



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

APPELLANT: The Raffaello Condominium Association
DOCKET NO.: 18-45504.001-C-3 through 18-45504.187-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Raffaello Condominium Association, 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 Kathleen Murphy; and the Chicago B.O.E., the intervenor, by attorney Karen Kavanagh Mack of Burke, Warren, MacKay & Serritella, 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
18-45504.001-C-3	17-03-221-012-1001	6,535	15,508	\$22,043
18-45504.002-C-3	17-03-221-012-1002	4,717	18,412	\$23,129
18-45504.003-C-3	17-03-221-012-1003	4,871	19,015	\$23,886
18-45504.004-C-3	17-03-221-012-1004	5,097	19,896	\$24,993
18-45504.005-C-3	17-03-221-012-1005	2,851	11,130	\$13,981
18-45504.006-C-3	17-03-221-012-1006	5,145	20,081	\$25,226
18-45504.007-C-3	17-03-221-012-1007	3,802	14,841	\$18,643
18-45504.008-C-3	17-03-221-012-1008	3,267	12,754	\$16,021
18-45504.009-C-3	17-03-221-012-1009	3,386	13,217	\$16,603
18-45504.010-C-3	17-03-221-012-1010	6,654	15,971	\$22,625
18-45504.011-C-3	17-03-221-012-1011	2,732	10,667	\$13,399
18-45504.012-C-3	17-03-221-012-1012	3,398	13,264	\$16,662
18-45504.013-C-3	17-03-221-012-1013	4,824	18,829	\$23,653
18-45504.014-C-3	17-03-221-012-1014	4,943	19,293	\$24,236
18-45504.015-C-3	17-03-221-012-1015	4,336	16,926	\$21,262
18-45504.016-C-3	17-03-221-012-1016	2,994	11,687	\$14,681
18-45504.017-C-3	17-03-221-012-1017	2,269	8,857	\$11,126
18-45504.018-C-3	17-03-221-012-1018	5,180	20,220	\$25,400
18-45504.019-C-3	17-03-221-012-1019	3,743	14,609	\$18,352

18-45504.020-C-3	17-03-221-012-1020	3,148	12,290	\$15,438
18-45504.021-C-3	17-03-221-012-1021	3,327	12,986	\$16,313
18-45504.022-C-3	17-03-221-012-1022	6,594	15,740	\$22,334
18-45504.023-C-3	17-03-221-012-1023	2,661	10,389	\$13,050
18-45504.024-C-3	17-03-221-012-1024	3,380	13,193	\$16,573
18-45504.025-C-3	17-03-221-012-1025	4,788	18,691	\$23,479
18-45504.026-C-3	17-03-221-012-1026	4,907	19,155	\$24,062
18-45504.027-C-3	17-03-221-012-1027	4,372	17,068	\$21,440
18-45504.028-C-3	17-03-221-012-1028	3,030	11,826	\$14,856
18-45504.029-C-3	17-03-221-012-1029	2,304	8,996	\$11,300
18-45504.030-C-3	17-03-221-012-1030	5,216	20,359	\$25,575
18-45504.031-C-3	17-03-221-012-1031	3,802	14,840	\$18,642
18-45504.032-C-3	17-03-221-012-1032	3,208	12,523	\$15,731
18-45504.033-C-3	17-03-221-012-1033	3,386	13,216	\$16,602
18-45504.034-C-3	17-03-221-012-1034	6,773	16,436	\$23,209
18-45504.035-C-3	17-03-221-012-1035	2,697	10,527	\$13,224
18-45504.036-C-3	17-03-221-012-1036	3,398	13,264	\$16,662
18-45504.037-C-3	17-03-221-012-1037	4,824	18,830	\$23,654
18-45504.038-C-3	17-03-221-012-1038	4,943	19,293	\$24,236
18-45504.039-C-3	17-03-221-012-1039	4,408	17,207	\$21,615
18-45504.040-C-3	17-03-221-012-1040	3,065	11,965	\$15,030
18-45504.041-C-3	17-03-221-012-1041	2,341	9,137	\$11,478
18-45504.042-C-3	17-03-221-012-1042	5,251	20,498	\$25,749
18-45504.043-C-3	17-03-221-012-1043	3,826	14,934	\$18,760
18-45504.044-C-3	17-03-221-012-1044	3,267	12,753	\$16,020
18-45504.045-C-3	17-03-221-012-1045	3,445	13,449	\$16,894
18-45504.046-C-3	17-03-221-012-1046	6,911	16,976	\$23,887
18-45504.047-C-3	17-03-221-012-1047	2,732	10,666	\$13,398
18-45504.048-C-3	17-03-221-012-1048	3,433	13,402	\$16,835
18-45504.049-C-3	17-03-221-012-1049	4,859	18,969	\$23,828
18-45504.050-C-3	17-03-221-012-1050	4,978	19,432	\$24,410
18-45504.051-C-3	17-03-221-012-1051	4,444	17,345	\$21,789
18-45504.052-C-3	17-03-221-012-1052	3,101	12,104	\$15,205
18-45504.053-C-3	17-03-221-012-1053	2,376	9,276	\$11,652
18-45504.054-C-3	17-03-221-012-1054	5,287	20,639	\$25,926
18-45504.055-C-3	17-03-221-012-1055	3,849	15,026	\$18,875
18-45504.056-C-3	17-03-221-012-1056	3,327	12,986	\$16,313
18-45504.057-C-3	17-03-221-012-1057	3,505	13,683	\$17,188
18-45504.058-C-3	17-03-221-012-1058	6,950	17,130	\$24,080
18-45504.059-C-3	17-03-221-012-1059	2,768	10,805	\$13,573
18-45504.060-C-3	17-03-221-012-1060	3,469	13,541	\$17,010
18-45504.061-C-3	17-03-221-012-1061	4,895	19,107	\$24,002
18-45504.062-C-3	17-03-221-012-1062	5,014	19,571	\$24,585
18-45504.063-C-3	17-03-221-012-1063	4,479	17,484	\$21,963
18-45504.064-C-3	17-03-221-012-1064	3,136	12,242	\$15,378
18-45504.065-C-3	17-03-221-012-1065	2,412	9,415	\$11,827

18-45504.066-C-3	17-03-221-012-1066	5,311	20,731	\$26,042
18-45504.067-C-3	17-03-221-012-1067	3,873	15,120	\$18,993
18-45504.068-C-3	17-03-221-012-1068	3,374	13,172	\$16,546
18-45504.069-C-3	17-03-221-012-1069	3,552	13,866	\$17,418
18-45504.070-C-3	17-03-221-012-1070	7,010	17,363	\$24,373
18-45504.071-C-3	17-03-221-012-1071	2,803	10,944	\$13,747
18-45504.072-C-3	17-03-221-012-1072	3,493	13,635	\$17,128
18-45504.073-C-3	17-03-221-012-1073	4,918	19,199	\$24,117
18-45504.074-C-3	17-03-221-012-1074	5,038	19,665	\$24,703
18-45504.075-C-3	17-03-221-012-1075	4,503	17,576	\$22,079
18-45504.076-C-3	17-03-221-012-1076	3,172	12,384	\$15,556
18-45504.077-C-3	17-03-221-012-1077	2,435	9,506	\$11,941
18-45504.078-C-3	17-03-221-012-1078	5,334	20,822	\$26,156
18-45504.079-C-3	17-03-221-012-1079	3,897	15,212	\$19,109
18-45504.080-C-3	17-03-221-012-1080	3,422	13,358	\$16,780
18-45504.081-C-3	17-03-221-012-1081	3,600	14,052	\$17,652
18-45504.082-C-3	17-03-221-012-1082	7,070	27,596	\$34,666
18-45504.083-C-3	17-03-221-012-1083	2,840	11,085	\$13,925
18-45504.084-C-3	17-03-221-012-1084	3,516	13,727	\$17,243
18-45504.085-C-3	17-03-221-012-1085	4,943	19,293	\$24,236
18-45504.086-C-3	17-03-221-012-1086	5,061	19,757	\$24,818
18-45504.087-C-3	17-03-221-012-1087	4,527	17,670	\$22,197
18-45504.088-C-3	17-03-221-012-1088	3,208	12,523	\$15,731
18-45504.089-C-3	17-03-221-012-1089	2,447	9,553	\$12,000
18-45504.090-C-3	17-03-221-012-1090	5,359	20,917	\$26,276
18-45504.091-C-3	17-03-221-012-1091	3,920	15,303	\$19,223
18-45504.092-C-3	17-03-221-012-1092	3,469	13,541	\$17,010
18-45504.093-C-3	17-03-221-012-1093	3,647	14,238	\$17,885
18-45504.094-C-3	17-03-221-012-1094	7,129	27,826	\$34,955
18-45504.095-C-3	17-03-221-012-1095	2,875	11,224	\$14,099
18-45504.096-C-3	17-03-221-012-1096	3,541	13,821	\$17,362
18-45504.097-C-3	17-03-221-012-1097	4,966	19,385	\$24,351
18-45504.098-C-3	17-03-221-012-1098	5,085	19,848	\$24,933
18-45504.099-C-3	17-03-221-012-1099	4,550	17,762	\$22,312
18-45504.100-C-3	17-03-221-012-1100	3,244	12,661	\$15,905
18-45504.101-C-3	17-03-221-012-1101	2,459	9,601	\$12,060
18-45504.102-C-3	17-03-221-012-1102	5,382	21,008	\$26,390
18-45504.103-C-3	17-03-221-012-1103	3,944	15,397	\$19,341
18-45504.104-C-3	17-03-221-012-1104	3,516	13,727	\$17,243
18-45504.105-C-3	17-03-221-012-1105	3,695	14,423	\$18,118
18-45504.106-C-3	17-03-221-012-1106	7,189	28,059	\$35,248
18-45504.107-C-3	17-03-221-012-1107	2,911	11,363	\$14,274
18-45504.108-C-3	17-03-221-012-1108	3,564	13,913	\$17,477
18-45504.109-C-3	17-03-221-012-1109	4,990	19,479	\$24,469
18-45504.110-C-3	17-03-221-012-1110	5,109	19,943	\$25,052
18-45504.111-C-3	17-03-221-012-1111	4,574	17,856	\$22,430

18-45504.112-C-3	17-03-221-012-1112	3,279	12,800	\$16,079
18-45504.113-C-3	17-03-221-012-1113	2,471	9,645	\$12,116
18-45504.114-C-3	17-03-221-012-1114	5,406	21,103	\$26,509
18-45504.115-C-3	17-03-221-012-1115	3,968	15,489	\$19,457
18-45504.116-C-3	17-03-221-012-1116	3,564	13,913	\$17,477
18-45504.117-C-3	17-03-221-012-1117	3,743	14,609	\$18,352
18-45504.118-C-3	17-03-221-012-1118	7,247	28,290	\$35,537
18-45504.119-C-3	17-03-221-012-1119	2,946	11,501	\$14,447
18-45504.120-C-3	17-03-221-012-1120	3,588	14,007	\$17,595
18-45504.121-C-3	17-03-221-012-1121	5,014	19,571	\$24,585
18-45504.122-C-3	17-03-221-012-1122	5,132	20,034	\$25,166
18-45504.123-C-3	17-03-221-012-1123	4,598	17,948	\$22,546
18-45504.124-C-3	17-03-221-012-1124	3,315	12,939	\$16,254
18-45504.125-C-3	17-03-221-012-1125	2,483	9,692	\$12,175
18-45504.126-C-3	17-03-221-012-1126	5,430	21,194	\$26,624
18-45504.127-C-3	17-03-221-012-1127	3,992	15,583	\$19,575
18-45504.128-C-3	17-03-221-012-1128	3,606	14,078	\$17,684
18-45504.129-C-3	17-03-221-012-1129	3,790	14,795	\$18,585
18-45504.130-C-3	17-03-221-012-1130	7,307	28,523	\$35,830
18-45504.131-C-3	17-03-221-012-1131	2,982	11,640	\$14,622
18-45504.132-C-3	17-03-221-012-1132	3,606	14,078	\$17,684
18-45504.133-C-3	17-03-221-012-1133	5,038	19,665	\$24,703
18-45504.134-C-3	17-03-221-012-1134	5,157	20,129	\$25,286
18-45504.135-C-3	17-03-221-012-1135	4,622	18,042	\$22,664
18-45504.136-C-3	17-03-221-012-1136	3,350	13,078	\$16,428
18-45504.137-C-3	17-03-221-012-1137	2,495	9,739	\$12,234
18-45504.138-C-3	17-03-221-012-1138	5,454	21,289	\$26,743
18-45504.139-C-3	17-03-221-012-1139	4,016	15,675	\$19,691
18-45504.140-C-3	17-03-221-012-1140	3,659	14,285	\$17,944
18-45504.141-C-3	17-03-221-012-1141	3,838	14,981	\$18,819
18-45504.142-C-3	17-03-221-012-1142	7,486	29,219	\$36,705
18-45504.143-C-3	17-03-221-012-1143	3,089	12,059	\$15,148
18-45504.144-C-3	17-03-221-012-1144	3,635	14,190	\$17,825
18-45504.145-C-3	17-03-221-012-1145	5,061	19,757	\$24,818
18-45504.146-C-3	17-03-221-012-1146	5,180	20,220	\$25,400
18-45504.147-C-3	17-03-221-012-1147	4,645	18,133	\$22,778
18-45504.148-C-3	17-03-221-012-1148	3,386	13,216	\$16,602
18-45504.149-C-3	17-03-221-012-1149	2,507	9,787	\$12,294
18-45504.150-C-3	17-03-221-012-1150	5,477	21,380	\$26,857
18-45504.151-C-3	17-03-221-012-1151	4,040	15,769	\$19,809
18-45504.152-C-3	17-03-221-012-1152	3,707	14,471	\$18,178
18-45504.153-C-3	17-03-221-012-1153	3,885	15,164	\$19,049
18-45504.154-C-3	17-03-221-012-1154	7,842	22,994	\$30,836
18-45504.155-C-3	17-03-221-012-1155	3,327	12,986	\$16,313
18-45504.156-C-3	17-03-221-012-1156	3,659	14,285	\$17,944
18-45504.157-C-3	17-03-221-012-1157	5,085	19,848	\$24,933

18-45504.158-C-3	17-03-221-012-1158	5,204	20,315	\$25,519
18-45504.159-C-3	17-03-221-012-1159	4,669	18,225	\$22,894
18-45504.160-C-3	17-03-221-012-1160	3,422	13,358	\$16,780
18-45504.161-C-3	17-03-221-012-1161	2,518	9,831	\$12,349
18-45504.162-C-3	17-03-221-012-1162	5,501	21,472	\$26,973
18-45504.163-C-3	17-03-221-012-1163	4,063	15,861	\$19,924
18-45504.164-C-3	17-03-221-012-1164	3,849	15,026	\$18,875
18-45504.165-C-3	17-03-221-012-1165	4,040	15,769	\$19,809
18-45504.166-C-3	17-03-221-012-1166	8,614	23,623	\$32,237
18-45504.167-C-3	17-03-221-012-1167	3,564	13,913	\$17,477
18-45504.168-C-3	17-03-221-012-1168	3,766	14,701	\$18,467
18-45504.169-C-3	17-03-221-012-1169	5,228	20,406	\$25,634
18-45504.170-C-3	17-03-221-012-1170	5,346	20,870	\$26,216
18-45504.171-C-3	17-03-221-012-1171	4,812	18,783	\$23,595
18-45504.172-C-3	17-03-221-012-1172	3,458	13,497	\$16,955
18-45504.173-C-3	17-03-221-012-1173	2,530	9,878	\$12,408
18-45504.174-C-3	17-03-221-012-1174	9,803	28,263	\$38,066
18-45504.175-C-3	17-03-221-012-1175	9,208	25,943	\$35,151
18-45504.176-C-3	17-03-221-012-1176	445	1,739	\$2,184
18-45504.177-C-3	17-03-221-012-1177	445	1,739	\$2,184
18-45504.178-C-3	17-03-221-012-1178	445	1,739	\$2,184
18-45504.179-C-3	17-03-221-012-1179	445	1,739	\$2,184
18-45504.180-C-3	17-03-221-012-1180	1	1	\$2
18-45504.181-C-3	17-03-221-012-1181	4,750	18,540	\$23,290
18-45504.182-C-3	17-03-221-012-1182	891	3,479	\$4,370
18-45504.183-C-3	17-03-221-012-1183	891	3,479	\$4,370
18-45504.184-C-3	17-03-221-012-1184	297	1,159	\$1,456
18-45504.185-C-3	17-03-221-012-1185	297	1,159	\$1,456
18-45504.186-C-3	17-03-221-012-1186	891	3,479	\$4,370
18-45504.187-C-3	17-03-221-012-1187	118	463	\$581

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: January 17, 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

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

APPELLANT

The Raffaello Condominium Association, by attorney:
Joanne Elliott
Elliott & Associates, P.C.
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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

INTERVENOR

Chicago B.O.E. , by attorney:
Karen Kavanagh Mack
Burke, Warren, MacKay & Serritella, P.C.
330 North Wabash Avenue
Suite 2100
Chicago, IL 60611