



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

APPELLANT: Film Exchange Lofts Condo Assn.
DOCKET NO.: 15-31210.001-R-1 through 15-31210.134-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Film Exchange Lofts Condo Assn., the appellant(s), by attorney Timothy E. Moran, of Schmidt Salzman & Moran, Ltd. 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
15-31210.001-R-1	17-22-104-032-1001	1,374	17,020	\$18,394
15-31210.002-R-1	17-22-104-032-1002	1,419	17,569	\$18,988
15-31210.003-R-1	17-22-104-032-1003	1,507	18,667	\$20,174
15-31210.004-R-1	17-22-104-032-1004	1,640	20,314	\$21,954
15-31210.005-R-1	17-22-104-032-1005	1,703	21,084	\$22,787
15-31210.006-R-1	17-22-104-032-1006	3,282	40,631	\$43,913
15-31210.007-R-1	17-22-104-032-1007	1,543	19,105	\$20,648
15-31210.008-R-1	17-22-104-032-1008	1,596	19,757	\$21,353
15-31210.009-R-1	17-22-104-032-1009	1,703	21,082	\$22,785
15-31210.010-R-1	17-22-104-032-1010	1,862	23,059	\$24,921
15-31210.011-R-1	17-22-104-032-1011	1,924	23,829	\$25,753
15-31210.012-R-1	17-22-104-032-1012	3,370	41,730	\$45,100
15-31210.013-R-1	17-22-104-032-1013	1,498	18,556	\$20,054
15-31210.014-R-1	17-22-104-032-1014	1,543	19,105	\$20,648
15-31210.015-R-1	17-22-104-032-1015	1,640	20,314	\$21,954
15-31210.016-R-1	17-22-104-032-1016	1,774	21,963	\$23,737
15-31210.017-R-1	17-22-104-032-1017	1,845	22,840	\$24,685
15-31210.018-R-1	17-22-104-032-1018	3,353	41,511	\$44,864
15-31210.019-R-1	17-22-104-032-1019	1,463	18,118	\$19,581
15-31210.020-R-1	17-22-104-032-1020	1,516	18,776	\$20,292
15-31210.021-R-1	17-22-104-032-1021	1,614	19,984	\$21,598

15-31210.022-R-1	17-22-104-032-1022	1,774	21,963	\$23,737
15-31210.023-R-1	17-22-104-032-1023	1,818	22,512	\$24,330
15-31210.024-R-1	17-22-104-032-1024	2,262	28,003	\$30,265
15-31210.025-R-1	17-22-104-032-1025	966	11,967	\$12,933
15-31210.026-R-1	17-22-104-032-1026	1,002	12,406	\$13,408
15-31210.027-R-1	17-22-104-032-1027	1,064	13,174	\$14,238
15-31210.028-R-1	17-22-104-032-1028	1,126	13,944	\$15,070
15-31210.029-R-1	17-22-104-032-1029	1,162	14,385	\$15,547
15-31210.030-R-1	17-22-104-032-1030	3,264	40,412	\$43,676
15-31210.031-R-1	17-22-104-032-1031	975	12,076	\$13,051
15-31210.032-R-1	17-22-104-032-1032	1,019	12,625	\$13,644
15-31210.033-R-1	17-22-104-032-1033	1,064	13,174	\$14,238
15-31210.034-R-1	17-22-104-032-1034	1,232	15,261	\$16,493
15-31210.035-R-1	17-22-104-032-1035	1,276	15,806	\$17,082
15-31210.036-R-1	17-22-104-032-1036	2,749	34,042	\$36,791
15-31210.037-R-1	17-22-104-032-1037	1,011	12,516	\$13,527
15-31210.038-R-1	17-22-104-032-1038	1,055	13,065	\$14,120
15-31210.039-R-1	17-22-104-032-1039	1,108	13,724	\$14,832
15-31210.040-R-1	17-22-104-032-1040	1,179	14,603	\$15,782
15-31210.041-R-1	17-22-104-032-1041	1,224	15,153	\$16,377
15-31210.042-R-1	17-22-104-032-1042	2,776	34,373	\$37,149
15-31210.043-R-1	17-22-104-032-1043	975	12,076	\$13,051
15-31210.044-R-1	17-22-104-032-1044	1,011	12,516	\$13,527
15-31210.045-R-1	17-22-104-032-1045	1,064	13,174	\$14,238
15-31210.046-R-1	17-22-104-032-1046	1,135	14,054	\$15,189
15-31210.047-R-1	17-22-104-032-1047	1,170	14,495	\$15,665
15-31210.048-R-1	17-22-104-032-1048	2,723	33,712	\$36,435
15-31210.049-R-1	17-22-104-032-1049	1,312	16,250	\$17,562
15-31210.050-R-1	17-22-104-032-1050	1,357	16,799	\$18,156
15-31210.051-R-1	17-22-104-032-1051	1,419	17,569	\$18,988
15-31210.052-R-1	17-22-104-032-1052	1,507	18,667	\$20,174
15-31210.053-R-1	17-22-104-032-1053	1,570	19,436	\$21,006
15-31210.054-R-1	17-22-104-032-1054	1,498	18,556	\$20,054
15-31210.055-R-1	17-22-104-032-1055	1,552	19,216	\$20,768
15-31210.056-R-1	17-22-104-032-1056	1,614	19,984	\$21,598
15-31210.057-R-1	17-22-104-032-1057	1,667	20,636	\$22,303
15-31210.058-R-1	17-22-104-032-1058	1,720	21,303	\$23,023
15-31210.059-R-1	17-22-104-032-1059	1,640	20,314	\$21,954
15-31210.060-R-1	17-22-104-032-1060	1,711	21,192	\$22,903
15-31210.061-R-1	17-22-104-032-1061	1,774	21,961	\$23,735
15-31210.062-R-1	17-22-104-032-1062	1,836	22,729	\$24,565
15-31210.063-R-1	17-22-104-032-1063	1,898	23,499	\$25,397
15-31210.064-R-1	17-22-104-032-1064	1,392	17,239	\$18,631
15-31210.065-R-1	17-22-104-032-1065	1,445	17,897	\$19,342
15-31210.066-R-1	17-22-104-032-1066	1,498	18,556	\$20,054
15-31210.067-R-1	17-22-104-032-1067	1,543	19,106	\$20,649

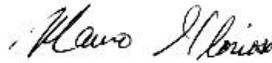
15-31210.068-R-1	17-22-104-032-1068	1,596	19,767	\$21,363
15-31210.069-R-1	17-22-104-032-1069	1,374	17,020	\$18,394
15-31210.070-R-1	17-22-104-032-1070	1,461	17,678	\$19,139
15-31210.071-R-1	17-22-104-032-1071	1,480	18,329	\$19,809
15-31210.072-R-1	17-22-104-032-1072	1,534	18,997	\$20,531
15-31210.073-R-1	17-22-104-032-1073	1,579	19,557	\$21,136
15-31210.074-R-1	17-22-104-032-1074	172	2,141	\$2,313
15-31210.075-R-1	17-22-104-032-1075	172	2,141	\$2,313
15-31210.076-R-1	17-22-104-032-1076	172	2,141	\$2,313
15-31210.077-R-1	17-22-104-032-1077	172	2,141	\$2,313
15-31210.078-R-1	17-22-104-032-1078	172	2,141	\$2,313
15-31210.079-R-1	17-22-104-032-1079	172	2,141	\$2,313
15-31210.080-R-1	17-22-104-032-1080	172	2,141	\$2,313
15-31210.081-R-1	17-22-104-032-1081	172	2,141	\$2,313
15-31210.082-R-1	17-22-104-032-1082	172	2,141	\$2,313
15-31210.083-R-1	17-22-104-032-1083	172	2,141	\$2,313
15-31210.084-R-1	17-22-104-032-1084	172	2,141	\$2,313
15-31210.085-R-1	17-22-104-032-1085	217	2,690	\$2,907
15-31210.086-R-1	17-22-104-032-1086	217	2,690	\$2,907
15-31210.087-R-1	17-22-104-032-1087	217	2,690	\$2,907
15-31210.088-R-1	17-22-104-032-1088	172	2,141	\$2,313
15-31210.089-R-1	17-22-104-032-1089	172	2,141	\$2,313
15-31210.090-R-1	17-22-104-032-1090	172	2,141	\$2,313
15-31210.091-R-1	17-22-104-032-1091	172	2,141	\$2,313
15-31210.092-R-1	17-22-104-032-1092	172	2,141	\$2,313
15-31210.093-R-1	17-22-104-032-1093	172	2,141	\$2,313
15-31210.094-R-1	17-22-104-032-1094	172	2,141	\$2,313
15-31210.095-R-1	17-22-104-032-1095	172	2,141	\$2,313
15-31210.096-R-1	17-22-104-032-1096	172	2,141	\$2,313
15-31210.097-R-1	17-22-104-032-1097	172	2,141	\$2,313
15-31210.098-R-1	17-22-104-032-1098	172	2,141	\$2,313
15-31210.099-R-1	17-22-104-032-1099	172	2,141	\$2,313
15-31210.100-R-1	17-22-104-032-1100	172	2,141	\$2,313
15-31210.101-R-1	17-22-104-032-1101	172	2,141	\$2,313
15-31210.102-R-1	17-22-104-032-1102	172	2,141	\$2,313
15-31210.103-R-1	17-22-104-032-1103	169	2,141	\$2,310
15-31210.104-R-1	17-22-104-032-1104	169	2,141	\$2,310
15-31210.105-R-1	17-22-104-032-1105	169	2,141	\$2,310
15-31210.106-R-1	17-22-104-032-1106	169	2,141	\$2,310
15-31210.107-R-1	17-22-104-032-1107	169	2,141	\$2,310
15-31210.108-R-1	17-22-104-032-1108	169	2,141	\$2,310
15-31210.109-R-1	17-22-104-032-1109	217	2,690	\$2,907
15-31210.110-R-1	17-22-104-032-1110	217	2,690	\$2,907
15-31210.111-R-1	17-22-104-032-1111	217	2,690	\$2,907
15-31210.112-R-1	17-22-104-032-1112	172	2,690	\$2,862
15-31210.113-R-1	17-22-104-032-1113	172	2,141	\$2,313

15-31210.114-R-1	17-22-104-032-1114	172	2,141	\$2,313
15-31210.115-R-1	17-22-104-032-1115	172	2,141	\$2,313
15-31210.116-R-1	17-22-104-032-1116	172	2,141	\$2,313
15-31210.117-R-1	17-22-104-032-1117	172	2,141	\$2,313
15-31210.118-R-1	17-22-104-032-1118	172	2,141	\$2,313
15-31210.119-R-1	17-22-104-032-1119	172	2,141	\$2,313
15-31210.120-R-1	17-22-104-032-1120	172	2,141	\$2,313
15-31210.121-R-1	17-22-104-032-1121	172	2,141	\$2,313
15-31210.122-R-1	17-22-104-032-1122	172	2,141	\$2,313
15-31210.123-R-1	17-22-104-032-1123	172	2,141	\$2,313
15-31210.124-R-1	17-22-104-032-1124	172	2,141	\$2,313
15-31210.125-R-1	17-22-104-032-1125	172	2,141	\$2,313
15-31210.126-R-1	17-22-104-032-1126	172	2,141	\$2,313
15-31210.127-R-1	17-22-104-032-1127	172	2,141	\$2,313
15-31210.128-R-1	17-22-104-032-1128	172	2,141	\$2,313
15-31210.129-R-1	17-22-104-032-1129	172	2,141	\$2,313
15-31210.130-R-1	17-22-104-032-1130	172	2,141	\$2,313
15-31210.131-R-1	17-22-104-032-1131	172	2,141	\$2,313
15-31210.132-R-1	17-22-104-032-1132	172	2,141	\$2,313
15-31210.133-R-1	17-22-104-032-1133	172	2,141	\$2,313
15-31210.134-R-1	17-22-104-032-1134	172	2,141	\$2,313

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(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: January 15, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Film Exchange Lofts Condo Assn., by attorney:
Timothy E. Moran
Schmidt Salzman & Moran, Ltd.
111 West Washington Street
Suite 1300
Chicago, IL 60602

COUNTY

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