



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

APPELLANT: Condo Assn. Garage at City Front Plaza
DOCKET NO.: 16-37298.001-R-3 through 16-37298.229-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Condo Assn. Garage at City Front Plaza, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; the Cook County Board of Review by Cook County Assistant State's Attorney Katherine Murphy; and the Chicago Board of Education, the intervenor, by attorney Ares G. Dalianis of Franczek 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
16-37298.001-R-3	17-10-212-039-1001	229	3,652	\$3,881
16-37298.002-R-3	17-10-212-039-1002	229	3,652	\$3,881
16-37298.003-R-3	17-10-212-039-1003	229	3,652	\$3,881
16-37298.004-R-3	17-10-212-039-1004	229	3,652	\$3,881
16-37298.005-R-3	17-10-212-039-1005	229	3,652	\$3,881
16-37298.006-R-3	17-10-212-039-1006	229	3,652	\$3,881
16-37298.007-R-3	17-10-212-039-1007	229	3,652	\$3,881
16-37298.008-R-3	17-10-212-039-1008	229	3,652	\$3,881
16-37298.009-R-3	17-10-212-039-1009	229	3,652	\$3,881
16-37298.010-R-3	17-10-212-039-1010	229	3,652	\$3,881
16-37298.011-R-3	17-10-212-039-1011	229	3,652	\$3,881
16-37298.012-R-3	17-10-212-039-1012	229	3,652	\$3,881
16-37298.013-R-3	17-10-212-039-1013	229	3,652	\$3,881
16-37298.014-R-3	17-10-212-039-1014	229	3,652	\$3,881
16-37298.015-R-3	17-10-212-039-1015	229	3,652	\$3,881
16-37298.016-R-3	17-10-212-039-1016	229	3,652	\$3,881
16-37298.017-R-3	17-10-212-039-1017	229	3,652	\$3,881
16-37298.018-R-3	17-10-212-039-1018	229	3,652	\$3,881
16-37298.019-R-3	17-10-212-039-1019	229	3,652	\$3,881

16-37298.020-R-3	17-10-212-039-1020	229	3,652	\$3,881
16-37298.021-R-3	17-10-212-039-1021	229	3,652	\$3,881
16-37298.022-R-3	17-10-212-039-1022	229	3,652	\$3,881
16-37298.023-R-3	17-10-212-039-1023	229	3,652	\$3,881
16-37298.024-R-3	17-10-212-039-1024	229	3,652	\$3,881
16-37298.025-R-3	17-10-212-039-1025	229	3,652	\$3,881
16-37298.026-R-3	17-10-212-039-1026	229	3,652	\$3,881
16-37298.027-R-3	17-10-212-039-1027	229	3,652	\$3,881
16-37298.028-R-3	17-10-212-039-1028	229	3,652	\$3,881
16-37298.029-R-3	17-10-212-039-1029	229	3,652	\$3,881
16-37298.030-R-3	17-10-212-039-1030	229	3,652	\$3,881
16-37298.031-R-3	17-10-212-039-1031	229	3,652	\$3,881
16-37298.032-R-3	17-10-212-039-1032	229	3,652	\$3,881
16-37298.033-R-3	17-10-212-039-1033	229	3,652	\$3,881
16-37298.034-R-3	17-10-212-039-1034	229	3,652	\$3,881
16-37298.035-R-3	17-10-212-039-1035	229	3,652	\$3,881
16-37298.036-R-3	17-10-212-039-1036	229	3,652	\$3,881
16-37298.037-R-3	17-10-212-039-1037	229	3,652	\$3,881
16-37298.038-R-3	17-10-212-039-1038	229	3,652	\$3,881
16-37298.039-R-3	17-10-212-039-1039	229	3,652	\$3,881
16-37298.040-R-3	17-10-212-039-1040	229	3,652	\$3,881
16-37298.041-R-3	17-10-212-039-1041	229	3,652	\$3,881
16-37298.042-R-3	17-10-212-039-1042	229	3,652	\$3,881
16-37298.043-R-3	17-10-212-039-1043	229	3,652	\$3,881
16-37298.044-R-3	17-10-212-039-1044	229	3,652	\$3,881
16-37298.045-R-3	17-10-212-039-1045	229	3,652	\$3,881
16-37298.046-R-3	17-10-212-039-1046	229	3,652	\$3,881
16-37298.047-R-3	17-10-212-039-1047	229	3,652	\$3,881
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16-37298.052-R-3	17-10-212-039-1052	229	3,652	\$3,881
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16-37298.054-R-3	17-10-212-039-1054	229	3,652	\$3,881
16-37298.055-R-3	17-10-212-039-1055	229	3,652	\$3,881
16-37298.056-R-3	17-10-212-039-1056	229	3,652	\$3,881
16-37298.057-R-3	17-10-212-039-1057	229	3,652	\$3,881
16-37298.058-R-3	17-10-212-039-1058	229	3,652	\$3,881
16-37298.059-R-3	17-10-212-039-1059	229	3,652	\$3,881
16-37298.060-R-3	17-10-212-039-1060	229	3,652	\$3,881
16-37298.061-R-3	17-10-212-039-1061	229	3,652	\$3,881
16-37298.062-R-3	17-10-212-039-1062	229	3,652	\$3,881
16-37298.063-R-3	17-10-212-039-1063	229	3,652	\$3,881
16-37298.064-R-3	17-10-212-039-1064	229	3,652	\$3,881
16-37298.065-R-3	17-10-212-039-1065	229	3,652	\$3,881

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16-37298.067-R-3	17-10-212-039-1067	229	3,652	\$3,881
16-37298.068-R-3	17-10-212-039-1068	229	3,652	\$3,881
16-37298.069-R-3	17-10-212-039-1069	229	3,652	\$3,881
16-37298.070-R-3	17-10-212-039-1070	229	3,652	\$3,881
16-37298.071-R-3	17-10-212-039-1071	229	3,652	\$3,881
16-37298.072-R-3	17-10-212-039-1072	229	3,652	\$3,881
16-37298.073-R-3	17-10-212-039-1073	229	3,652	\$3,881
16-37298.074-R-3	17-10-212-039-1074	229	3,652	\$3,881
16-37298.075-R-3	17-10-212-039-1075	229	3,652	\$3,881
16-37298.076-R-3	17-10-212-039-1076	229	3,652	\$3,881
16-37298.077-R-3	17-10-212-039-1077	229	3,652	\$3,881
16-37298.078-R-3	17-10-212-039-1078	229	3,652	\$3,881
16-37298.079-R-3	17-10-212-039-1079	229	3,652	\$3,881
16-37298.080-R-3	17-10-212-039-1080	229	3,652	\$3,881
16-37298.081-R-3	17-10-212-039-1081	229	3,652	\$3,881
16-37298.082-R-3	17-10-212-039-1082	229	3,652	\$3,881
16-37298.083-R-3	17-10-212-039-1083	229	3,652	\$3,881
16-37298.084-R-3	17-10-212-039-1084	229	3,652	\$3,881
16-37298.085-R-3	17-10-212-039-1085	229	3,652	\$3,881
16-37298.086-R-3	17-10-212-039-1086	229	3,652	\$3,881
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16-37298.093-R-3	17-10-212-039-1093	229	3,652	\$3,881
16-37298.094-R-3	17-10-212-039-1094	229	3,652	\$3,881
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16-37298.098-R-3	17-10-212-039-1098	229	3,652	\$3,881
16-37298.099-R-3	17-10-212-039-1099	229	3,652	\$3,881
16-37298.100-R-3	17-10-212-039-1100	229	3,652	\$3,881
16-37298.101-R-3	17-10-212-039-1101	229	3,652	\$3,881
16-37298.102-R-3	17-10-212-039-1102	229	3,652	\$3,881
16-37298.103-R-3	17-10-212-039-1103	229	3,652	\$3,881
16-37298.104-R-3	17-10-212-039-1104	229	3,652	\$3,881
16-37298.105-R-3	17-10-212-039-1105	229	3,652	\$3,881
16-37298.106-R-3	17-10-212-039-1106	229	3,652	\$3,881
16-37298.107-R-3	17-10-212-039-1107	229	3,652	\$3,881
16-37298.108-R-3	17-10-212-039-1108	229	3,652	\$3,881
16-37298.109-R-3	17-10-212-039-1109	229	3,652	\$3,881
16-37298.110-R-3	17-10-212-039-1110	229	3,652	\$3,881
16-37298.111-R-3	17-10-212-039-1111	229	3,652	\$3,881

16-37298.112-R-3	17-10-212-039-1112	229	3,652	\$3,881
16-37298.113-R-3	17-10-212-039-1113	229	3,652	\$3,881
16-37298.114-R-3	17-10-212-039-1114	229	3,652	\$3,881
16-37298.115-R-3	17-10-212-039-1115	229	3,652	\$3,881
16-37298.116-R-3	17-10-212-039-1116	229	3,652	\$3,881
16-37298.117-R-3	17-10-212-039-1117	229	3,652	\$3,881
16-37298.118-R-3	17-10-212-039-1118	229	3,652	\$3,881
16-37298.119-R-3	17-10-212-039-1119	229	3,652	\$3,881
16-37298.120-R-3	17-10-212-039-1120	229	3,652	\$3,881
16-37298.121-R-3	17-10-212-039-1121	229	3,652	\$3,881
16-37298.122-R-3	17-10-212-039-1122	229	3,652	\$3,881
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16-37298.126-R-3	17-10-212-039-1126	229	3,652	\$3,881
16-37298.127-R-3	17-10-212-039-1127	229	3,652	\$3,881
16-37298.128-R-3	17-10-212-039-1128	229	3,652	\$3,881
16-37298.129-R-3	17-10-212-039-1129	229	3,652	\$3,881
16-37298.130-R-3	17-10-212-039-1130	229	3,652	\$3,881
16-37298.131-R-3	17-10-212-039-1131	229	3,652	\$3,881
16-37298.132-R-3	17-10-212-039-1132	229	3,652	\$3,881
16-37298.133-R-3	17-10-212-039-1133	229	3,652	\$3,881
16-37298.134-R-3	17-10-212-039-1134	229	3,652	\$3,881
16-37298.135-R-3	17-10-212-039-1135	229	3,652	\$3,881
16-37298.136-R-3	17-10-212-039-1136	229	3,652	\$3,881
16-37298.137-R-3	17-10-212-039-1137	229	3,652	\$3,881
16-37298.138-R-3	17-10-212-039-1138	229	3,652	\$3,881
16-37298.139-R-3	17-10-212-039-1139	229	3,652	\$3,881
16-37298.140-R-3	17-10-212-039-1140	229	3,652	\$3,881
16-37298.141-R-3	17-10-212-039-1141	229	3,652	\$3,881
16-37298.142-R-3	17-10-212-039-1142	229	3,652	\$3,881
16-37298.143-R-3	17-10-212-039-1143	229	3,652	\$3,881
16-37298.144-R-3	17-10-212-039-1144	229	3,652	\$3,881
16-37298.145-R-3	17-10-212-039-1145	229	3,652	\$3,881
16-37298.146-R-3	17-10-212-039-1146	229	3,652	\$3,881
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16-37298.149-R-3	17-10-212-039-1149	229	3,652	\$3,881
16-37298.150-R-3	17-10-212-039-1150	229	3,652	\$3,881
16-37298.151-R-3	17-10-212-039-1151	229	3,652	\$3,881
16-37298.152-R-3	17-10-212-039-1152	229	3,652	\$3,881
16-37298.153-R-3	17-10-212-039-1153	229	3,652	\$3,881
16-37298.154-R-3	17-10-212-039-1154	229	3,652	\$3,881
16-37298.155-R-3	17-10-212-039-1155	229	3,652	\$3,881
16-37298.156-R-3	17-10-212-039-1156	229	3,652	\$3,881
16-37298.157-R-3	17-10-212-039-1157	229	3,652	\$3,881

16-37298.158-R-3	17-10-212-039-1158	229	3,652	\$3,881
16-37298.159-R-3	17-10-212-039-1159	229	3,652	\$3,881
16-37298.160-R-3	17-10-212-039-1160	229	3,652	\$3,881
16-37298.161-R-3	17-10-212-039-1161	229	3,652	\$3,881
16-37298.162-R-3	17-10-212-039-1162	229	3,652	\$3,881
16-37298.163-R-3	17-10-212-039-1163	229	3,652	\$3,881
16-37298.164-R-3	17-10-212-039-1164	229	3,652	\$3,881
16-37298.165-R-3	17-10-212-039-1165	229	3,652	\$3,881
16-37298.166-R-3	17-10-212-039-1166	229	3,652	\$3,881
16-37298.167-R-3	17-10-212-039-1167	229	3,652	\$3,881
16-37298.168-R-3	17-10-212-039-1168	229	3,652	\$3,881
16-37298.169-R-3	17-10-212-039-1169	229	3,652	\$3,881
16-37298.170-R-3	17-10-212-039-1170	229	3,652	\$3,881
16-37298.171-R-3	17-10-212-039-1171	229	3,652	\$3,881
16-37298.172-R-3	17-10-212-039-1172	229	3,652	\$3,881
16-37298.173-R-3	17-10-212-039-1173	229	3,652	\$3,881
16-37298.174-R-3	17-10-212-039-1174	229	3,652	\$3,881
16-37298.175-R-3	17-10-212-039-1175	229	3,652	\$3,881
16-37298.176-R-3	17-10-212-039-1176	229	3,652	\$3,881
16-37298.177-R-3	17-10-212-039-1177	229	3,652	\$3,881
16-37298.178-R-3	17-10-212-039-1178	229	3,652	\$3,881
16-37298.179-R-3	17-10-212-039-1179	229	3,652	\$3,881
16-37298.180-R-3	17-10-212-039-1180	229	3,652	\$3,881
16-37298.181-R-3	17-10-212-039-1181	229	3,652	\$3,881
16-37298.182-R-3	17-10-212-039-1182	229	3,652	\$3,881
16-37298.183-R-3	17-10-212-039-1183	229	3,652	\$3,881
16-37298.184-R-3	17-10-212-039-1184	229	3,652	\$3,881
16-37298.185-R-3	17-10-212-039-1185	229	3,652	\$3,881
16-37298.186-R-3	17-10-212-039-1186	229	3,652	\$3,881
16-37298.187-R-3	17-10-212-039-1187	229	3,652	\$3,881
16-37298.188-R-3	17-10-212-039-1188	229	3,652	\$3,881
16-37298.189-R-3	17-10-212-039-1189	229	3,652	\$3,881
16-37298.190-R-3	17-10-212-039-1190	229	3,652	\$3,881
16-37298.191-R-3	17-10-212-039-1191	229	3,652	\$3,881
16-37298.192-R-3	17-10-212-039-1192	229	3,652	\$3,881
16-37298.193-R-3	17-10-212-039-1193	229	3,652	\$3,881
16-37298.194-R-3	17-10-212-039-1194	229	3,652	\$3,881
16-37298.195-R-3	17-10-212-039-1195	229	3,652	\$3,881
16-37298.196-R-3	17-10-212-039-1196	229	3,652	\$3,881
16-37298.197-R-3	17-10-212-039-1197	229	3,652	\$3,881
16-37298.198-R-3	17-10-212-039-1198	229	3,652	\$3,881
16-37298.199-R-3	17-10-212-039-1199	229	3,652	\$3,881
16-37298.200-R-3	17-10-212-039-1200	229	3,652	\$3,881
16-37298.201-R-3	17-10-212-039-1201	229	3,652	\$3,881
16-37298.202-R-3	17-10-212-039-1202	229	3,652	\$3,881
16-37298.203-R-3	17-10-212-039-1203	229	3,652	\$3,881

16-37298.204-R-3	17-10-212-039-1204	229	3,652	\$3,881
16-37298.205-R-3	17-10-212-039-1205	229	3,652	\$3,881
16-37298.206-R-3	17-10-212-039-1206	229	3,652	\$3,881
16-37298.207-R-3	17-10-212-039-1207	229	3,652	\$3,881
16-37298.208-R-3	17-10-212-039-1208	229	3,652	\$3,881
16-37298.209-R-3	17-10-212-039-1209	229	3,652	\$3,881
16-37298.210-R-3	17-10-212-039-1210	229	3,652	\$3,881
16-37298.211-R-3	17-10-212-039-1211	229	3,652	\$3,881
16-37298.212-R-3	17-10-212-039-1212	229	3,652	\$3,881
16-37298.213-R-3	17-10-212-039-1213	229	3,652	\$3,881
16-37298.214-R-3	17-10-212-039-1214	229	3,652	\$3,881
16-37298.215-R-3	17-10-212-039-1215	229	3,652	\$3,881
16-37298.216-R-3	17-10-212-039-1216	229	3,652	\$3,881
16-37298.217-R-3	17-10-212-039-1217	229	3,652	\$3,881
16-37298.218-R-3	17-10-212-039-1218	229	3,652	\$3,881
16-37298.219-R-3	17-10-212-039-1219	229	3,652	\$3,881
16-37298.220-R-3	17-10-212-039-1220	229	3,652	\$3,881
16-37298.221-R-3	17-10-212-039-1221	229	3,652	\$3,881
16-37298.222-R-3	17-10-212-039-1222	229	3,652	\$3,881
16-37298.223-R-3	17-10-212-039-1223	229	3,652	\$3,881
16-37298.224-R-3	17-10-212-039-1224	229	3,652	\$3,881
16-37298.225-R-3	17-10-212-039-1225	229	3,652	\$3,881
16-37298.226-R-3	17-10-212-039-1226	229	3,652	\$3,881
16-37298.227-R-3	17-10-212-039-1227	229	3,652	\$3,881
16-37298.228-R-3	17-10-212-039-1228	229	3,652	\$3,881
16-37298.229-R-3	17-10-212-039-1229	229	3,652	\$3,881

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(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:

July 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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