



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

APPELLANT: Residences Condo on the Magnificent Mile  
DOCKET NO.: 16-35880.001-R-3 through 16-35880.070-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Residences Condo on the Magnificent Mile, the appellant(s), by attorney Thomas J. McNulty, of Neal, Gerber & Eisenberg, LLP 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
16-35880.001-R-3	17-10-109-021-1002	784	103,278	\$104,062
16-35880.002-R-3	17-10-109-021-1006	819	107,834	\$108,653
16-35880.003-R-3	17-10-109-021-1008	819	107,834	\$108,653
16-35880.004-R-3	17-10-109-021-1009	1,476	194,406	\$195,882
16-35880.005-R-3	17-10-109-021-1010	830	109,353	\$110,183
16-35880.006-R-3	17-10-109-021-1011	1,084	142,767	\$143,851
16-35880.007-R-3	17-10-109-021-1012	715	94,165	\$94,880
16-35880.008-R-3	17-10-109-021-1014	1,695	223,263	\$224,958
16-35880.009-R-3	17-10-109-021-1015	1,707	224,781	\$226,488
16-35880.010-R-3	17-10-109-021-1016	1,557	205,037	\$206,594
16-35880.011-R-3	17-10-109-021-1017	1,568	206,556	\$208,124
16-35880.012-R-3	17-10-109-021-1018	2,526	332,615	\$335,141
16-35880.013-R-3	17-10-109-021-1019	842	110,872	\$111,714
16-35880.014-R-3	17-10-109-021-1021	1,026	135,173	\$136,199
16-35880.015-R-3	17-10-109-021-1027	842	35,321	\$36,163
16-35880.016-R-3	17-10-109-021-1038	1,615	212,631	\$214,246
16-35880.017-R-3	17-10-109-021-1042	1,049	132,093	\$133,142
16-35880.018-R-3	17-10-109-021-1045	807	106,316	\$107,123
16-35880.019-R-3	17-10-109-021-1046	1,049	138,211	\$139,260
16-35880.020-R-3	17-10-109-021-1048	1,453	191,368	\$192,821
16-35880.021-R-3	17-10-109-021-1049	807	106,316	\$107,123

16-35880.022-R-3	17-10-109-021-1054	1,061	139,729	\$140,790
16-35880.023-R-3	17-10-109-021-1059	1,072	141,248	\$142,320
16-35880.024-R-3	17-10-109-021-1064	1,511	198,962	\$200,473
16-35880.025-R-3	17-10-109-021-1071	1,592	209,593	\$211,185
16-35880.026-R-3	17-10-109-021-1075	1,534	201,999	\$203,533
16-35880.027-R-3	17-10-109-021-1076	1,095	144,286	\$145,381
16-35880.028-R-3	17-10-109-021-1081	1,638	215,668	\$217,306
16-35880.029-R-3	17-10-109-021-1084	1,638	215,668	\$217,306
16-35880.030-R-3	17-10-109-021-1086	2,584	340,209	\$342,793
16-35880.031-R-3	17-10-109-023-1002	82	10,843	\$10,925
16-35880.032-R-3	17-10-109-023-1003	82	10,843	\$10,925
16-35880.033-R-3	17-10-109-023-1004	82	10,843	\$10,925
16-35880.034-R-3	17-10-109-023-1005	82	10,843	\$10,925
16-35880.035-R-3	17-10-109-023-1006	82	10,843	\$10,925
16-35880.036-R-3	17-10-109-023-1007	82	10,843	\$10,925
16-35880.037-R-3	17-10-109-023-1008	82	10,843	\$10,925
16-35880.038-R-3	17-10-109-023-1009	82	10,843	\$10,925
16-35880.039-R-3	17-10-109-023-1010	82	10,843	\$10,925
16-35880.040-R-3	17-10-109-023-1011	82	10,843	\$10,925
16-35880.041-R-3	17-10-109-023-1012	82	10,843	\$10,925
16-35880.042-R-3	17-10-109-023-1013	82	10,843	\$10,925
16-35880.043-R-3	17-10-109-023-1014	82	10,843	\$10,925
16-35880.044-R-3	17-10-109-023-1015	82	10,843	\$10,925
16-35880.045-R-3	17-10-109-023-1016	82	10,843	\$10,925
16-35880.046-R-3	17-10-109-023-1017	82	10,843	\$10,925
16-35880.047-R-3	17-10-109-023-1018	82	10,843	\$10,925
16-35880.048-R-3	17-10-109-023-1019	82	10,843	\$10,925
16-35880.049-R-3	17-10-109-023-1020	82	10,843	\$10,925
16-35880.050-R-3	17-10-109-023-1021	82	10,843	\$10,925
16-35880.051-R-3	17-10-109-023-1023	82	10,843	\$10,925
16-35880.052-R-3	17-10-109-023-1024	82	10,843	\$10,925
16-35880.053-R-3	17-10-109-023-1025	82	10,843	\$10,925
16-35880.054-R-3	17-10-109-023-1031	82	10,843	\$10,925
16-35880.055-R-3	17-10-109-023-1032	82	10,843	\$10,925
16-35880.056-R-3	17-10-109-023-1033	82	10,843	\$10,925
16-35880.057-R-3	17-10-109-023-1034	82	10,843	\$10,925
16-35880.058-R-3	17-10-109-023-1035	82	10,843	\$10,925
16-35880.059-R-3	17-10-109-023-1081	82	10,843	\$10,925
16-35880.060-R-3	17-10-109-023-1082	82	10,843	\$10,925
16-35880.061-R-3	17-10-109-023-1083	82	10,843	\$10,925
16-35880.062-R-3	17-10-109-023-1084	82	10,843	\$10,925
16-35880.063-R-3	17-10-109-023-1085	82	10,843	\$10,925
16-35880.064-R-3	17-10-109-023-1086	82	10,843	\$10,925
16-35880.065-R-3	17-10-109-023-1087	82	10,843	\$10,925
16-35880.066-R-3	17-10-109-023-1088	82	10,843	\$10,925
16-35880.067-R-3	17-10-109-023-1089	82	10,843	\$10,925

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16-35880.068-R-3	17-10-109-023-1090	82	10,843	\$10,925
16-35880.069-R-3	17-10-109-023-1091	82	10,843	\$10,925
16-35880.070-R-3	17-10-109-023-1092	82	10,843	\$10,925

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: April 20, 2021



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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APPELLANT

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