



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

APPELLANT: Old Orchard Condominiums Building 4  
DOCKET NO.: 19-50642.001-R-2 through 19-50642.048-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Old Orchard Condominiums Building 4, the appellant(s), by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; the Cook County Board of Review; the Niles Township H.S.D. # 219 intervenor, by attorney Michael J. Hernandez 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
19-50642.001-R-2	10-10-102-026-1001	333	8,073	\$8,406
19-50642.002-R-2	10-10-102-026-1002	333	8,073	\$8,406
19-50642.003-R-2	10-10-102-026-1003	462	11,184	\$11,646
19-50642.004-R-2	10-10-102-026-1004	462	11,184	\$11,646
19-50642.005-R-2	10-10-102-026-1005	333	8,073	\$8,406
19-50642.006-R-2	10-10-102-026-1006	333	8,073	\$8,406
19-50642.007-R-2	10-10-102-026-1007	462	11,184	\$11,646
19-50642.008-R-2	10-10-102-026-1008	462	11,184	\$11,646
19-50642.009-R-2	10-10-102-026-1009	333	8,073	\$8,406
19-50642.010-R-2	10-10-102-026-1010	333	8,073	\$8,406
19-50642.011-R-2	10-10-102-026-1011	462	11,184	\$11,646
19-50642.012-R-2	10-10-102-026-1012	462	11,184	\$11,646
19-50642.013-R-2	10-10-102-026-1013	333	8,073	\$8,406
19-50642.014-R-2	10-10-102-026-1014	333	8,073	\$8,406
19-50642.015-R-2	10-10-102-026-1015	450	10,910	\$11,360
19-50642.016-R-2	10-10-102-026-1016	439	10,637	\$11,076
19-50642.017-R-2	10-10-102-026-1017	333	8,073	\$8,406
19-50642.018-R-2	10-10-102-026-1018	333	8,073	\$8,406
19-50642.019-R-2	10-10-102-026-1019	450	10,910	\$11,360
19-50642.020-R-2	10-10-102-026-1020	439	10,637	\$11,076

19-50642.021-R-2	10-10-102-026-1021	333	8,073	\$8,406
19-50642.022-R-2	10-10-102-026-1022	333	8,073	\$8,406
19-50642.023-R-2	10-10-102-026-1023	450	10,910	\$11,360
19-50642.024-R-2	10-10-102-026-1024	439	10,637	\$11,076
19-50642.025-R-2	10-10-102-026-1025	333	8,073	\$8,406
19-50642.026-R-2	10-10-102-026-1026	333	8,073	\$8,406
19-50642.027-R-2	10-10-102-026-1027	462	11,184	\$11,646
19-50642.028-R-2	10-10-102-026-1028	462	11,184	\$11,646
19-50642.029-R-2	10-10-102-026-1029	333	8,073	\$8,406
19-50642.030-R-2	10-10-102-026-1030	333	8,073	\$8,406
19-50642.031-R-2	10-10-102-026-1031	462	11,184	\$11,646
19-50642.032-R-2	10-10-102-026-1032	462	11,184	\$11,646
19-50642.033-R-2	10-10-102-026-1033	333	8,073	\$8,406
19-50642.034-R-2	10-10-102-026-1034	333	8,073	\$8,406
19-50642.035-R-2	10-10-102-026-1035	462	11,184	\$11,646
19-50642.036-R-2	10-10-102-026-1036	462	11,184	\$11,646
19-50642.037-R-2	10-10-102-026-1037	333	8,073	\$8,406
19-50642.038-R-2	10-10-102-026-1038	333	8,073	\$8,406
19-50642.039-R-2	10-10-102-026-1039	462	11,184	\$11,646
19-50642.040-R-2	10-10-102-026-1040	462	11,184	\$11,646
19-50642.041-R-2	10-10-102-026-1041	333	8,073	\$8,406
19-50642.042-R-2	10-10-102-026-1042	333	8,073	\$8,406
19-50642.043-R-2	10-10-102-026-1043	462	11,184	\$11,646
19-50642.044-R-2	10-10-102-026-1044	462	11,183	\$11,645
19-50642.045-R-2	10-10-102-026-1045	333	8,073	\$8,406
19-50642.046-R-2	10-10-102-026-1046	333	8,073	\$8,406
19-50642.047-R-2	10-10-102-026-1047	462	11,184	\$11,646
19-50642.048-R-2	10-10-102-026-1048	462	11,184	\$11,646

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: March 26, 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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401 South Spring Street  
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APPELLANT

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Chicago, IL 60602

INTERVENOR

Niles Township H.S.D. # 219, by attorney:  
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