-2	16-18-405-014-1026	409	6,503	\$6,912
15-21365.024-R-2	16-18-405-014-1027	409	6,503	\$6,912
15-21365.025-R-2	16-18-405-014-1028	409	6,503	\$6,912
15-21365.026-R-2	16-18-405-014-1029	409	6,503	\$6,912
15-21365.027-R-2	16-18-405-014-1030	355	5,639	\$5,994
15-21365.028-R-2	16-18-405-014-1031	534	8,479	\$9,013
15-21365.029-R-2	16-18-405-014-1032	534	8,479	\$9,013
15-21365.030-R-2	16-18-405-014-1033	534	8,479	\$9,013
15-21365.031-R-2	16-18-405-014-1034	355	5,639	\$5,994
15-21365.032-R-2	16-18-405-014-1035	534	8,479	\$9,013
15-21365.033-R-2	16-18-405-014-1036	534	8,479	\$9,013
15-21365.034-R-2	16-18-405-014-1037	534	8,479	\$9,013
15-21365.035-R-2	16-18-405-014-1038	409	6,503	\$6,912
15-21365.036-R-2	16-18-405-014-1039	409	6,503	\$6,912
15-21365.037-R-2	16-18-405-014-1040	409	6,503	\$6,912
15-21365.038-R-2	16-18-405-014-1041	409	6,503	\$6,912
15-21365.039-R-2	16-18-405-014-1042	409	6,503	\$6,912
15-21365.040-R-2	16-18-405-014-1043	409	6,503	\$6,912
15-21365.041-R-2	16-18-405-014-1044	534	8,479	\$9,013
15-21365.042-R-2	16-18-405-014-1045	534	8,479	\$9,013
15-21365.043-R-2	16-18-405-014-1046	534	8,479	\$9,013
15-21365.044-R-2	16-18-405-014-1047	355	5,639	\$5,994
15-21365.045-R-2	16-18-405-014-1048	534	8,479	\$9,013
15-21365.046-R-2	16-18-405-014-1049	534	8,479	\$9,013
15-21365.047-R-2	16-18-405-014-1050	534	8,479	\$9,013
15-21365.048-R-2	16-18-405-014-1051	409	6,503	\$6,912
15-21365.049-R-2	16-18-405-014-1052	409	6,503	\$6,912
15-21365.050-R-2	16-18-405-014-1053	409	6,503	\$6,912
15-21365.051-R-2	16-18-405-014-1054	409	6,503	\$6,912
15-21365.052-R-2	16-18-405-014-1055	409	6,503	\$6,912
15-21365.053-R-2	16-18-405-014-1056	409	6,503	\$6,912
15-21365.054-R-2	16-18-405-014-1057	534	8,479	\$9,013
15-21365.055-R-2	16-18-405-014-1058	534	8,479	\$9,013
15-21365.056-R-2	16-18-405-014-1059	534	8,479	\$9,013
15-21365.057-R-2	16-18-405-014-1060	428	6,791	\$7,219
15-21365.058-R-2	16-18-405-014-1061	428	6,791	\$7,219
15-21365.059-R-2	16-18-405-014-1062	441	6,997	\$7,438
15-21365.060-R-2	16-18-405-014-1063	28	455	\$483
15-21365.061-R-2	16-18-405-014-1064	28	455	\$483
15-21365.062-R-2	16-18-405-014-1065	54	867	\$921

Subject only to the State multiplier as applicable.

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: November 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

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