



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

APPELLANT: 5040-5060 N. Marine Dr. Condo Assn.
DOCKET NO.: 15-29088.001-R-2 through 15-29088.202-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 5040-5060 N. Marine Dr. Condo Assn., the appellant, by attorney Kevin B. Hynes of O'Keefe Lyons & Hynes, LLC in Chicago; and the Cook County Board of Review.

The record in this appeal contains valuation information submitted by the appellant. The record also contains documentation submitted by the board of review indicating that the board agrees with the assessment conclusion contained in the appellant's documentation.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds that the assessment conclusion documented by the appellant and agreed to by the board of review is correct and that a reduction in the assessed valuation of the subject property is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-29088.001-R-2	14-08-407-022-1001	1,403	5,589	\$6,992
15-29088.002-R-2	14-08-407-022-1002	1,403	5,589	\$6,992
15-29088.003-R-2	14-08-407-022-1003	1,570	6,258	\$7,828
15-29088.004-R-2	14-08-407-022-1004	1,570	6,258	\$7,828
15-29088.005-R-2	14-08-407-022-1005	1,570	6,258	\$7,828
15-29088.006-R-2	14-08-407-022-1006	1,570	6,258	\$7,828
15-29088.007-R-2	14-08-407-022-1007	1,570	6,258	\$7,828
15-29088.008-R-2	14-08-407-022-1008	1,570	6,258	\$7,828
15-29088.009-R-2	14-08-407-022-1009	1,570	6,258	\$7,828
15-29088.010-R-2	14-08-407-022-1010	1,570	6,258	\$7,828
15-29088.011-R-2	14-08-407-022-1011	1,604	6,393	\$7,997
15-29088.012-R-2	14-08-407-022-1012	1,604	6,393	\$7,997
15-29088.013-R-2	14-08-407-022-1013	1,604	6,393	\$7,997
15-29088.014-R-2	14-08-407-022-1014	1,604	6,393	\$7,997
15-29088.015-R-2	14-08-407-022-1015	1,604	6,393	\$7,997
15-29088.016-R-2	14-08-407-022-1016	1,604	6,393	\$7,997
15-29088.017-R-2	14-08-407-022-1017	1,604	6,393	\$7,997

15-29088.018-R-2	14-08-407-022-1018	1,604	6,393	\$7,997
15-29088.019-R-2	14-08-407-022-1019	1,638	6,526	\$8,164
15-29088.020-R-2	14-08-407-022-1020	1,638	6,526	\$8,164
15-29088.021-R-2	14-08-407-022-1021	1,638	6,526	\$8,164
15-29088.022-R-2	14-08-407-022-1022	1,638	6,526	\$8,164
15-29088.023-R-2	14-08-407-022-1023	1,638	6,526	\$8,164
15-29088.024-R-2	14-08-407-022-1024	1,638	6,526	\$8,164
15-29088.025-R-2	14-08-407-022-1025	1,638	6,526	\$8,164
15-29088.026-R-2	14-08-407-022-1026	1,638	6,526	\$8,164
15-29088.027-R-2	14-08-407-022-1027	1,638	6,526	\$8,164
15-29088.028-R-2	14-08-407-022-1028	1,638	6,526	\$8,164
15-29088.029-R-2	14-08-407-022-1029	1,638	6,526	\$8,164
15-29088.030-R-2	14-08-407-022-1030	1,638	6,526	\$8,164
15-29088.031-R-2	14-08-407-022-1031	1,403	5,589	\$6,992
15-29088.032-R-2	14-08-407-022-1032	1,403	5,589	\$6,992
15-29088.033-R-2	14-08-407-022-1033	1,403	5,589	\$6,992
15-29088.034-R-2	14-08-407-022-1034	1,570	6,258	\$7,828
15-29088.035-R-2	14-08-407-022-1035	1,570	6,258	\$7,828
15-29088.036-R-2	14-08-407-022-1036	1,570	6,258	\$7,828
15-29088.037-R-2	14-08-407-022-1037	1,570	6,258	\$7,828
15-29088.038-R-2	14-08-407-022-1038	1,570	6,258	\$7,828
15-29088.039-R-2	14-08-407-022-1039	1,570	6,258	\$7,828
15-29088.040-R-2	14-08-407-022-1040	1,570	6,258	\$7,828
15-29088.041-R-2	14-08-407-022-1041	1,570	6,258	\$7,828
15-29088.042-R-2	14-08-407-022-1042	1,604	6,393	\$7,997
15-29088.043-R-2	14-08-407-022-1043	1,782	6,215	\$7,997
15-29088.044-R-2	14-08-407-022-1044	1,604	6,393	\$7,997
15-29088.045-R-2	14-08-407-022-1045	1,604	6,393	\$7,997
15-29088.046-R-2	14-08-407-022-1046	1,604	6,393	\$7,997
15-29088.047-R-2	14-08-407-022-1047	1,604	6,393	\$7,997
15-29088.048-R-2	14-08-407-022-1048	1,604	6,393	\$7,997
15-29088.049-R-2	14-08-407-022-1049	1,604	6,393	\$7,997
15-29088.050-R-2	14-08-407-022-1050	1,638	6,526	\$8,164
15-29088.051-R-2	14-08-407-022-1051	1,638	6,526	\$8,164
15-29088.052-R-2	14-08-407-022-1052	1,638	6,526	\$8,164
15-29088.053-R-2	14-08-407-022-1053	1,638	6,526	\$8,164
15-29088.054-R-2	14-08-407-022-1054	1,638	6,526	\$8,164
15-29088.055-R-2	14-08-407-022-1055	1,638	6,526	\$8,164
15-29088.056-R-2	14-08-407-022-1056	1,638	6,526	\$8,164
15-29088.057-R-2	14-08-407-022-1057	1,638	6,526	\$8,164
15-29088.058-R-2	14-08-407-022-1058	1,638	6,526	\$8,164
15-29088.059-R-2	14-08-407-022-1059	1,638	6,526	\$8,164
15-29088.060-R-2	14-08-407-022-1060	1,638	6,526	\$8,164
15-29088.061-R-2	14-08-407-022-1061	1,638	6,526	\$8,164
15-29088.062-R-2	14-08-407-022-1062	1,403	4,629	\$6,032
15-29088.063-R-2	14-08-407-022-1063	2,074	8,266	\$10,340

15-29088.064-R-2	14-08-407-022-1064	2,175	8,666	\$10,841
15-29088.065-R-2	14-08-407-022-1065	1,570	6,258	\$7,828
15-29088.066-R-2	14-08-407-022-1066	1,570	6,258	\$7,828
15-29088.067-R-2	14-08-407-022-1067	1,570	6,258	\$7,828
15-29088.068-R-2	14-08-407-022-1068	2,376	9,470	\$11,846
15-29088.069-R-2	14-08-407-022-1069	2,275	9,066	\$11,341
15-29088.070-R-2	14-08-407-022-1070	2,376	9,470	\$11,846
15-29088.071-R-2	14-08-407-022-1071	1,570	6,258	\$7,828
15-29088.072-R-2	14-08-407-022-1072	1,570	6,258	\$7,828
15-29088.073-R-2	14-08-407-022-1073	1,570	6,258	\$7,828
15-29088.074-R-2	14-08-407-022-1074	2,376	9,470	\$11,846
15-29088.075-R-2	14-08-407-022-1075	2,275	9,066	\$11,341
15-29088.076-R-2	14-08-407-022-1076	2,376	9,470	\$11,846
15-29088.077-R-2	14-08-407-022-1077	1,604	6,393	\$7,997
15-29088.078-R-2	14-08-407-022-1078	1,604	6,393	\$7,997
15-29088.079-R-2	14-08-407-022-1079	1,604	6,393	\$7,997
15-29088.080-R-2	14-08-407-022-1080	2,410	9,603	\$12,013
15-29088.081-R-2	14-08-407-022-1081	2,309	9,199	\$11,508
15-29088.082-R-2	14-08-407-022-1082	2,410	9,603	\$12,013
15-29088.083-R-2	14-08-407-022-1083	1,604	6,393	\$7,997
15-29088.084-R-2	14-08-407-022-1084	1,604	6,393	\$7,997
15-29088.085-R-2	14-08-407-022-1085	1,604	6,393	\$7,997
15-29088.086-R-2	14-08-407-022-1086	2,410	9,603	\$12,013
15-29088.087-R-2	14-08-407-022-1087	2,309	9,199	\$11,508
15-29088.088-R-2	14-08-407-022-1088	2,410	9,603	\$12,013
15-29088.089-R-2	14-08-407-022-1089	1,638	6,526	\$8,164
15-29088.090-R-2	14-08-407-022-1090	1,638	6,526	\$8,164
15-29088.091-R-2	14-08-407-022-1091	1,638	6,526	\$8,164
15-29088.092-R-2	14-08-407-022-1092	2,443	9,737	\$12,180
15-29088.093-R-2	14-08-407-022-1093	2,342	9,333	\$11,675
15-29088.094-R-2	14-08-407-022-1094	2,443	9,737	\$12,180
15-29088.095-R-2	14-08-407-022-1095	3,685	14,683	\$18,368
15-29088.096-R-2	14-08-407-022-1096	1,638	6,526	\$8,164
15-29088.097-R-2	14-08-407-022-1097	1,638	6,526	\$8,164
15-29088.098-R-2	14-08-407-022-1098	2,443	9,737	\$12,180
15-29088.099-R-2	14-08-407-022-1099	2,342	9,333	\$11,675
15-29088.100-R-2	14-08-407-022-1100	2,443	9,737	\$12,180
15-29088.101-R-2	14-08-407-022-1101	1,335	5,323	\$6,658
15-29088.102-R-2	14-08-407-022-1102	1,638	6,526	\$8,164
15-29088.103-R-2	14-08-407-022-1103	2,443	9,737	\$12,180
15-29088.104-R-2	14-08-407-022-1104	2,342	9,333	\$11,675
15-29088.105-R-2	14-08-407-022-1105	2,443	9,737	\$12,180
15-29088.106-R-2	14-08-407-022-1106	1,738	6,927	\$8,665
15-29088.107-R-2	14-08-407-022-1107	1,403	5,589	\$6,992
15-29088.108-R-2	14-08-407-022-1108	1,403	5,589	\$6,992
15-29088.109-R-2	14-08-407-022-1109	1,570	6,258	\$7,828

15-29088.110-R-2	14-08-407-022-1110	1,570	6,258	\$7,828
15-29088.111-R-2	14-08-407-022-1111	1,570	6,258	\$7,828
15-29088.112-R-2	14-08-407-022-1112	1,570	6,258	\$7,828
15-29088.113-R-2	14-08-407-022-1113	1,570	6,258	\$7,828
15-29088.114-R-2	14-08-407-022-1114	1,570	6,258	\$7,828
15-29088.115-R-2	14-08-407-022-1115	1,570	6,258	\$7,828
15-29088.116-R-2	14-08-407-022-1116	1,570	6,258	\$7,828
15-29088.117-R-2	14-08-407-022-1117	1,604	6,393	\$7,997
15-29088.118-R-2	14-08-407-022-1118	1,604	6,393	\$7,997
15-29088.119-R-2	14-08-407-022-1119	1,604	6,393	\$7,997
15-29088.120-R-2	14-08-407-022-1120	1,604	6,393	\$7,997
15-29088.121-R-2	14-08-407-022-1121	1,604	6,393	\$7,997
15-29088.122-R-2	14-08-407-022-1122	1,604	6,393	\$7,997
15-29088.123-R-2	14-08-407-022-1123	1,604	6,393	\$7,997
15-29088.124-R-2	14-08-407-022-1124	1,604	6,393	\$7,997
15-29088.125-R-2	14-08-407-022-1125	1,638	6,526	\$8,164
15-29088.126-R-2	14-08-407-022-1126	1,638	6,526	\$8,164
15-29088.127-R-2	14-08-407-022-1127	1,638	6,526	\$8,164
15-29088.128-R-2	14-08-407-022-1128	1,638	6,526	\$8,164
15-29088.129-R-2	14-08-407-022-1129	1,638	6,526	\$8,164
15-29088.130-R-2	14-08-407-022-1130	1,638	6,526	\$8,164
15-29088.131-R-2	14-08-407-022-1131	1,638	6,526	\$8,164
15-29088.132-R-2	14-08-407-022-1132	1,638	6,526	\$8,164
15-29088.133-R-2	14-08-407-022-1133	1,638	6,526	\$8,164
15-29088.134-R-2	14-08-407-022-1134	1,638	6,526	\$8,164
15-29088.135-R-2	14-08-407-022-1135	1,638	6,526	\$8,164
15-29088.136-R-2	14-08-407-022-1136	1,638	6,526	\$8,164
15-29088.137-R-2	14-08-407-022-1137	1,403	5,589	\$6,992
15-29088.138-R-2	14-08-407-022-1138	1,403	5,589	\$6,992
15-29088.139-R-2	14-08-407-022-1139	1,403	5,589	\$6,992
15-29088.140-R-2	14-08-407-022-1141	1,570	6,258	\$7,828
15-29088.141-R-2	14-08-407-022-1142	1,570	6,258	\$7,828
15-29088.142-R-2	14-08-407-022-1143	1,570	6,258	\$7,828
15-29088.143-R-2	14-08-407-022-1144	1,570	6,258	\$7,828
15-29088.144-R-2	14-08-407-022-1145	1,570	6,258	\$7,828
15-29088.145-R-2	14-08-407-022-1146	1,570	6,258	\$7,828
15-29088.146-R-2	14-08-407-022-1147	1,570	6,427	\$7,997
15-29088.147-R-2	14-08-407-022-1148	1,604	6,393	\$7,997
15-29088.148-R-2	14-08-407-022-1149	1,604	6,393	\$7,997
15-29088.149-R-2	14-08-407-022-1150	1,604	6,393	\$7,997
15-29088.150-R-2	14-08-407-022-1151	1,604	6,393	\$7,997
15-29088.151-R-2	14-08-407-022-1152	1,604	6,393	\$7,997
15-29088.152-R-2	14-08-407-022-1153	1,604	6,393	\$7,997
15-29088.153-R-2	14-08-407-022-1154	1,604	6,393	\$7,997
15-29088.154-R-2	14-08-407-022-1155	1,604	6,393	\$7,997
15-29088.155-R-2	14-08-407-022-1156	1,638	6,526	\$8,164

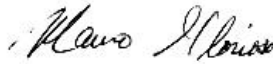
15-29088.156-R-2	14-08-407-022-1157	1,638	6,526	\$8,164
15-29088.157-R-2	14-08-407-022-1158	1,638	6,526	\$8,164
15-29088.158-R-2	14-08-407-022-1159	1,638	6,526	\$8,164
15-29088.159-R-2	14-08-407-022-1160	1,638	6,526	\$8,164
15-29088.160-R-2	14-08-407-022-1161	1,638	6,526	\$8,164
15-29088.161-R-2	14-08-407-022-1162	1,638	6,526	\$8,164
15-29088.162-R-2	14-08-407-022-1163	1,638	6,526	\$8,164
15-29088.163-R-2	14-08-407-022-1164	1,638	6,526	\$8,164
15-29088.164-R-2	14-08-407-022-1165	1,638	6,526	\$8,164
15-29088.165-R-2	14-08-407-022-1166	1,638	6,526	\$8,164
15-29088.166-R-2	14-08-407-022-1167	1,638	6,526	\$8,164
15-29088.167-R-2	14-08-407-022-1168	1,403	5,589	\$6,992
15-29088.168-R-2	14-08-407-022-1169	1,570	6,258	\$7,828
15-29088.169-R-2	14-08-407-022-1170	1,570	6,258	\$7,828
15-29088.170-R-2	14-08-407-022-1171	1,570	6,258	\$7,828
15-29088.171-R-2	14-08-407-022-1172	2,376	9,470	\$11,846
15-29088.172-R-2	14-08-407-022-1173	2,376	9,470	\$11,846
15-29088.173-R-2	14-08-407-022-1174	1,570	6,258	\$7,828
15-29088.174-R-2	14-08-407-022-1175	1,570	6,258	\$7,828
15-29088.175-R-2	14-08-407-022-1176	1,570	6,258	\$7,828
15-29088.176-R-2	14-08-407-022-1177	2,376	9,470	\$11,846
15-29088.177-R-2	14-08-407-022-1178	2,376	9,470	\$11,846
15-29088.178-R-2	14-08-407-022-1179	1,604	6,393	\$7,997
15-29088.179-R-2	14-08-407-022-1180	1,604	6,393	\$7,997
15-29088.180-R-2	14-08-407-022-1181	1,604	6,393	\$7,997
15-29088.181-R-2	14-08-407-022-1182	2,410	9,603	\$12,013
15-29088.182-R-2	14-08-407-022-1183	2,410	9,603	\$12,013
15-29088.183-R-2	14-08-407-022-1184	1,604	6,393	\$7,997
15-29088.184-R-2	14-08-407-022-1185	1,604	6,393	\$7,997
15-29088.185-R-2	14-08-407-022-1186	1,604	6,393	\$7,997
15-29088.186-R-2	14-08-407-022-1187	2,410	9,603	\$12,013
15-29088.187-R-2	14-08-407-022-1188	2,410	9,603	\$12,013
15-29088.188-R-2	14-08-407-022-1189	1,638	6,526	\$8,164
15-29088.189-R-2	14-08-407-022-1190	1,638	6,526	\$8,164
15-29088.190-R-2	14-08-407-022-1191	1,638	6,526	\$8,164
15-29088.191-R-2	14-08-407-022-1192	2,443	9,737	\$12,180
15-29088.192-R-2	14-08-407-022-1193	2,443	9,737	\$12,180
15-29088.193-R-2	14-08-407-022-1194	3,685	14,683	\$18,368
15-29088.194-R-2	14-08-407-022-1195	1,638	6,526	\$8,164
15-29088.195-R-2	14-08-407-022-1196	1,638	6,526	\$8,164
15-29088.196-R-2	14-08-407-022-1197	2,443	9,737	\$12,180
15-29088.197-R-2	14-08-407-022-1198	2,443	9,737	\$12,180
15-29088.198-R-2	14-08-407-022-1199	1,638	6,526	\$8,164
15-29088.199-R-2	14-08-407-022-1200	1,638	6,526	\$8,164
15-29088.200-R-2	14-08-407-022-1201	2,443	9,737	\$12,180
15-29088.201-R-2	14-08-407-022-1202	2,443	9,737	\$12,180

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15-29088.202-R-2	14-08-407-022-1203	1,738	6,927	\$8,665
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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.



Chairman



Member



Member



Acting 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: _____

April 21, 2017



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.