FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Buena Vista Condominium Association
DOCKET NO.:   19-26973.001-R-2 through 19-26973.060-R-2
PARCEL NO.:   See Below

The parties of record before the Property Tax Appeal Board are Buena Vista 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
19-26973.001-R-2	14-17-404-061-1025	536	3106	3642
19-26973.002-R-2	14-17-404-061-1026	536	3106	3642
19-26973.003-R-2	14-17-404-061-1027	536	3106	3642
19-26973.004-R-2	14-17-404-061-1028	536	3106	3642
19-26973.005-R-2	14-17-404-061-1029	536	3106	3642
19-26973.006-R-2	14-17-404-061-1030	536	3106	3642
19-26973.007-R-2	14-17-404-061-1031	536	3106	3642
19-26973.008-R-2	14-17-404-061-1032	536	3106	3642
19-26973.009-R-2	14-17-404-061-1033	536	3106	3642
19-26973.010-R-2	14-17-404-061-1034	536	3106	3642
19-26973.011-R-2	14-17-404-061-1035	536	3106	3642
19-26973.012-R-2	14-17-404-061-1036	536	3106	3642
19-26973.013-R-2	14-17-404-061-1037	536	3106	3642
19-26973.014-R-2	14-17-404-061-1038	536	3106	3642
19-26973.015-R-2	14-17-404-061-1039	536	3106	3642
19-26973.016-R-2	14-17-404-061-1040	536	3106	3642
19-26973.017-R-2	14-17-404-061-1041	536	3106	3642
19-26973.018-R-2	14-17-404-061-1042	536	4598	5134
19-26973.019-R-2	14-17-404-061-1043	536	4598	5134
19-26973.020-R-2	14-17-404-061-1044	536	3106	3642
19-26973.021-R-2	14-17-404-061-1045	536	3106	3642

19-26973.022-R-2	14-17-404-061-1046	536	3106	3642
19-26973.023-R-2	14-17-404-061-1047	536	3106	3642
19-26973.024-R-2	14-17-404-061-1048	536	3106	3642
19-26973.025-R-2	14-17-404-061-1049	536	3106	3642
19-26973.026-R-2	14-17-404-061-1050	536	3106	3642
19-26973.027-R-2	14-17-404-061-1051	536	3106	3642
19-26973.028-R-2	14-17-404-061-1052	536	3106	3642
19-26973.029-R-2	14-17-404-061-1053	536	3106	3642
19-26973.030-R-2	14-17-404-061-1054	536	3106	3642
19-26973.031-R-2	14-17-404-061-1055	536	3106	3642
19-26973.032-R-2	14-17-404-061-1056	536	3106	3642
19-26973.033-R-2	14-17-404-061-1057	536	3106	3642
19-26973.034-R-2	14-17-404-061-1058	536	3106	3642
19-26973.035-R-2	14-17-404-061-1059	536	3106	3642
19-26973.036-R-2	14-17-404-061-1060	536	3106	3642
19-26973.037-R-2	14-17-404-061-1061	536	3106	3642
19-26973.038-R-2	14-17-404-061-1062	536	3106	3642
19-26973.039-R-2	14-17-404-061-1063	536	3106	3642
19-26973.040-R-2	14-17-404-061-1064	536	3106	3642
19-26973.041-R-2	14-17-404-061-1065	536	3106	3642
19-26973.042-R-2	14-17-404-061-1066	536	3106	3642
19-26973.043-R-2	14-17-404-061-1067	536	3106	3642
19-26973.044-R-2	14-17-404-061-1068	536	3106	3642
19-26973.045-R-2	14-17-404-061-1069	536	3106	3642
19-26973.046-R-2	14-17-404-061-1070	536	3106	3642
19-26973.047-R-2	14-17-404-061-1071	536	3106	3642
19-26973.048-R-2	14-17-404-061-1072	536	3106	3642
19-26973.049-R-2	14-17-404-061-1073	536	3106	3642
19-26973.050-R-2	14-17-404-061-1074	536	3106	3642
19-26973.051-R-2	14-17-404-061-1075	536	3106	3642
19-26973.052-R-2	14-17-404-061-1076	536	3106	3642
19-26973.053-R-2	14-17-404-061-1077	536	3106	3642
19-26973.054-R-2	14-17-404-061-1078	536	3106	3642
19-26973.055-R-2	14-17-404-061-1079	536	3106	3642
19-26973.056-R-2	14-17-404-061-1080	536	3106	3642
19-26973.057-R-2	14-17-404-061-1081	536	3106	3642
19-26973.058-R-2	14-17-404-061-1082	536	3106	3642
19-26973.059-R-2	14-17-404-061-1083	536	3106	3642
19-26973.060-R-2	14-17-404-061-1084	536	3106	3642

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:

C E R T I F I C A T I O N

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 <u>PETITION AND EVIDENCE</u> 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

Buena Vista 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