



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

APPELLANT: 3800 N. Lake Shore Drive Condominium Association
DOCKET NO.: 18-34063.001-R-3 through 18-34063.093-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3800 N. Lake Shore Drive Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; 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
18-34063.001-R-3	14-21-103-030-1002	2,598	57,030	59,628
18-34063.002-R-3	14-21-103-030-1003	2,619	57,490	60,109
18-34063.003-R-3	14-21-103-030-1004	2,661	58,409	61,070
18-34063.004-R-3	14-21-103-030-1005	2,682	58,870	61,552
18-34063.005-R-3	14-21-103-030-1006	2,954	64,849	67,803
18-34063.006-R-3	14-21-103-030-1007	2,745	60,249	62,994
18-34063.007-R-3	14-21-103-030-1008	2,766	60,709	63,475
18-34063.008-R-3	14-21-103-030-1009	2,807	61,629	64,436
18-34063.009-R-3	14-21-103-030-1010	3,394	74,507	77,901
18-34063.010-R-3	14-21-103-030-1011	2,870	63,009	65,879
18-34063.011-R-3	14-21-103-030-1013	3,185	69,908	73,093
18-34063.012-R-3	14-21-103-030-1014	2,954	64,849	67,803
18-34063.013-R-3	14-21-103-030-1015	2,996	65,769	68,765
18-34063.014-R-3	14-21-103-030-1016	4,107	90,144	94,251
18-34063.015-R-3	14-21-103-030-1017	859	18,857	19,716
18-34063.016-R-3	14-21-103-030-1018	2,221	48,751	50,972
18-34063.017-R-3	14-21-103-030-1019	2,263	49,671	51,934
18-34063.018-R-3	14-21-103-030-1020	2,284	50,131	52,415
18-34063.019-R-3	14-21-103-030-1021	2,326	51,051	53,377
18-34063.020-R-3	14-21-103-030-1022	2,053	45,072	47,125
18-34063.021-R-3	14-21-103-030-1023	2,367	51,971	54,338

18-34063.022-R-3	14-21-103-030-1024	2,409	52,891	55,300
18-34063.023-R-3	14-21-103-030-1025	2,430	53,350	55,780
18-34063.024-R-3	14-21-103-030-1026	2,158	47,372	49,530
18-34063.025-R-3	14-21-103-030-1027	2,493	54,730	57,223
18-34063.026-R-3	14-21-103-030-1029	2,263	49,671	51,934
18-34063.027-R-3	14-21-103-030-1030	2,598	57,030	59,628
18-34063.028-R-3	14-21-103-030-1031	2,619	57,490	60,109
18-34063.029-R-3	14-21-103-030-1032	2,682	58,870	61,552
18-34063.030-R-3	14-21-103-030-1033	691	15,177	15,868
18-34063.031-R-3	14-21-103-030-1034	1,005	22,076	23,081
18-34063.032-R-3	14-21-103-030-1035	2,388	52,431	54,819
18-34063.033-R-3	14-21-103-030-1036	2,409	52,891	55,300
18-34063.034-R-3	14-21-103-030-1037	2,451	53,810	56,261
18-34063.035-R-3	14-21-103-030-1038	2,472	54,270	56,742
18-34063.036-R-3	14-21-103-030-1039	2,493	54,730	57,223
18-34063.037-R-3	14-21-103-030-1040	2,514	55,190	57,704
18-34063.038-R-3	14-21-103-030-1041	2,556	56,110	58,666
18-34063.039-R-3	14-21-103-030-1042	2,577	56,570	59,147
18-34063.040-R-3	14-21-103-030-1043	2,305	50,591	52,896
18-34063.041-R-3	14-21-103-030-1044	2,640	57,950	60,590
18-34063.042-R-3	14-21-103-030-1045	2,682	58,870	61,552
18-34063.043-R-3	14-21-103-030-1046	2,703	59,329	62,032
18-34063.044-R-3	14-21-103-030-1047	2,724	59,790	62,514
18-34063.045-R-3	14-21-103-030-1048	2,766	60,709	63,475
18-34063.046-R-3	14-21-103-030-1049	3,289	72,207	75,496
18-34063.047-R-3	14-21-103-030-1050	1,299	28,515	29,814
18-34063.048-R-3	14-21-103-030-1051	2,032	44,612	46,644
18-34063.049-R-3	14-21-103-030-1052	2,053	45,072	47,125
18-34063.050-R-3	14-21-103-030-1053	2,074	45,532	47,606
18-34063.051-R-3	14-21-103-030-1054	2,095	45,991	48,086
18-34063.052-R-3	14-21-103-030-1055	2,116	46,452	48,568
18-34063.053-R-3	14-21-103-030-1056	2,137	46,911	49,048
18-34063.054-R-3	14-21-103-030-1057	2,158	47,372	49,530
18-34063.055-R-3	14-21-103-030-1058	2,179	47,831	50,010
18-34063.056-R-3	14-21-103-030-1059	2,200	48,291	50,491
18-34063.057-R-3	14-21-103-030-1060	2,221	48,751	50,972
18-34063.058-R-3	14-21-103-030-1061	2,242	49,211	51,453
18-34063.059-R-3	14-21-103-030-1062	2,263	49,671	51,934
18-34063.060-R-3	14-21-103-030-1063	2,284	50,131	52,415
18-34063.061-R-3	14-21-103-030-1064	2,305	50,591	52,896
18-34063.062-R-3	14-21-103-030-1065	3,289	72,207	75,496
18-34063.063-R-3	14-21-103-030-1066	1,341	29,435	30,776
18-34063.064-R-3	14-21-103-030-1067	1,781	39,092	40,873
18-34063.065-R-3	14-21-103-030-1068	1,802	39,553	41,355
18-34063.066-R-3	14-21-103-030-1069	1,823	40,012	41,835
18-34063.067-R-3	14-21-103-030-1070	1,844	40,473	42,317

18-34063.068-R-3	14-21-103-030-1071	1,864	40,932	42,796
18-34063.069-R-3	14-21-103-030-1072	1,885	41,393	43,278
18-34063.070-R-3	14-21-103-030-1073	1,906	41,852	43,758
18-34063.071-R-3	14-21-103-030-1074	1,927	42,313	44,240
18-34063.072-R-3	14-21-103-030-1075	1,948	42,772	44,720
18-34063.073-R-3	14-21-103-030-1076	1,948	42,772	44,720
18-34063.074-R-3	14-21-103-030-1077	1,969	43,233	45,202
18-34063.075-R-3	14-21-103-030-1078	1,990	43,692	45,682
18-34063.076-R-3	14-21-103-030-1079	2,011	44,152	46,163
18-34063.077-R-3	14-21-103-030-1080	2,032	44,612	46,644
18-34063.078-R-3	14-21-103-030-1081	2,074	45,532	47,606
18-34063.079-R-3	14-21-103-030-1082	1,508	33,114	34,622
18-34063.080-R-3	14-21-103-030-1083	1,571	34,494	36,065
18-34063.081-R-3	14-21-103-030-1084	1,592	34,953	36,545
18-34063.082-R-3	14-21-103-030-1085	1,613	35,414	37,027
18-34063.083-R-3	14-21-103-030-1086	1,571	34,494	36,065
18-34063.084-R-3	14-21-103-030-1087	1,592	34,953	36,545
18-34063.085-R-3	14-21-103-030-1089	1,550	34,034	35,584
18-34063.086-R-3	14-21-103-030-1092	1,341	29,435	30,776
18-34063.087-R-3	14-21-103-030-1093	1,362	29,894	31,256
18-34063.088-R-3	14-21-103-030-1095	1,403	30,814	32,217
18-34063.089-R-3	14-21-103-030-1096	2,158	47,372	49,530
18-34063.090-R-3	14-21-103-030-1097	1,047	22,996	24,043
18-34063.091-R-3	14-21-103-030-1098	3,164	69,447	72,611
18-34063.092-R-3	14-21-103-030-1099	2,263	49,671	51,934
18-34063.093-R-3	14-21-103-030-1100	2,954	64,844	67,798

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:

December 19, 2023



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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