



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

APPELLANT: The Stratford at South Commons
DOCKET NO.: 15-36928.001-R-3 through 15-36928.201-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Stratford at South Commons, the appellant(s), by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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
15-36928.001-R-3	17-27-305-140-1001	1,447	6,216	\$ 7,663
15-36928.002-R-3	17-27-305-140-1002	1,473	6,326	\$ 7,799
15-36928.003-R-3	17-27-305-140-1003	987	4,276	\$ 5,263
15-36928.004-R-3	17-27-305-140-1004	956	4,149	\$ 5,105
15-36928.005-R-3	17-27-305-140-1005	1,094	4,730	\$ 5,824
15-36928.006-R-3	17-27-305-140-1006	629	2,776	\$ 3,405
15-36928.007-R-3	17-27-305-140-1007	1,124	4,858	\$ 5,982
15-36928.008-R-3	17-27-305-140-1008	1,002	4,340	\$ 5,342
15-36928.009-R-3	17-27-305-140-1009	1,002	4,340	\$ 5,342
15-36928.010-R-3	17-27-305-140-1010	1,447	6,216	\$ 7,663
15-36928.011-R-3	17-27-305-140-1011	1,473	6,326	\$ 7,799
15-36928.012-R-3	17-27-305-140-1012	987	4,276	\$ 5,263
15-36928.013-R-3	17-27-305-140-1013	956	4,149	\$ 5,105
15-36928.014-R-3	17-27-305-140-1014	1,094	4,730	\$ 5,824
15-36928.015-R-3	17-27-305-140-1015	629	2,776	\$ 3,405
15-36928.016-R-3	17-27-305-140-1016	1,124	4,858	\$ 5,982
15-36928.017-R-3	17-27-305-140-1017	1,002	4,340	\$ 5,342
15-36928.018-R-3	17-27-305-140-1018	1,002	4,340	\$ 5,342
15-36928.019-R-3	17-27-305-140-1019	1,447	6,216	\$ 7,663
15-36928.020-R-3	17-27-305-140-1020	1,473	6,326	\$ 7,799

15-36928.021-R-3	17-27-305-140-1021	987	4,276	\$	5,263
15-36928.022-R-3	17-27-305-140-1022	956	4,149	\$	5,105
15-36928.023-R-3	17-27-305-140-1023	1,094	4,730	\$	5,824
15-36928.024-R-3	17-27-305-140-1024	629	2,776	\$	3,405
15-36928.025-R-3	17-27-305-140-1025	1,124	4,858	\$	5,982
15-36928.026-R-3	17-27-305-140-1026	1,002	4,340	\$	5,342
15-36928.027-R-3	17-27-305-140-1027	1,002	4,340	\$	5,342
15-36928.028-R-3	17-27-305-140-1028	1,447	6,216	\$	7,663
15-36928.029-R-3	17-27-305-140-1029	1,473	6,326	\$	7,799
15-36928.030-R-3	17-27-305-140-1030	987	4,276	\$	5,263
15-36928.031-R-3	17-27-305-140-1031	956	4,149	\$	5,105
15-36928.032-R-3	17-27-305-140-1032	1,094	4,730	\$	5,824
15-36928.033-R-3	17-27-305-140-1033	629	2,776	\$	3,405
15-36928.034-R-3	17-27-305-140-1034	1,124	4,858	\$	5,982
15-36928.035-R-3	17-27-305-140-1035	1,002	4,340	\$	5,342
15-36928.036-R-3	17-27-305-140-1036	1,002	4,340	\$	5,342
15-36928.037-R-3	17-27-305-140-1037	1,447	6,216	\$	7,663
15-36928.038-R-3	17-27-305-140-1038	1,473	6,326	\$	7,799
15-36928.039-R-3	17-27-305-140-1039	987	4,276	\$	5,263
15-36928.040-R-3	17-27-305-140-1040	956	4,149	\$	5,105
15-36928.041-R-3	17-27-305-140-1041	1,094	4,730	\$	5,824
15-36928.042-R-3	17-27-305-140-1042	629	2,776	\$	3,405
15-36928.043-R-3	17-27-305-140-1043	1,124	4,858	\$	5,982
15-36928.044-R-3	17-27-305-140-1044	1,002	4,340	\$	5,342
15-36928.045-R-3	17-27-305-140-1045	1,002	4,340	\$	5,342
15-36928.046-R-3	17-27-305-140-1046	1,447	6,216	\$	7,663
15-36928.047-R-3	17-27-305-140-1047	1,473	6,326	\$	7,799
15-36928.048-R-3	17-27-305-140-1048	987	4,276	\$	5,263
15-36928.049-R-3	17-27-305-140-1049	956	4,149	\$	5,105
15-36928.050-R-3	17-27-305-140-1050	1,094	4,730	\$	5,824
15-36928.051-R-3	17-27-305-140-1051	629	2,776	\$	3,405
15-36928.052-R-3	17-27-305-140-1052	1,124	4,858	\$	5,982
15-36928.053-R-3	17-27-305-140-1053	1,002	4,340	\$	5,342
15-36928.054-R-3	17-27-305-140-1054	1,002	4,340	\$	5,342
15-36928.055-R-3	17-27-305-140-1055	1,447	6,216	\$	7,663
15-36928.056-R-3	17-27-305-140-1056	1,473	6,326	\$	7,799
15-36928.057-R-3	17-27-305-140-1057	987	4,276	\$	5,263
15-36928.058-R-3	17-27-305-140-1058	956	4,149	\$	5,105
15-36928.059-R-3	17-27-305-140-1059	1,094	4,730	\$	5,824
15-36928.060-R-3	17-27-305-140-1060	629	2,776	\$	3,405
15-36928.061-R-3	17-27-305-140-1061	1,124	4,858	\$	5,982
15-36928.062-R-3	17-27-305-140-1062	1,002	4,340	\$	5,342
15-36928.063-R-3	17-27-305-140-1063	1,002	4,340	\$	5,342
15-36928.064-R-3	17-27-305-140-1064	1,447	6,216	\$	7,663
15-36928.065-R-3	17-27-305-140-1065	1,473	6,326	\$	7,799
15-36928.066-R-3	17-27-305-140-1066	987	4,276	\$	5,263

15-36928.067-R-3	17-27-305-140-1067	956	4,149	\$	5,105
15-36928.068-R-3	17-27-305-140-1068	1,094	4,730	\$	5,824
15-36928.069-R-3	17-27-305-140-1070	1,124	4,858	\$	5,982
15-36928.070-R-3	17-27-305-140-1071	1,002	4,340	\$	5,342
15-36928.071-R-3	17-27-305-140-1072	1,002	4,340	\$	5,342
15-36928.072-R-3	17-27-305-140-1073	1,447	6,216	\$	7,663
15-36928.073-R-3	17-27-305-140-1074	1,473	6,326	\$	7,799
15-36928.074-R-3	17-27-305-140-1075	987	4,276	\$	5,263
15-36928.075-R-3	17-27-305-140-1076	956	4,149	\$	5,105
15-36928.076-R-3	17-27-305-140-1077	1,094	4,730	\$	5,824
15-36928.077-R-3	17-27-305-140-1079	1,124	4,858	\$	5,982
15-36928.078-R-3	17-27-305-140-1080	1,002	4,340	\$	5,342
15-36928.079-R-3	17-27-305-140-1081	1,002	4,340	\$	5,342
15-36928.080-R-3	17-27-305-140-1082	1,447	6,216	\$	7,663
15-36928.081-R-3	17-27-305-140-1083	1,473	6,326	\$	7,799
15-36928.082-R-3	17-27-305-140-1084	987	4,276	\$	5,263
15-36928.083-R-3	17-27-305-140-1085	956	4,149	\$	5,105
15-36928.084-R-3	17-27-305-140-1088	1,124	4,858	\$	5,982
15-36928.085-R-3	17-27-305-140-1089	1,002	4,340	\$	5,342
15-36928.086-R-3	17-27-305-140-1090	1,002	4,340	\$	5,342
15-36928.087-R-3	17-27-305-140-1091	1,447	6,216	\$	7,663
15-36928.088-R-3	17-27-305-140-1092	1,473	6,326	\$	7,799
15-36928.089-R-3	17-27-305-140-1093	987	4,276	\$	5,263
15-36928.090-R-3	17-27-305-140-1094	956	4,149	\$	5,105
15-36928.091-R-3	17-27-305-140-1095	1,094	4,730	\$	5,824
15-36928.092-R-3	17-27-305-140-1097	1,124	4,858	\$	5,982
15-36928.093-R-3	17-27-305-140-1098	1,002	4,340	\$	5,342
15-36928.094-R-3	17-27-305-140-1099	1,002	4,340	\$	5,342
15-36928.095-R-3	17-27-305-140-1100	1,447	6,216	\$	7,663
15-36928.096-R-3	17-27-305-140-1101	1,473	6,326	\$	7,799
15-36928.097-R-3	17-27-305-140-1102	987	4,276	\$	5,263
15-36928.098-R-3	17-27-305-140-1103	956	4,149	\$	5,105
15-36928.099-R-3	17-27-305-140-1104	1,094	4,730	\$	5,824
15-36928.100-R-3	17-27-305-140-1105	629	2,776	\$	3,405
15-36928.101-R-3	17-27-305-140-1106	1,124	4,858	\$	5,982
15-36928.102-R-3	17-27-305-140-1107	1,002	4,340	\$	5,342
15-36928.103-R-3	17-27-305-140-1108	1,002	4,340	\$	5,342
15-36928.104-R-3	17-27-305-140-1109	1,447	6,216	\$	7,663
15-36928.105-R-3	17-27-305-140-1110	1,473	6,326	\$	7,799
15-36928.106-R-3	17-27-305-140-1111	987	4,276	\$	5,263
15-36928.107-R-3	17-27-305-140-1112	956	4,149	\$	5,105
15-36928.108-R-3	17-27-305-140-1113	1,094	4,730	\$	5,824
15-36928.109-R-3	17-27-305-140-1114	629	2,776	\$	3,405
15-36928.110-R-3	17-27-305-140-1115	1,124	4,858	\$	5,982
15-36928.111-R-3	17-27-305-140-1116	1,002	4,340	\$	5,342
15-36928.112-R-3	17-27-305-140-1117	1,002	4,340	\$	5,342

15-36928.113-R-3	17-27-305-140-1118	1,447	6,216	\$	7,663
15-36928.114-R-3	17-27-305-140-1119	1,473	6,326	\$	7,799
15-36928.115-R-3	17-27-305-140-1121	956	4,149	\$	5,105
15-36928.116-R-3	17-27-305-140-1122	1,094	4,730	\$	5,824
15-36928.117-R-3	17-27-305-140-1123	629	2,776	\$	3,405
15-36928.118-R-3	17-27-305-140-1124	1,124	4,858	\$	5,982
15-36928.119-R-3	17-27-305-140-1125	1,002	4,340	\$	5,342
15-36928.120-R-3	17-27-305-140-1126	1,002	4,340	\$	5,342
15-36928.121-R-3	17-27-305-140-1127	1,447	6,216	\$	7,663
15-36928.122-R-3	17-27-305-140-1128	1,473	6,326	\$	7,799
15-36928.123-R-3	17-27-305-140-1129	987	4,276	\$	5,263
15-36928.124-R-3	17-27-305-140-1130	956	4,149	\$	5,105
15-36928.125-R-3	17-27-305-140-1131	1,094	4,730	\$	5,824
15-36928.126-R-3	17-27-305-140-1132	629	2,776	\$	3,405
15-36928.127-R-3	17-27-305-140-1133	1,124	4,858	\$	5,982
15-36928.128-R-3	17-27-305-140-1134	1,002	4,340	\$	5,342
15-36928.129-R-3	17-27-305-140-1135	1,002	4,340	\$	5,342
15-36928.130-R-3	17-27-305-140-1136	1,447	6,216	\$	7,663
15-36928.131-R-3	17-27-305-140-1137	1,473	6,326	\$	7,799
15-36928.132-R-3	17-27-305-140-1138	987	4,276	\$	5,263
15-36928.133-R-3	17-27-305-140-1139	956	4,149	\$	5,105
15-36928.134-R-3	17-27-305-140-1140	1,094	4,730	\$	5,824
15-36928.135-R-3	17-27-305-140-1141	629	2,776	\$	3,405
15-36928.136-R-3	17-27-305-140-1142	1,124	4,858	\$	5,982
15-36928.137-R-3	17-27-305-140-1143	1,002	4,340	\$	5,342
15-36928.138-R-3	17-27-305-140-1144	1,002	4,340	\$	5,342
15-36928.139-R-3	17-27-305-140-1145	1,447	6,216	\$	7,663
15-36928.140-R-3	17-27-305-140-1146	1,473	6,326	\$	7,799
15-36928.141-R-3	17-27-305-140-1147	987	4,276	\$	5,263
15-36928.142-R-3	17-27-305-140-1148	956	4,149	\$	5,105
15-36928.143-R-3	17-27-305-140-1149	1,094	4,730	\$	5,824
15-36928.144-R-3	17-27-305-140-1150	629	2,776	\$	3,405
15-36928.145-R-3	17-27-305-140-1151	1,124	4,858	\$	5,982
15-36928.146-R-3	17-27-305-140-1152	1,002	4,340	\$	5,342
15-36928.147-R-3	17-27-305-140-1153	1,002	4,340	\$	5,342
15-36928.148-R-3	17-27-305-140-1154	1,447	6,216	\$	7,663
15-36928.149-R-3	17-27-305-140-1155	1,473	6,326	\$	7,799
15-36928.150-R-3	17-27-305-140-1156	987	4,276	\$	5,263
15-36928.151-R-3	17-27-305-140-1157	955	4,150	\$	5,105
15-36928.152-R-3	17-27-305-140-1158	956	4,875	\$	5,831
15-36928.153-R-3	17-27-305-140-1159	629	2,776	\$	3,405
15-36928.154-R-3	17-27-305-140-1160	1,124	4,858	\$	5,982
15-36928.155-R-3	17-27-305-140-1161	1,002	4,340	\$	5,342
15-36928.156-R-3	17-27-305-140-1162	1,002	4,340	\$	5,342
15-36928.157-R-3	17-27-305-140-1163	1,447	6,216	\$	7,663
15-36928.158-R-3	17-27-305-140-1164	1,473	6,326	\$	7,799

15-36928.159-R-3	17-27-305-140-1165	987	4,276	\$	5,263
15-36928.160-R-3	17-27-305-140-1166	956	4,149	\$	5,105
15-36928.161-R-3	17-27-305-140-1167	1,094	4,730	\$	5,824
15-36928.162-R-3	17-27-305-140-1168	629	2,776	\$	3,405
15-36928.163-R-3	17-27-305-140-1169	1,124	4,858	\$	5,982
15-36928.164-R-3	17-27-305-140-1170	1,002	4,340	\$	5,342
15-36928.165-R-3	17-27-305-140-1171	1,002	4,340	\$	5,342
15-36928.166-R-3	17-27-305-140-1172	1,447	6,216	\$	7,663
15-36928.167-R-3	17-27-305-140-1173	1,473	6,326	\$	7,799
15-36928.168-R-3	17-27-305-140-1174	987	4,276	\$	5,263
15-36928.169-R-3	17-27-305-140-1175	956	4,149	\$	5,105
15-36928.170-R-3	17-27-305-140-1176	1,094	4,730	\$	5,824
15-36928.171-R-3	17-27-305-140-1177	629	2,776	\$	3,405
15-36928.172-R-3	17-27-305-140-1178	1,124	4,858	\$	5,982
15-36928.173-R-3	17-27-305-140-1179	1,002	4,340	\$	5,342
15-36928.174-R-3	17-27-305-140-1180	1,002	4,340	\$	5,342
15-36928.175-R-3	17-27-305-140-1181	1,447	6,216	\$	7,663
15-36928.176-R-3	17-27-305-140-1182	1,473	6,326	\$	7,799
15-36928.177-R-3	17-27-305-140-1183	987	4,276	\$	5,263
15-36928.178-R-3	17-27-305-140-1184	956	4,149	\$	5,105
15-36928.179-R-3	17-27-305-140-1185	1,094	4,730	\$	5,824
15-36928.180-R-3	17-27-305-140-1186	629	2,776	\$	3,405
15-36928.181-R-3	17-27-305-140-1187	1,124	4,858	\$	5,982
15-36928.182-R-3	17-27-305-140-1188	1,002	4,340	\$	5,342
15-36928.183-R-3	17-27-305-140-1189	1,002	4,340	\$	5,342
15-36928.184-R-3	17-27-305-140-1190	1,447	6,216	\$	7,663
15-36928.185-R-3	17-27-305-140-1191	1,473	6,326	\$	7,799
15-36928.186-R-3	17-27-305-140-1192	987	4,276	\$	5,263
15-36928.187-R-3	17-27-305-140-1193	956	4,149	\$	5,105
15-36928.188-R-3	17-27-305-140-1194	1,094	4,730	\$	5,824
15-36928.189-R-3	17-27-305-140-1195	629	2,776	\$	3,405
15-36928.190-R-3	17-27-305-140-1196	1,124	4,858	\$	5,982
15-36928.191-R-3	17-27-305-140-1197	1,002	4,340	\$	5,342
15-36928.192-R-3	17-27-305-140-1198	1,002	4,340	\$	5,342
15-36928.193-R-3	17-27-305-140-1199	1,447	6,216	\$	7,663
15-36928.194-R-3	17-27-305-140-1200	1,473	6,326	\$	7,799
15-36928.195-R-3	17-27-305-140-1201	987	4,276	\$	5,263
15-36928.196-R-3	17-27-305-140-1202	956	4,149	\$	5,105
15-36928.197-R-3	17-27-305-140-1203	1,094	4,730	\$	5,824
15-36928.198-R-3	17-27-305-140-1204	629	2,776	\$	3,405
15-36928.199-R-3	17-27-305-140-1205	1,124	4,858	\$	5,982
15-36928.200-R-3	17-27-305-140-1206	1,002	4,340	\$	5,342
15-36928.201-R-3	17-27-305-140-1207	1,002	4,340	\$	5,342

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

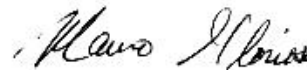
Member

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: November 19, 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
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Springfield, IL 62706-4001

APPELLANT

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