



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

APPELLANT: Golf Towers Condominium Association
DOCKET NO.: 19-31403.001-R-2 through 19-31403.173-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Golf Towers Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Maine Twp. H.S.D. #207 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
19-31403.001-R-2	09-15-207-037-1001	1354	11877	13231
19-31403.002-R-2	09-15-207-037-1002	1354	11877	13231
19-31403.003-R-2	09-15-207-037-1003	1354	11877	13231
19-31403.004-R-2	09-15-207-037-1004	1354	11877	13231
19-31403.005-R-2	09-15-207-037-1005	1354	11877	13231
19-31403.006-R-2	09-15-207-037-1006	1354	11877	13231
19-31403.007-R-2	09-15-207-037-1007	1354	11877	13231
19-31403.008-R-2	09-15-207-037-1008	1354	11877	13231
19-31403.009-R-2	09-15-207-037-1009	1354	11877	13231
19-31403.010-R-2	09-15-207-037-1010	1354	11877	13231
19-31403.011-R-2	09-15-207-037-1011	1115	9783	10898
19-31403.012-R-2	09-15-207-037-1012	1115	9783	10898
19-31403.013-R-2	09-15-207-037-1013	1115	9783	10898
19-31403.014-R-2	09-15-207-037-1014	1115	9783	10898
19-31403.015-R-2	09-15-207-037-1015	1115	9783	10898
19-31403.016-R-2	09-15-207-037-1016	1115	9783	10898
19-31403.017-R-2	09-15-207-037-1017	1115	9783	10898
19-31403.018-R-2	09-15-207-037-1018	1115	9783	10898
19-31403.019-R-2	09-15-207-037-1019	1115	9783	10898
19-31403.020-R-2	09-15-207-037-1020	1115	9783	10898

19-31403.021-R-2	09-15-207-037-1021	991	8692	9683
19-31403.022-R-2	09-15-207-037-1022	991	8692	9683
19-31403.023-R-2	09-15-207-037-1023	991	8692	9683
19-31403.024-R-2	09-15-207-037-1024	991	8692	9683
19-31403.025-R-2	09-15-207-037-1025	991	8692	9683
19-31403.026-R-2	09-15-207-037-1026	991	8692	9683
19-31403.027-R-2	09-15-207-037-1027	991	8692	9683
19-31403.028-R-2	09-15-207-037-1028	991	8692	9683
19-31403.029-R-2	09-15-207-037-1029	991	8692	9683
19-31403.030-R-2	09-15-207-037-1030	991	8692	9683
19-31403.031-R-2	09-15-207-037-1031	726	6369	7095
19-31403.032-R-2	09-15-207-037-1032	1045	9167	10212
19-31403.033-R-2	09-15-207-037-1033	1045	9167	10212
19-31403.034-R-2	09-15-207-037-1034	1045	9167	10212
19-31403.035-R-2	09-15-207-037-1035	1045	9167	10212
19-31403.036-R-2	09-15-207-037-1036	1045	9167	10212
19-31403.037-R-2	09-15-207-037-1037	1045	9167	10212
19-31403.038-R-2	09-15-207-037-1038	1045	9167	10212
19-31403.039-R-2	09-15-207-037-1039	1045	9167	10212
19-31403.040-R-2	09-15-207-037-1040	1045	9167	10212
19-31403.041-R-2	09-15-207-037-1041	971	8516	9487
19-31403.042-R-2	09-15-207-037-1042	971	8516	9487
19-31403.043-R-2	09-15-207-037-1043	971	8516	9487
19-31403.044-R-2	09-15-207-037-1044	971	8516	9487
19-31403.045-R-2	09-15-207-037-1045	971	8516	9487
19-31403.046-R-2	09-15-207-037-1046	971	8516	9487
19-31403.047-R-2	09-15-207-037-1047	971	8516	9487
19-31403.048-R-2	09-15-207-037-1048	971	8516	9487
19-31403.049-R-2	09-15-207-037-1049	1033	9061	10094
19-31403.050-R-2	09-15-207-037-1050	1033	9061	10094
19-31403.051-R-2	09-15-207-037-1051	1033	9061	10094
19-31403.052-R-2	09-15-207-037-1052	1033	9061	10094
19-31403.053-R-2	09-15-207-037-1053	1033	9061	10094
19-31403.054-R-2	09-15-207-037-1054	1033	9061	10094
19-31403.055-R-2	09-15-207-037-1055	1033	9061	10094
19-31403.056-R-2	09-15-207-037-1056	1033	9061	10094
19-31403.057-R-2	09-15-207-037-1058	1354	11877	13231
19-31403.058-R-2	09-15-207-037-1059	1354	11877	13231
19-31403.059-R-2	09-15-207-037-1060	1354	11877	13231
19-31403.060-R-2	09-15-207-037-1061	1354	11877	13231
19-31403.061-R-2	09-15-207-037-1062	1354	11877	13231
19-31403.062-R-2	09-15-207-037-1063	1354	11877	13231
19-31403.063-R-2	09-15-207-037-1064	1354	11877	13231
19-31403.064-R-2	09-15-207-037-1065	1354	11877	13231
19-31403.065-R-2	09-15-207-037-1066	1354	11877	13231
19-31403.066-R-2	09-15-207-037-1067	1354	11877	13231

19-31403.067-R-2	09-15-207-037-1068	1410	12370	13780
19-31403.068-R-2	09-15-207-037-1069	1410	12370	13780
19-31403.069-R-2	09-15-207-037-1070	1410	12370	13780
19-31403.070-R-2	09-15-207-037-1071	1410	12370	13780
19-31403.071-R-2	09-15-207-037-1072	1410	12370	13780
19-31403.072-R-2	09-15-207-037-1073	1410	12370	13780
19-31403.073-R-2	09-15-207-037-1074	1410	12370	13780
19-31403.074-R-2	09-15-207-037-1075	1410	12370	13780
19-31403.075-R-2	09-15-207-037-1076	1410	12370	13780
19-31403.076-R-2	09-15-207-037-1077	1021	8956	9977
19-31403.077-R-2	09-15-207-037-1078	1021	8956	9977
19-31403.078-R-2	09-15-207-037-1079	1021	8956	9977
19-31403.079-R-2	09-15-207-037-1080	1021	8956	9977
19-31403.080-R-2	09-15-207-037-1081	1021	8956	9977
19-31403.081-R-2	09-15-207-037-1082	1021	8956	9977
19-31403.082-R-2	09-15-207-037-1083	1021	8956	9977
19-31403.083-R-2	09-15-207-037-1084	1021	8956	9977
19-31403.084-R-2	09-15-207-037-1085	1021	8956	9977
19-31403.085-R-2	09-15-207-037-1086	1021	8956	9977
19-31403.086-R-2	09-15-207-037-1087	2056	18035	20091
19-31403.087-R-2	09-15-207-037-1088	1354	11877	13231
19-31403.088-R-2	09-15-207-037-1089	1354	11877	13231
19-31403.089-R-2	09-15-207-037-1090	1354	11877	13231
19-31403.090-R-2	09-15-207-037-1091	1354	11877	13231
19-31403.091-R-2	09-15-207-037-1092	1354	11877	13231
19-31403.092-R-2	09-15-207-037-1093	1354	11877	13231
19-31403.093-R-2	09-15-207-037-1094	1354	11877	13231
19-31403.094-R-2	09-15-207-037-1095	1354	11877	13231
19-31403.095-R-2	09-15-207-037-1096	1354	11877	13231
19-31403.096-R-2	09-15-207-037-1097	1354	11877	13231
19-31403.097-R-2	09-15-207-037-1098	1115	9783	10898
19-31403.098-R-2	09-15-207-037-1099	1115	9783	10898
19-31403.099-R-2	09-15-207-037-1100	1115	9783	10898
19-31403.100-R-2	09-15-207-037-1101	1115	9783	10898
19-31403.101-R-2	09-15-207-037-1102	1115	9783	10898
19-31403.102-R-2	09-15-207-037-1103	1115	9783	10898
19-31403.103-R-2	09-15-207-037-1104	1115	9783	10898
19-31403.104-R-2	09-15-207-037-1105	1115	9783	10898
19-31403.105-R-2	09-15-207-037-1106	1115	9783	10898
19-31403.106-R-2	09-15-207-037-1107	1115	9783	10898
19-31403.107-R-2	09-15-207-037-1108	991	8692	9683
19-31403.108-R-2	09-15-207-037-1109	991	8692	9683
19-31403.109-R-2	09-15-207-037-1110	991	8692	9683
19-31403.110-R-2	09-15-207-037-1111	991	8692	9683
19-31403.111-R-2	09-15-207-037-1112	991	8692	9683
19-31403.112-R-2	09-15-207-037-1113	991	8692	9683

19-31403.113-R-2	09-15-207-037-1114	991	8692	9683
19-31403.114-R-2	09-15-207-037-1115	991	8692	9683
19-31403.115-R-2	09-15-207-037-1116	991	8692	9683
19-31403.116-R-2	09-15-207-037-1117	991	8692	9683
19-31403.117-R-2	09-15-207-037-1118	726	6369	7095
19-31403.118-R-2	09-15-207-037-1119	1045	9167	10212
19-31403.119-R-2	09-15-207-037-1120	1045	9167	10212
19-31403.120-R-2	09-15-207-037-1121	1045	9167	10212
19-31403.121-R-2	09-15-207-037-1122	1045	9167	10212
19-31403.122-R-2	09-15-207-037-1123	1045	9167	10212
19-31403.123-R-2	09-15-207-037-1124	1045	9167	10212
19-31403.124-R-2	09-15-207-037-1125	1045	9167	10212
19-31403.125-R-2	09-15-207-037-1126	1045	9167	10212
19-31403.126-R-2	09-15-207-037-1127	1045	9167	10212
19-31403.127-R-2	09-15-207-037-1128	971	8516	9487
19-31403.128-R-2	09-15-207-037-1129	971	8516	9487
19-31403.129-R-2	09-15-207-037-1130	971	8516	9487
19-31403.130-R-2	09-15-207-037-1131	971	8516	9487
19-31403.131-R-2	09-15-207-037-1132	971	8516	9487
19-31403.132-R-2	09-15-207-037-1133	971	8516	9487
19-31403.133-R-2	09-15-207-037-1134	971	8516	9487
19-31403.134-R-2	09-15-207-037-1135	971	8516	9487
19-31403.135-R-2	09-15-207-037-1136	1033	9061	10094
19-31403.136-R-2	09-15-207-037-1137	1033	9061	10094
19-31403.137-R-2	09-15-207-037-1138	1033	9061	10094
19-31403.138-R-2	09-15-207-037-1139	1033	9061	10094
19-31403.139-R-2	09-15-207-037-1140	1033	9061	10094
19-31403.140-R-2	09-15-207-037-1141	1033	9061	10094
19-31403.141-R-2	09-15-207-037-1142	1033	9061	10094
19-31403.142-R-2	09-15-207-037-1143	1033	9061	10094
19-31403.143-R-2	09-15-207-037-1144	1033	9061	10094
19-31403.144-R-2	09-15-207-037-1145	1354	11877	13231
19-31403.145-R-2	09-15-207-037-1146	1354	11877	13231
19-31403.146-R-2	09-15-207-037-1147	1354	11877	13231
19-31403.147-R-2	09-15-207-037-1148	1354	11877	13231
19-31403.148-R-2	09-15-207-037-1149	1354	11876	13230
19-31403.149-R-2	09-15-207-037-1150	1354	11876	13230
19-31403.150-R-2	09-15-207-037-1151	1354	11876	13230
19-31403.151-R-2	09-15-207-037-1152	1354	11876	13230
19-31403.152-R-2	09-15-207-037-1153	1354	11876	13230
19-31403.153-R-2	09-15-207-037-1154	1354	11876	13230
19-31403.154-R-2	09-15-207-037-1155	1410	12369	13779
19-31403.155-R-2	09-15-207-037-1156	1410	12369	13779
19-31403.156-R-2	09-15-207-037-1157	1410	12369	13779
19-31403.157-R-2	09-15-207-037-1158	1410	12369	13779
19-31403.158-R-2	09-15-207-037-1159	1410	12369	13779

19-31403.159-R-2	09-15-207-037-1160	1410	12369	13779
19-31403.160-R-2	09-15-207-037-1161	1410	12369	13779
19-31403.161-R-2	09-15-207-037-1162	1410	12369	13779
19-31403.162-R-2	09-15-207-037-1163	1410	12369	13779
19-31403.163-R-2	09-15-207-037-1164	1021	8955	9976
19-31403.164-R-2	09-15-207-037-1165	1021	8955	9976
19-31403.165-R-2	09-15-207-037-1166	1021	8955	9976
19-31403.166-R-2	09-15-207-037-1167	1021	8956	9977
19-31403.167-R-2	09-15-207-037-1168	1021	8956	9977
19-31403.168-R-2	09-15-207-037-1169	1021	8956	9977
19-31403.169-R-2	09-15-207-037-1170	1021	8956	9977
19-31403.170-R-2	09-15-207-037-1171	1021	8956	9977
19-31403.171-R-2	09-15-207-037-1172	1021	8956	9977
19-31403.172-R-2	09-15-207-037-1173	1021	8956	9977
19-31403.173-R-2	09-15-207-037-1174	2056	18035	20091

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 15, 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
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Springfield, IL 62706-4001

APPELLANT

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