FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: HP Ventures
DOCKET NO.:   15-31931.001-C-2 through 15-31931.119-C-2
PARCEL NO.:   See Below

The parties of record before the Property Tax Appeal Board are HP Ventures, the appellant, by attorney Mary T. Nicolau of Fox Rothschild LLP 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-31931.001-C-2	17-28-237-039-1001	1,390	9,537	$10,927
15-31931.002-C-2	17-28-237-039-1003	993	6,812	$7,805
15-31931.003-C-2	17-28-237-039-1005	993	6,812	$7,805
15-31931.004-C-2	17-28-237-039-1008	1,470	10,082	$11,552
15-31931.005-C-2	17-28-237-039-1010	1,013	6,948	$7,961
15-31931.006-C-2	17-28-237-039-1020	1,907	10,764	$12,671
15-31931.007-C-2	17-28-237-039-1022	1,748	9,674	$11,422
15-31931.008-C-2	17-28-237-039-1023	1,390	9,537	$10,927
15-31931.009-C-2	17-28-237-039-1011	1,350	9,264	$10,614
15-31931.010-C-2	17-28-237-039-1066	1,072	7,356	$8,428
15-31931.011-C-2	17-28-237-039-1067	1,072	7,356	$8,428
15-31931.012-C-2	17-28-237-039-1068	1,072	7,356	$8,428
15-31931.013-C-2	17-28-237-039-1069	1,072	7,356	$8,428
15-31931.014-C-2	17-28-237-039-1070	1,072	7,356	$8,428
15-31931.015-C-2	17-28-237-039-1071	1,311	8,992	$10,303
15-31931.016-C-2	17-28-237-039-1073	1,172	8,038	$9,210
15-31931.017-C-2	17-28-237-039-1074	1,032	7,084	$8,116
15-31931.018-C-2	17-28-237-039-1075	1,032	7,084	$8,116
15-31931.019-C-2	17-28-237-039-1076	1,032	7,084	$8,116
15-31931.020-C-2	17-28-237-039-1077	1,032	7,084	$8,116

15-31931.021-C-2	17-28-237-039-1078	1,032	7,084	$8,116
15-31931.022-C-2	17-28-237-039-1079	1,032	7,084	$8,116
15-31931.023-C-2	17-28-237-039-1080	1,827	10,219	$12,046
15-31931.024-C-2	17-28-237-039-1081	1,788	10,258	$12,046
15-31931.025-C-2	17-28-237-039-1082	1,788	10,258	$12,046
15-31931.026-C-2	17-28-237-039-1088	1,191	8,174	$9,365
15-31931.027-C-2	17-28-237-039-1089	1,191	8,174	$9,365
15-31931.028-C-2	17-28-237-039-1091	1,191	8,174	$9,365
15-31931.029-C-2	17-28-237-039-1092	1,410	7,357	$8,767
15-31931.030-C-2	17-28-237-039-1094	1,191	8,174	$9,365
15-31931.031-C-2	17-28-237-039-1095	1,231	8,447	$9,678
15-31931.032-C-2	17-28-237-039-1096	1,231	8,447	$9,678
15-31931.033-C-2	17-28-237-039-1097	1,231	8,447	$9,678
15-31931.034-C-2	17-28-237-039-1098	1,231	8,447	$9,678
15-31931.035-C-2	17-28-237-039-1100	1,271	8,720	$9,991
15-31931.036-C-2	17-28-237-039-1101	1,986	11,309	$13,295
15-31931.037-C-2	17-28-237-039-1102	1,867	10,491	$12,358
15-31931.038-C-2	17-28-237-039-1103	1,867	10,491	$12,358
15-31931.039-C-2	17-28-237-039-1104	1,231	8,447	$9,678
15-31931.040-C-2	17-28-237-039-1110	1,271	8,720	$9,991
15-31931.041-C-2	17-28-237-039-1111	1,271	8,720	$9,991
15-31931.042-C-2	17-28-237-039-1121	3,576	24,530	$28,106
15-31931.043-C-2	17-28-237-039-1122	89	613	$702
15-31931.044-C-2	17-28-237-039-1123	89	613	$702
15-31931.045-C-2	17-28-237-039-1132	89	613	$702
15-31931.046-C-2	17-28-237-039-1134	89	613	$702
15-31931.047-C-2	17-28-237-039-1135	1,191	8,174	$9,365
15-31931.048-C-2	17-28-237-039-1136	1,191	8,174	$9,365
15-31931.049-C-2	17-28-237-039-1137	1,191	8,174	$9,365
15-31931.050-C-2	17-28-237-039-1138	1,191	8,174	$9,365
15-31931.051-C-2	17-28-237-039-1139	1,191	8,174	$9,365
15-31931.052-C-2	17-28-237-039-1140	1,390	9,537	$10,927
15-31931.053-C-2	17-28-237-039-1030	89	613	$702
15-31931.054-C-2	17-28-237-039-1031	89	613	$702
15-31931.055-C-2	17-28-237-039-1113	1,986	19,106	$21,092
15-31931.056-C-2	17-28-237-039-1114	1,907	18,250	$20,157
15-31931.057-C-2	17-28-237-039-1115	1,907	18,250	$20,157
15-31931.058-C-2	17-28-237-039-1116	1,271	11,393	$12,664
15-31931.059-C-2	17-28-237-039-1119	2,900	24,858	$27,758
15-31931.060-C-2	17-28-237-039-1120	3,261	28,747	$32,008
15-31931.061-C-2	17-28-237-039-1032	89	613	$702
15-31931.062-C-2	17-28-237-039-1034	89	613	$702
15-31931.063-C-2	17-28-237-039-1035	89	613	$702
15-31931.064-C-2	17-28-237-039-1036	89	613	$702
15-31931.065-C-2	17-28-237-039-1037	89	613	$702
15-31931.066-C-2	17-28-237-039-1039	89	613	$702

15-31931.067-C-2	17-28-237-039-1040	89	613	$702
15-31931.068-C-2	17-28-237-039-1041	89	613	$702
15-31931.069-C-2	17-28-237-039-1105	1,231	10,964	$12,195
15-31931.070-C-2	17-28-237-039-1108	1,191	10,535	$11,726
15-31931.071-C-2	17-28-237-039-1109	1,271	11,393	$12,664
15-31931.072-C-2	17-28-237-039-1141	89	613	$702
15-31931.073-C-2	17-28-237-039-1142	89	613	$702
15-31931.074-C-2	17-28-237-039-1143	89	613	$702
15-31931.075-C-2	17-28-237-039-1144	89	613	$702
15-31931.076-C-2	17-28-237-039-1145	89	613	$702
15-31931.077-C-2	17-28-237-039-1146	89	613	$702
15-31931.078-C-2	17-28-237-039-1147	89	613	$702
15-31931.079-C-2	17-28-237-039-1148	89	613	$702
15-31931.080-C-2	17-28-237-039-1149	89	613	$702
15-31931.081-C-2	17-28-237-039-1150	89	613	$702
15-31931.082-C-2	17-28-237-039-1151	89	613	$702
15-31931.083-C-2	17-28-237-039-1152	89	613	$702
15-31931.084-C-2	17-28-237-039-1153	89	613	$702
15-31931.085-C-2	17-28-237-039-1154	89	613	$702
15-31931.086-C-2	17-28-237-039-1155	89	613	$702
15-31931.087-C-2	17-28-237-039-1156	89	613	$702
15-31931.088-C-2	17-28-237-039-1157	89	613	$702
15-31931.089-C-2	17-28-237-039-1158	89	613	$702
15-31931.090-C-2	17-28-237-039-1159	89	613	$702
15-31931.091-C-2	17-28-237-039-1160	89	613	$702
15-31931.092-C-2	17-28-237-039-1161	89	613	$702
15-31931.093-C-2	17-28-237-039-1162	89	613	$702
15-31931.094-C-2	17-28-237-039-1163	89	613	$702
15-31931.095-C-2	17-28-237-039-1164	89	613	$702
15-31931.096-C-2	17-28-237-039-1165	89	613	$702
15-31931.097-C-2	17-28-237-039-1166	89	613	$702
15-31931.098-C-2	17-28-237-039-1167	89	613	$702
15-31931.099-C-2	17-28-237-039-1168	89	613	$702
15-31931.100-C-2	17-28-237-039-1169	89	613	$702
15-31931.101-C-2	17-28-237-039-1170	89	613	$702
15-31931.102-C-2	17-28-237-039-1171	89	613	$702
15-31931.103-C-2	17-28-237-039-1172	89	613	$702
15-31931.104-C-2	17-28-237-039-1173	89	613	$702
15-31931.105-C-2	17-28-237-039-1174	89	613	$702
15-31931.106-C-2	17-28-237-039-1175	89	613	$702
15-31931.107-C-2	17-28-237-039-1176	89	613	$702
15-31931.108-C-2	17-28-237-039-1177	89	613	$702
15-31931.109-C-2	17-28-237-039-1178	89	613	$702
15-31931.110-C-2	17-28-237-039-1179	89	613	$702
15-31931.111-C-2	17-28-237-039-1180	89	613	$702
15-31931.112-C-2	17-28-237-039-1181	89	613	$702

15-31931.113-C-2	17-28-237-039-1182	89	613	$702
15-31931.114-C-2	17-28-237-039-1183	89	613	$702
15-31931.115-C-2	17-28-237-039-1184	89	613	$702
15-31931.116-C-2	17-28-237-039-1185	89	613	$702
15-31931.117-C-2	17-28-237-039-1186	89	613	$702
15-31931.118-C-2	17-28-237-039-1033	89	613	$702
15-31931.119-C-2	17-28-237-039-1106	1,430	15,423	$16,853

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(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) 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   Acting Member

_____   _____
Member   Member

DISSENTING: _____   _____

C E R T I F I C A T I O N

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 21, 2017
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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 <u>PETITION AND EVIDENCE</u> 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

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