



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

APPELLANT: The Stratford at South Commons
DOCKET NO.: 17-45205.001-R-3 through 17-45205.202-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; the Cook County Board of Review; the Chicago Board of Education 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
17-45205.001-R-3	17-27-305-140-1001	1,447	8,351	\$9,798
17-45205.002-R-3	17-27-305-140-1002	1,473	8,509	\$9,982
17-45205.003-R-3	17-27-305-140-1003	987	5,585	\$6,572
17-45205.004-R-3	17-27-305-140-1004	956	5,402	\$6,358
17-45205.005-R-3	17-27-305-140-1005	1,094	6,231	\$7,325
17-45205.006-R-3	17-27-305-140-1006	629	3,439	\$4,068
17-45205.007-R-3	17-27-305-140-1007	1,124	6,413	\$7,537
17-45205.008-R-3	17-27-305-140-1008	1,002	5,676	\$6,678
17-45205.009-R-3	17-27-305-140-1009	1,002	5,676	\$6,678
17-45205.010-R-3	17-27-305-140-1010	1,447	8,351	\$9,798
17-45205.011-R-3	17-27-305-140-1011	1,473	8,509	\$9,982
17-45205.012-R-3	17-27-305-140-1012	987	5,585	\$6,572
17-45205.013-R-3	17-27-305-140-1013	956	5,402	\$6,358
17-45205.014-R-3	17-27-305-140-1014	1,094	6,231	\$7,325
17-45205.015-R-3	17-27-305-140-1015	629	3,439	\$4,068
17-45205.016-R-3	17-27-305-140-1016	1,124	6,413	\$7,537
17-45205.017-R-3	17-27-305-140-1017	1,002	5,676	\$6,678
17-45205.018-R-3	17-27-305-140-1018	1,002	5,676	\$6,678
17-45205.019-R-3	17-27-305-140-1019	1,447	8,351	\$9,798
17-45205.020-R-3	17-27-305-140-1020	1,473	8,509	\$9,982

17-45205.021-R-3	17-27-305-140-1021	987	5,585	\$6,572
17-45205.022-R-3	17-27-305-140-1022	956	5,402	\$6,358
17-45205.023-R-3	17-27-305-140-1023	1,094	6,231	\$7,325
17-45205.024-R-3	17-27-305-140-1024	629	3,439	\$4,068
17-45205.025-R-3	17-27-305-140-1025	1,124	6,413	\$7,537
17-45205.026-R-3	17-27-305-140-1026	1,002	5,676	\$6,678
17-45205.027-R-3	17-27-305-140-1027	1,002	5,676	\$6,678
17-45205.028-R-3	17-27-305-140-1028	1,447	8,351	\$9,798
17-45205.029-R-3	17-27-305-140-1029	1,473	8,509	\$9,982
17-45205.030-R-3	17-27-305-140-1030	987	5,585	\$6,572
17-45205.031-R-3	17-27-305-140-1031	956	5,402	\$6,358
17-45205.032-R-3	17-27-305-140-1032	1,094	6,231	\$7,325
17-45205.033-R-3	17-27-305-140-1033	629	3,439	\$4,068
17-45205.034-R-3	17-27-305-140-1034	1,124	6,413	\$7,537
17-45205.035-R-3	17-27-305-140-1035	1,002	5,676	\$6,678
17-45205.036-R-3	17-27-305-140-1036	1,002	5,676	\$6,678
17-45205.037-R-3	17-27-305-140-1037	1,447	8,351	\$9,798
17-45205.038-R-3	17-27-305-140-1038	1,473	8,509	\$9,982
17-45205.039-R-3	17-27-305-140-1039	987	5,585	\$6,572
17-45205.040-R-3	17-27-305-140-1040	956	5,402	\$6,358
17-45205.041-R-3	17-27-305-140-1041	1,094	6,231	\$7,325
17-45205.042-R-3	17-27-305-140-1042	629	3,439	\$4,068
17-45205.043-R-3	17-27-305-140-1043	1,124	6,413	\$7,537
17-45205.044-R-3	17-27-305-140-1044	1,002	5,676	\$6,678
17-45205.045-R-3	17-27-305-140-1045	1,002	5,676	\$6,678
17-45205.046-R-3	17-27-305-140-1046	1,447	8,351	\$9,798
17-45205.047-R-3	17-27-305-140-1047	1,473	8,509	\$9,982
17-45205.048-R-3	17-27-305-140-1048	987	5,585	\$6,572
17-45205.049-R-3	17-27-305-140-1049	956	5,402	\$6,358
17-45205.050-R-3	17-27-305-140-1050	1,094	6,231	\$7,325
17-45205.051-R-3	17-27-305-140-1051	629	3,439	\$4,068
17-45205.052-R-3	17-27-305-140-1052	1,124	6,413	\$7,537
17-45205.053-R-3	17-27-305-140-1053	1,002	5,676	\$6,678
17-45205.054-R-3	17-27-305-140-1054	1,002	5,676	\$6,678
17-45205.055-R-3	17-27-305-140-1055	1,447	8,351	\$9,798
17-45205.056-R-3	17-27-305-140-1056	1,473	8,509	\$9,982
17-45205.057-R-3	17-27-305-140-1057	987	5,585	\$6,572
17-45205.058-R-3	17-27-305-140-1058	956	5,402	\$6,358
17-45205.059-R-3	17-27-305-140-1059	1,094	6,231	\$7,325
17-45205.060-R-3	17-27-305-140-1060	629	3,439	\$4,068
17-45205.061-R-3	17-27-305-140-1061	1,124	6,413	\$7,537
17-45205.062-R-3	17-27-305-140-1062	1,002	5,676	\$6,678
17-45205.063-R-3	17-27-305-140-1063	1,002	5,676	\$6,678
17-45205.064-R-3	17-27-305-140-1064	1,447	8,351	\$9,798
17-45205.065-R-3	17-27-305-140-1065	1,473	8,509	\$9,982
17-45205.066-R-3	17-27-305-140-1066	987	5,585	\$6,572

17-45205.067-R-3	17-27-305-140-1067	956	5,402	\$6,358
17-45205.068-R-3	17-27-305-140-1068	1,094	6,231	\$7,325
17-45205.069-R-3	17-27-305-140-1070	1,124	6,413	\$7,537
17-45205.070-R-3	17-27-305-140-1071	1,002	5,676	\$6,678
17-45205.071-R-3	17-27-305-140-1072	1,002	5,676	\$6,678
17-45205.072-R-3	17-27-305-140-1073	1,447	8,351	\$9,798
17-45205.073-R-3	17-27-305-140-1074	1,473	8,509	\$9,982
17-45205.074-R-3	17-27-305-140-1075	987	5,585	\$6,572
17-45205.075-R-3	17-27-305-140-1076	956	5,402	\$6,358
17-45205.076-R-3	17-27-305-140-1077	1,094	6,231	\$7,325
17-45205.077-R-3	17-27-305-140-1079	1,124	6,413	\$7,537
17-45205.078-R-3	17-27-305-140-1080	1,002	5,676	\$6,678
17-45205.079-R-3	17-27-305-140-1081	1,002	5,676	\$6,678
17-45205.080-R-3	17-27-305-140-1082	1,447	8,351	\$9,798
17-45205.081-R-3	17-27-305-140-1083	1,473	8,509	\$9,982
17-45205.082-R-3	17-27-305-140-1084	987	5,585	\$6,572
17-45205.083-R-3	17-27-305-140-1085	956	5,402	\$6,358
17-45205.084-R-3	17-27-305-140-1088	1,124	6,413	\$7,537
17-45205.085-R-3	17-27-305-140-1089	1,002	5,676	\$6,678
17-45205.086-R-3	17-27-305-140-1090	1,002	5,676	\$6,678
17-45205.087-R-3	17-27-305-140-1091	1,447	8,351	\$9,798
17-45205.088-R-3	17-27-305-140-1092	1,473	8,509	\$9,982
17-45205.089-R-3	17-27-305-140-1093	987	5,585	\$6,572
17-45205.090-R-3	17-27-305-140-1094	956	5,402	\$6,358
17-45205.091-R-3	17-27-305-140-1095	1,094	6,231	\$7,325
17-45205.092-R-3	17-27-305-140-1097	1,124	6,413	\$7,537
17-45205.093-R-3	17-27-305-140-1098	1,002	5,676	\$6,678
17-45205.094-R-3	17-27-305-140-1099	1,002	5,676	\$6,678
17-45205.095-R-3	17-27-305-140-1100	1,447	8,351	\$9,798
17-45205.096-R-3	17-27-305-140-1101	1,473	8,509	\$9,982
17-45205.097-R-3	17-27-305-140-1102	987	5,585	\$6,572
17-45205.098-R-3	17-27-305-140-1103	956	5,402	\$6,358
17-45205.099-R-3	17-27-305-140-1104	1,094	6,231	\$7,325
17-45205.100-R-3	17-27-305-140-1105	629	3,439	\$4,068
17-45205.101-R-3	17-27-305-140-1106	1,124	6,413	\$7,537
17-45205.102-R-3	17-27-305-140-1107	1,002	5,676	\$6,678
17-45205.103-R-3	17-27-305-140-1108	1,002	5,676	\$6,678
17-45205.104-R-3	17-27-305-140-1109	1,447	8,351	\$9,798
17-45205.105-R-3	17-27-305-140-1110	1,473	8,509	\$9,982
17-45205.106-R-3	17-27-305-140-1111	987	5,585	\$6,572
17-45205.107-R-3	17-27-305-140-1112	956	5,402	\$6,358
17-45205.108-R-3	17-27-305-140-1113	1,094	6,231	\$7,325
17-45205.109-R-3	17-27-305-140-1114	629	3,439	\$4,068
17-45205.110-R-3	17-27-305-140-1115	1,124	6,413	\$7,537
17-45205.111-R-3	17-27-305-140-1116	1,002	5,676	\$6,678
17-45205.112-R-3	17-27-305-140-1117	1,002	5,676	\$6,678

17-45205.113-R-3	17-27-305-140-1118	1,447	8,351	\$9,798
17-45205.114-R-3	17-27-305-140-1119	1,473	8,509	\$9,982
17-45205.115-R-3	17-27-305-140-1120	987	5,441	\$6,428
17-45205.116-R-3	17-27-305-140-1121	956	5,402	\$6,358
17-45205.117-R-3	17-27-305-140-1122	1,094	6,231	\$7,325
17-45205.118-R-3	17-27-305-140-1123	629	3,439	\$4,068
17-45205.119-R-3	17-27-305-140-1124	1,124	6,413	\$7,537
17-45205.120-R-3	17-27-305-140-1125	1,002	5,676	\$6,678
17-45205.121-R-3	17-27-305-140-1126	1,002	5,676	\$6,678
17-45205.122-R-3	17-27-305-140-1127	1,447	8,351	\$9,798
17-45205.123-R-3	17-27-305-140-1128	1,473	8,509	\$9,982
17-45205.124-R-3	17-27-305-140-1129	987	5,585	\$6,572
17-45205.125-R-3	17-27-305-140-1130	956	5,402	\$6,358
17-45205.126-R-3	17-27-305-140-1131	1,094	6,231	\$7,325
17-45205.127-R-3	17-27-305-140-1132	629	3,439	\$4,068
17-45205.128-R-3	17-27-305-140-1133	1,124	6,413	\$7,537
17-45205.129-R-3	17-27-305-140-1134	1,002	5,676	\$6,678
17-45205.130-R-3	17-27-305-140-1135	1,002	5,676	\$6,678
17-45205.131-R-3	17-27-305-140-1136	1,447	8,351	\$9,798
17-45205.132-R-3	17-27-305-140-1137	1,473	8,509	\$9,982
17-45205.133-R-3	17-27-305-140-1138	987	5,585	\$6,572
17-45205.134-R-3	17-27-305-140-1139	956	5,402	\$6,358
17-45205.135-R-3	17-27-305-140-1140	1,094	6,231	\$7,325
17-45205.136-R-3	17-27-305-140-1141	629	3,439	\$4,068
17-45205.137-R-3	17-27-305-140-1142	1,124	6,413	\$7,537
17-45205.138-R-3	17-27-305-140-1143	1,002	5,676	\$6,678
17-45205.139-R-3	17-27-305-140-1144	1,002	5,676	\$6,678
17-45205.140-R-3	17-27-305-140-1145	1,447	8,351	\$9,798
17-45205.141-R-3	17-27-305-140-1146	1,473	8,509	\$9,982
17-45205.142-R-3	17-27-305-140-1147	987	5,585	\$6,572
17-45205.143-R-3	17-27-305-140-1148	956	5,402	\$6,358
17-45205.144-R-3	17-27-305-140-1149	1,094	6,231	\$7,325
17-45205.145-R-3	17-27-305-140-1150	629	3,439	\$4,068
17-45205.146-R-3	17-27-305-140-1151	1,124	6,413	\$7,537
17-45205.147-R-3	17-27-305-140-1152	1,002	5,676	\$6,678
17-45205.148-R-3	17-27-305-140-1153	1,002	5,676	\$6,678
17-45205.149-R-3	17-27-305-140-1154	1,447	8,351	\$9,798
17-45205.150-R-3	17-27-305-140-1155	1,473	8,509	\$9,982
17-45205.151-R-3	17-27-305-140-1156	987	5,585	\$6,572
17-45205.152-R-3	17-27-305-140-1157	955	5,396	\$6,351
17-45205.153-R-3	17-27-305-140-1158	956	5,402	\$6,358
17-45205.154-R-3	17-27-305-140-1159	629	3,439	\$4,068
17-45205.155-R-3	17-27-305-140-1160	1,124	6,413	\$7,537
17-45205.156-R-3	17-27-305-140-1161	1,002	5,676	\$6,678
17-45205.157-R-3	17-27-305-140-1162	1,002	5,676	\$6,678
17-45205.158-R-3	17-27-305-140-1163	1,447	8,351	\$9,798

17-45205.159-R-3	17-27-305-140-1164	1,473	8,509	\$9,982
17-45205.160-R-3	17-27-305-140-1165	987	5,585	\$6,572
17-45205.161-R-3	17-27-305-140-1166	956	5,402	\$6,358
17-45205.162-R-3	17-27-305-140-1167	1,094	6,231	\$7,325
17-45205.163-R-3	17-27-305-140-1168	629	3,439	\$4,068
17-45205.164-R-3	17-27-305-140-1169	1,124	6,413	\$7,537
17-45205.165-R-3	17-27-305-140-1170	1,002	5,676	\$6,678
17-45205.166-R-3	17-27-305-140-1171	1,002	5,676	\$6,678
17-45205.167-R-3	17-27-305-140-1172	1,447	8,351	\$9,798
17-45205.168-R-3	17-27-305-140-1173	1,473	8,509	\$9,982
17-45205.169-R-3	17-27-305-140-1174	987	5,585	\$6,572
17-45205.170-R-3	17-27-305-140-1175	956	5,402	\$6,358
17-45205.171-R-3	17-27-305-140-1176	1,094	6,231	\$7,325
17-45205.172-R-3	17-27-305-140-1177	629	3,439	\$4,068
17-45205.173-R-3	17-27-305-140-1178	1,124	6,413	\$7,537
17-45205.174-R-3	17-27-305-140-1179	1,002	5,676	\$6,678
17-45205.175-R-3	17-27-305-140-1180	1,002	5,676	\$6,678
17-45205.176-R-3	17-27-305-140-1181	1,447	8,351	\$9,798
17-45205.177-R-3	17-27-305-140-1182	1,473	8,509	\$9,982
17-45205.178-R-3	17-27-305-140-1183	987	5,585	\$6,572
17-45205.179-R-3	17-27-305-140-1184	956	5,402	\$6,358
17-45205.180-R-3	17-27-305-140-1185	1,094	6,231	\$7,325
17-45205.181-R-3	17-27-305-140-1186	629	3,439	\$4,068
17-45205.182-R-3	17-27-305-140-1187	1,124	6,413	\$7,537
17-45205.183-R-3	17-27-305-140-1188	1,002	5,676	\$6,678
17-45205.184-R-3	17-27-305-140-1189	1,002	5,676	\$6,678
17-45205.185-R-3	17-27-305-140-1190	1,447	8,351	\$9,798
17-45205.186-R-3	17-27-305-140-1191	1,473	8,509	\$9,982
17-45205.187-R-3	17-27-305-140-1192	987	5,585	\$6,572
17-45205.188-R-3	17-27-305-140-1193	956	5,209	\$6,165
17-45205.189-R-3	17-27-305-140-1194	1,094	6,231	\$7,325
17-45205.190-R-3	17-27-305-140-1195	629	3,439	\$4,068
17-45205.191-R-3	17-27-305-140-1196	1,124	6,413	\$7,537
17-45205.192-R-3	17-27-305-140-1197	1,002	5,676	\$6,678
17-45205.193-R-3	17-27-305-140-1198	1,002	5,676	\$6,678
17-45205.194-R-3	17-27-305-140-1199	1,447	8,351	\$9,798
17-45205.195-R-3	17-27-305-140-1200	1,473	8,509	\$9,982
17-45205.196-R-3	17-27-305-140-1201	987	5,585	\$6,572
17-45205.197-R-3	17-27-305-140-1202	956	5,402	\$6,358
17-45205.198-R-3	17-27-305-140-1203	1,094	6,231	\$7,325
17-45205.199-R-3	17-27-305-140-1204	629	3,439	\$4,068
17-45205.200-R-3	17-27-305-140-1205	1,124	6,413	\$7,537
17-45205.201-R-3	17-27-305-140-1206	1,002	5,676	\$6,678
17-45205.202-R-3	17-27-305-140-1207	1,002	5,676	\$6,678

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:

October 19, 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

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

APPELLANT

The Stratford at South Commons, by attorney:
Dimitrios Trivizas
Dimitrios P. Trivizas, Ltd.
4957 Oakton Street
No. 217
Skokie, IL 60077

COUNTY

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

INTERVENOR

Chicago Board of Education, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606