



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

APPELLANT: Metropolitan Square Condo Assoc.  
DOCKET NO.: 15-23824.001-R-2 through 15-23824.142-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Metropolitan Square Condo Assoc., the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; the Cook County Board of Review; the Des Plaines C.C.S.D. #62, and Maine Twp. H.S.D. #207, intervenors, by attorney Ares G. Dalianis 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
15-23824.001-R-2	09-17-415-043-1001	\$247	\$14,969	\$15,216
15-23824.002-R-2	09-17-415-043-1002	\$249	\$15,081	\$15,330
15-23824.003-R-2	09-17-415-043-1003	\$204	\$12,362	\$12,566
15-23824.004-R-2	09-17-415-043-1004	\$210	\$12,697	\$12,907
15-23824.005-R-2	09-17-415-043-1005	\$184	\$11,146	\$11,330
15-23824.006-R-2	09-17-415-043-1006	\$132	\$8,012	\$8,144
15-23824.007-R-2	09-17-415-043-1007	\$184	\$11,146	\$11,330
15-23824.008-R-2	09-17-415-043-1008	\$135	\$8,156	\$8,291
15-23824.009-R-2	09-17-415-043-1009	\$139	\$8,428	\$8,567
15-23824.010-R-2	09-17-415-043-1010	\$135	\$8,147	\$8,282
15-23824.011-R-2	09-17-415-043-1011	\$186	\$11,242	\$11,428
15-23824.012-R-2	09-17-415-043-1012	\$224	\$13,529	\$13,753
15-23824.013-R-2	09-17-415-043-1013	\$247	\$14,969	\$15,216
15-23824.014-R-2	09-17-415-043-1014	\$249	\$15,081	\$15,330
15-23824.015-R-2	09-17-415-043-1015	\$204	\$12,362	\$12,566
15-23824.016-R-2	09-17-415-043-1016	\$210	\$12,697	\$12,907
15-23824.017-R-2	09-17-415-043-1017	\$184	\$11,146	\$11,330
15-23824.018-R-2	09-17-415-043-1018	\$132	\$8,012	\$8,144
15-23824.019-R-2	09-17-415-043-1019	\$184	\$11,146	\$11,330
15-23824.020-R-2	09-17-415-043-1020	\$135	\$8,156	\$8,291

15-23824.021-R-2	09-17-415-043-1021	\$139	\$8,428	\$8,567
15-23824.022-R-2	09-17-415-043-1022	\$135	\$8,204	\$8,339
15-23824.023-R-2	09-17-415-043-1023	\$186	\$11,242	\$11,428
15-23824.024-R-2	09-17-415-043-1024	\$224	\$13,529	\$13,753
15-23824.025-R-2	09-17-415-043-1025	\$247	\$14,969	\$15,216
15-23824.026-R-2	09-17-415-043-1026	\$249	\$15,081	\$15,330
15-23824.027-R-2	09-17-415-043-1027	\$204	\$12,362	\$12,566
15-23824.028-R-2	09-17-415-043-1028	\$210	\$12,609	\$12,819
15-23824.029-R-2	09-17-415-043-1029	\$184	\$11,146	\$11,330
15-23824.030-R-2	09-17-415-043-1030	\$132	\$8,012	\$8,144
15-23824.031-R-2	09-17-415-043-1031	\$184	\$11,146	\$11,330
15-23824.032-R-2	09-17-415-043-1032	\$132	\$8,012	\$8,144
15-23824.033-R-2	09-17-415-043-1033	\$139	\$8,428	\$8,567
15-23824.034-R-2	09-17-415-043-1034	\$135	\$8,204	\$8,339
15-23824.035-R-2	09-17-415-043-1035	\$186	\$11,242	\$11,428
15-23824.036-R-2	09-17-415-043-1036	\$224	\$13,529	\$13,753
15-23824.037-R-2	09-17-415-043-1037	\$247	\$14,969	\$15,216
15-23824.038-R-2	09-17-415-043-1038	\$249	\$14,976	\$15,225
15-23824.039-R-2	09-17-415-043-1039	\$204	\$12,362	\$12,566
15-23824.040-R-2	09-17-415-043-1040	\$210	\$12,697	\$12,907
15-23824.041-R-2	09-17-415-043-1041	\$184	\$11,146	\$11,330
15-23824.042-R-2	09-17-415-043-1042	\$132	\$8,012	\$8,144
15-23824.043-R-2	09-17-415-043-1043	\$184	\$11,146	\$11,330
15-23824.044-R-2	09-17-415-043-1044	\$135	\$8,156	\$8,291
15-23824.045-R-2	09-17-415-043-1045	\$139	\$8,428	\$8,567
15-23824.046-R-2	09-17-415-043-1046	\$135	\$8,204	\$8,339
15-23824.047-R-2	09-17-415-043-1047	\$186	\$11,242	\$11,428
15-23824.048-R-2	09-17-415-043-1048	\$224	\$13,529	\$13,753
15-23824.049-R-2	09-17-415-043-1049	\$247	\$14,969	\$15,216
15-23824.050-R-2	09-17-415-043-1050	\$249	\$15,081	\$15,330
15-23824.051-R-2	09-17-415-043-1051	\$204	\$12,362	\$12,566
15-23824.052-R-2	09-17-415-043-1052	\$210	\$12,697	\$12,907
15-23824.053-R-2	09-17-415-043-1053	\$184	\$11,146	\$11,330
15-23824.054-R-2	09-17-415-043-1054	\$132	\$8,012	\$8,144
15-23824.055-R-2	09-17-415-043-1055	\$184	\$11,146	\$11,330
15-23824.056-R-2	09-17-415-043-1056	\$135	\$8,156	\$8,291
15-23824.057-R-2	09-17-415-043-1057	\$139	\$8,428	\$8,567
15-23824.058-R-2	09-17-415-043-1058	\$135	\$8,204	\$8,339
15-23824.059-R-2	09-17-415-043-1059	\$186	\$11,242	\$11,428
15-23824.060-R-2	09-17-415-043-1060	\$224	\$13,529	\$13,753
15-23824.061-R-2	09-17-415-043-1061	\$247	\$14,969	\$15,216
15-23824.062-R-2	09-17-415-043-1062	\$395	\$23,893	\$24,288
15-23824.063-R-2	09-17-415-043-1063	\$204	\$12,362	\$12,566
15-23824.064-R-2	09-17-415-043-1064	\$210	\$12,697	\$12,907
15-23824.065-R-2	09-17-415-043-1065	\$184	\$11,146	\$11,330
15-23824.066-R-2	09-17-415-043-1066	\$132	\$8,012	\$8,144

15-23824.067-R-2	09-17-415-043-1067	\$184	\$11,146	\$11,330
15-23824.068-R-2	09-17-415-043-1068	\$132	\$8,012	\$8,144
15-23824.069-R-2	09-17-415-043-1069	\$139	\$8,428	\$8,567
15-23824.070-R-2	09-17-415-043-1070	\$135	\$8,204	\$8,339
15-23824.071-R-2	09-17-415-043-1071	\$186	\$11,242	\$11,428
15-23824.072-R-2	09-17-415-043-1072	\$224	\$13,529	\$13,753
15-23824.073-R-2	09-17-415-043-1073	\$211	\$12,778	\$12,989
15-23824.074-R-2	09-17-415-043-1074	\$145	\$8,795	\$8,940
15-23824.075-R-2	09-17-415-043-1075	\$145	\$8,795	\$8,940
15-23824.076-R-2	09-17-415-043-1076	\$201	\$12,186	\$12,387
15-23824.077-R-2	09-17-415-043-1077	\$145	\$8,795	\$8,940
15-23824.078-R-2	09-17-415-043-1078	\$145	\$8,795	\$8,940
15-23824.079-R-2	09-17-415-043-1079	\$207	\$12,554	\$12,761
15-23824.080-R-2	09-17-415-043-1080	\$222	\$13,418	\$13,640
15-23824.081-R-2	09-17-415-043-1081	\$160	\$9,691	\$9,851
15-23824.082-R-2	09-17-415-043-1082	\$156	\$9,451	\$9,607
15-23824.083-R-2	09-17-415-043-1083	\$216	\$13,050	\$13,266
15-23824.084-R-2	09-17-415-043-1084	\$156	\$9,451	\$9,607
15-23824.085-R-2	09-17-415-043-1085	\$160	\$9,691	\$9,851
15-23824.086-R-2	09-17-415-043-1086	\$242	\$14,649	\$14,891
15-23824.087-R-2	09-17-415-043-1087	\$217	\$13,129	\$13,346
15-23824.088-R-2	09-17-415-043-1088	\$145	\$8,795	\$8,940
15-23824.089-R-2	09-17-415-043-1089	\$145	\$8,795	\$8,940
15-23824.090-R-2	09-17-415-043-1090	\$201	\$12,186	\$12,387
15-23824.091-R-2	09-17-415-043-1091	\$145	\$8,795	\$8,940
15-23824.092-R-2	09-17-415-043-1092	\$145	\$8,795	\$8,940
15-23824.093-R-2	09-17-415-043-1093	\$207	\$12,554	\$12,761
15-23824.094-R-2	09-17-415-043-1094	\$227	\$13,769	\$13,996
15-23824.095-R-2	09-17-415-043-1095	\$170	\$10,283	\$10,453
15-23824.096-R-2	09-17-415-043-1096	\$166	\$10,027	\$10,193
15-23824.097-R-2	09-17-415-043-1097	\$219	\$13,242	\$13,461
15-23824.098-R-2	09-17-415-043-1098	\$166	\$10,027	\$10,193
15-23824.099-R-2	09-17-415-043-1099	\$170	\$10,283	\$10,453
15-23824.100-R-2	09-17-415-043-1100	\$245	\$14,841	\$15,086
15-23824.101-R-2	09-17-415-043-1101	\$217	\$13,129	\$13,346
15-23824.102-R-2	09-17-415-043-1102	\$145	\$8,795	\$8,940
15-23824.103-R-2	09-17-415-043-1103	\$145	\$8,795	\$8,940
15-23824.104-R-2	09-17-415-043-1104	\$201	\$12,186	\$12,387
15-23824.105-R-2	09-17-415-043-1105	\$145	\$8,795	\$8,940
15-23824.106-R-2	09-17-415-043-1106	\$145	\$8,795	\$8,940
15-23824.107-R-2	09-17-415-043-1107	\$207	\$12,554	\$12,761
15-23824.108-R-2	09-17-415-043-1108	\$227	\$13,769	\$13,996
15-23824.109-R-2	09-17-415-043-1109	\$170	\$10,283	\$10,453
15-23824.110-R-2	09-17-415-043-1110	\$166	\$9,956	\$10,122
15-23824.111-R-2	09-17-415-043-1111	\$219	\$13,242	\$13,461
15-23824.112-R-2	09-17-415-043-1112	\$166	\$10,027	\$10,193

15-23824.113-R-2	09-17-415-043-1113	\$170	\$10,283	\$10,453
15-23824.114-R-2	09-17-415-043-1114	\$245	\$14,841	\$15,086
15-23824.115-R-2	09-17-415-043-1115	\$217	\$13,129	\$13,346
15-23824.116-R-2	09-17-415-043-1116	\$145	\$8,795	\$8,940
15-23824.117-R-2	09-17-415-043-1117	\$145	\$8,795	\$8,940
15-23824.118-R-2	09-17-415-043-1118	\$201	\$12,186	\$12,387
15-23824.119-R-2	09-17-415-043-1119	\$145	\$8,795	\$8,940
15-23824.120-R-2	09-17-415-043-1120	\$145	\$8,795	\$8,940
15-23824.121-R-2	09-17-415-043-1121	\$207	\$12,554	\$12,761
15-23824.122-R-2	09-17-415-043-1122	\$227	\$13,769	\$13,996
15-23824.123-R-2	09-17-415-043-1123	\$170	\$10,283	\$10,453
15-23824.124-R-2	09-17-415-043-1124	\$166	\$10,027	\$10,193
15-23824.125-R-2	09-17-415-043-1125	\$219	\$13,242	\$13,461
15-23824.126-R-2	09-17-415-043-1126	\$166	\$10,027	\$10,193
15-23824.127-R-2	09-17-415-043-1127	\$170	\$10,283	\$10,453
15-23824.128-R-2	09-17-415-043-1128	\$245	\$14,841	\$15,086
15-23824.129-R-2	09-17-415-043-1129	\$217	\$13,129	\$13,346
15-23824.130-R-2	09-17-415-043-1130	\$145	\$8,795	\$8,940
15-23824.131-R-2	09-17-415-043-1131	\$145	\$8,795	\$8,940
15-23824.132-R-2	09-17-415-043-1132	\$201	\$12,186	\$12,387
15-23824.133-R-2	09-17-415-043-1133	\$145	\$8,795	\$8,940
15-23824.134-R-2	09-17-415-043-1134	\$145	\$8,795	\$8,940
15-23824.135-R-2	09-17-415-043-1135	\$207	\$12,554	\$12,761
15-23824.136-R-2	09-17-415-043-1136	\$227	\$13,769	\$13,996
15-23824.137-R-2	09-17-415-043-1137	\$170	\$10,283	\$10,453
15-23824.138-R-2	09-17-415-043-1138	\$166	\$10,027	\$10,193

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. 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: May 21, 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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