



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

APPELLANT: 3800 N Lake Shore Drive Condominium Association
DOCKET NO.: 19-26971.001-R-3 through 19-26971.093-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 Attorneys, PLLC 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
19-26971.001-R-3	14-21-103-030-1002	2598	57030	59628
19-26971.002-R-3	14-21-103-030-1003	2619	57490	60109
19-26971.003-R-3	14-21-103-030-1004	2661	58409	61070
19-26971.004-R-3	14-21-103-030-1005	2682	58870	61552
19-26971.005-R-3	14-21-103-030-1006	2954	64849	67803
19-26971.006-R-3	14-21-103-030-1007	2745	60249	62994
19-26971.007-R-3	14-21-103-030-1008	2766	60709	63475
19-26971.008-R-3	14-21-103-030-1009	2807	61629	64436
19-26971.009-R-3	14-21-103-030-1010	3394	74507	77901
19-26971.010-R-3	14-21-103-030-1011	2870	63009	65879
19-26971.011-R-3	14-21-103-030-1013	3185	69908	73093
19-26971.012-R-3	14-21-103-030-1014	2954	64849	67803
19-26971.013-R-3	14-21-103-030-1015	2996	65769	68765
19-26971.014-R-3	14-21-103-030-1016	4107	90144	94251
19-26971.015-R-3	14-21-103-030-1017	859	18857	19716
19-26971.016-R-3	14-21-103-030-1018	2221	48751	50972
19-26971.017-R-3	14-21-103-030-1019	2263	49671	51934
19-26971.018-R-3	14-21-103-030-1020	2284	50131	52415
19-26971.019-R-3	14-21-103-030-1021	2326	51051	53377
19-26971.020-R-3	14-21-103-030-1022	2053	45072	47125
19-26971.021-R-3	14-21-103-030-1023	2367	51971	54338

19-26971.022-R-3	14-21-103-030-1024	2409	52891	55300
19-26971.023-R-3	14-21-103-030-1025	2430	53350	55780
19-26971.024-R-3	14-21-103-030-1026	2158	47372	49530
19-26971.025-R-3	14-21-103-030-1027	2493	54730	57223
19-26971.026-R-3	14-21-103-030-1029	2263	49671	51934
19-26971.027-R-3	14-21-103-030-1030	2598	57030	59628
19-26971.028-R-3	14-21-103-030-1031	2619	57490	60109
19-26971.029-R-3	14-21-103-030-1032	2682	58870	61552
19-26971.030-R-3	14-21-103-030-1033	691	15177	15868
19-26971.031-R-3	14-21-103-030-1034	1005	22076	23081
19-26971.032-R-3	14-21-103-030-1035	2388	52431	54819
19-26971.033-R-3	14-21-103-030-1036	2409	52891	55300
19-26971.034-R-3	14-21-103-030-1037	2451	53810	56261
19-26971.035-R-3	14-21-103-030-1038	2472	54270	56742
19-26971.036-R-3	14-21-103-030-1039	2493	54730	57223
19-26971.037-R-3	14-21-103-030-1040	2514	55190	57704
19-26971.038-R-3	14-21-103-030-1041	2556	56110	58666
19-26971.039-R-3	14-21-103-030-1042	2577	56570	59147
19-26971.040-R-3	14-21-103-030-1043	2305	50591	52896
19-26971.041-R-3	14-21-103-030-1044	2640	57950	60590
19-26971.042-R-3	14-21-103-030-1045	2682	58870	61552
19-26971.043-R-3	14-21-103-030-1046	2703	59329	62032
19-26971.044-R-3	14-21-103-030-1047	2724	59790	62514
19-26971.045-R-3	14-21-103-030-1048	2766	60709	63475
19-26971.046-R-3	14-21-103-030-1049	3289	72207	75496
19-26971.047-R-3	14-21-103-030-1050	1299	28515	29814
19-26971.048-R-3	14-21-103-030-1051	2032	44612	46644
19-26971.049-R-3	14-21-103-030-1052	2053	45072	47125
19-26971.050-R-3	14-21-103-030-1053	2074	45532	47606
19-26971.051-R-3	14-21-103-030-1054	2095	45991	48086
19-26971.052-R-3	14-21-103-030-1055	2116	46452	48568
19-26971.053-R-3	14-21-103-030-1056	2137	46911	49048
19-26971.054-R-3	14-21-103-030-1057	2158	47372	49530
19-26971.055-R-3	14-21-103-030-1058	2179	47831	50010
19-26971.056-R-3	14-21-103-030-1059	2200	48291	50491
19-26971.057-R-3	14-21-103-030-1060	2221	48751	50972
19-26971.058-R-3	14-21-103-030-1061	2242	49211	51453
19-26971.059-R-3	14-21-103-030-1062	2263	49671	51934
19-26971.060-R-3	14-21-103-030-1063	2284	50131	52415
19-26971.061-R-3	14-21-103-030-1064	2305	50591	52896
19-26971.062-R-3	14-21-103-030-1065	3289	72207	75496
19-26971.063-R-3	14-21-103-030-1066	1341	29435	30776
19-26971.064-R-3	14-21-103-030-1067	1781	39092	40873
19-26971.065-R-3	14-21-103-030-1068	1802	39553	41355
19-26971.066-R-3	14-21-103-030-1069	1823	40012	41835
19-26971.067-R-3	14-21-103-030-1070	1844	40473	42317

19-26971.068-R-3	14-21-103-030-1071	1864	40932	42796
19-26971.069-R-3	14-21-103-030-1072	1885	41393	43278
19-26971.070-R-3	14-21-103-030-1073	1906	41852	43758
19-26971.071-R-3	14-21-103-030-1074	1927	42313	44240
19-26971.072-R-3	14-21-103-030-1075	1948	42772	44720
19-26971.073-R-3	14-21-103-030-1076	1948	42772	44720
19-26971.074-R-3	14-21-103-030-1077	1969	43233	45202
19-26971.075-R-3	14-21-103-030-1078	1990	43692	45682
19-26971.076-R-3	14-21-103-030-1079	2011	44152	46163
19-26971.077-R-3	14-21-103-030-1080	2032	44612	46644
19-26971.078-R-3	14-21-103-030-1081	2074	45532	47606
19-26971.079-R-3	14-21-103-030-1082	1508	33114	34622
19-26971.080-R-3	14-21-103-030-1083	1571	34494	36065
19-26971.081-R-3	14-21-103-030-1084	1592	34953	36545
19-26971.082-R-3	14-21-103-030-1085	1613	35414	37027
19-26971.083-R-3	14-21-103-030-1086	1571	34494	36065
19-26971.084-R-3	14-21-103-030-1087	1592	34953	36545
19-26971.085-R-3	14-21-103-030-1089	1550	34034	35584
19-26971.086-R-3	14-21-103-030-1092	1341	29435	30776
19-26971.087-R-3	14-21-103-030-1093	1362	29894	31256
19-26971.088-R-3	14-21-103-030-1095	1403	30814	32217
19-26971.089-R-3	14-21-103-030-1096	2158	47372	49530
19-26971.090-R-3	14-21-103-030-1097	1047	22996	24043
19-26971.091-R-3	14-21-103-030-1098	3164	69447	72611
19-26971.092-R-3	14-21-103-030-1099	2263	49671	51934
19-26971.093-R-3	14-21-103-030-1100	2954	64844	67798

Subject only to the State multiplier as applicable.

(Continued on Page 2)

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: February 20, 2024



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

3800 N Lake Shore Drive Condominium Association, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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