



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

APPELLANT: Barcelona No. 3 Condominium Assoc.
DOCKET NO.: 19-50659.001-R-2 through 19-50659.079-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Barcelona No. 3 Condominium Assoc., the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Niles Twp. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-50659.001-R-2	10-16-204-019-1001	719	20738	21457
19-50659.002-R-2	10-16-204-019-1002	647	18696	19343
19-50659.003-R-2	10-16-204-019-1003	408	11880	12288
19-50659.004-R-2	10-16-204-019-1004	408	11880	12288
19-50659.005-R-2	10-16-204-019-1005	408	11880	12288
19-50659.006-R-2	10-16-204-019-1006	415	12068	12483
19-50659.007-R-2	10-16-204-019-1007	569	16461	17030
19-50659.008-R-2	10-16-204-019-1008	571	16535	17106
19-50659.009-R-2	10-16-204-019-1009	565	16347	16912
19-50659.010-R-2	10-16-204-019-1010	565	16347	16912
19-50659.011-R-2	10-16-204-019-1011	565	16347	16912
19-50659.012-R-2	10-16-204-019-1012	565	16347	16912
19-50659.013-R-2	10-16-204-019-1013	569	16461	17030
19-50659.014-R-2	10-16-204-019-1014	571	16535	17106
19-50659.015-R-2	10-16-204-019-1015	408	11880	12288
19-50659.016-R-2	10-16-204-019-1016	415	12068	12483
19-50659.017-R-2	10-16-204-019-1017	408	11880	12288
19-50659.018-R-2	10-16-204-019-1018	408	11880	12288
19-50659.019-R-2	10-16-204-019-1019	719	20739	21458
19-50659.020-R-2	10-16-204-019-1020	647	18697	19344

19-50659.021-R-2	10-16-204-019-1021	732	21119	21851
19-50659.022-R-2	10-16-204-019-1022	667	19261	19928
19-50659.023-R-2	10-16-204-019-1023	421	12260	12681
19-50659.024-R-2	10-16-204-019-1024	428	12448	12876
19-50659.025-R-2	10-16-204-019-1025	421	12260	12681
19-50659.026-R-2	10-16-204-019-1026	428	12448	12876
19-50659.027-R-2	10-16-204-019-1027	582	16841	17423
19-50659.028-R-2	10-16-204-019-1028	585	16915	17500
19-50659.029-R-2	10-16-204-019-1029	578	16726	17304
19-50659.030-R-2	10-16-204-019-1030	578	16726	17304
19-50659.031-R-2	10-16-204-019-1031	578	16726	17304
19-50659.032-R-2	10-16-204-019-1032	578	16726	17304
19-50659.033-R-2	10-16-204-019-1033	582	16841	17423
19-50659.034-R-2	10-16-204-019-1034	585	16915	17500
19-50659.035-R-2	10-16-204-019-1035	421	12260	12681
19-50659.036-R-2	10-16-204-019-1036	428	12448	12876
19-50659.037-R-2	10-16-204-019-1037	421	12260	12681
19-50659.038-R-2	10-16-204-019-1038	428	12448	12876
19-50659.039-R-2	10-16-204-019-1039	732	21119	21851
19-50659.040-R-2	10-16-204-019-1040	667	19261	19928
19-50659.041-R-2	10-16-204-019-1041	739	21306	22045
19-50659.042-R-2	10-16-204-019-1042	674	19454	20128
19-50659.043-R-2	10-16-204-019-1043	428	12448	12876
19-50659.044-R-2	10-16-204-019-1044	435	12635	13070
19-50659.045-R-2	10-16-204-019-1045	428	12448	12876
19-50659.046-R-2	10-16-204-019-1046	435	12635	13070
19-50659.047-R-2	10-16-204-019-1047	589	17029	17618
19-50659.048-R-2	10-16-204-019-1048	591	17105	17696
19-50659.049-R-2	10-16-204-019-1049	585	16917	17502
19-50659.050-R-2	10-16-204-019-1051	585	16917	17502
19-50659.051-R-2	10-16-204-019-1052	585	16917	17502
19-50659.052-R-2	10-16-204-019-1053	589	17029	17618
19-50659.053-R-2	10-16-204-019-1054	591	17105	17696
19-50659.054-R-2	10-16-204-019-1055	428	12448	12876
19-50659.055-R-2	10-16-204-019-1056	435	12635	13070
19-50659.056-R-2	10-16-204-019-1057	428	12448	12876
19-50659.057-R-2	10-16-204-019-1058	435	12635	13070
19-50659.058-R-2	10-16-204-019-1059	739	21306	22045
19-50659.059-R-2	10-16-204-019-1060	674	19454	20128
19-50659.060-R-2	10-16-204-019-1061	745	21496	22241
19-50659.061-R-2	10-16-204-019-1062	680	19642	20322
19-50659.062-R-2	10-16-204-019-1063	435	12635	13070
19-50659.063-R-2	10-16-204-019-1064	441	12827	13268
19-50659.064-R-2	10-16-204-019-1065	435	12635	13070
19-50659.065-R-2	10-16-204-019-1066	441	12827	13268
19-50659.066-R-2	10-16-204-019-1067	595	17219	17814

19-50659.067-R-2	10-16-204-019-1068	598	17293	17891
19-50659.068-R-2	10-16-204-019-1069	591	17105	17696
19-50659.069-R-2	10-16-204-019-1070	591	17105	17696
19-50659.070-R-2	10-16-204-019-1071	591	17105	17696
19-50659.071-R-2	10-16-204-019-1072	591	17105	17696
19-50659.072-R-2	10-16-204-019-1073	595	17219	17814
19-50659.073-R-2	10-16-204-019-1074	598	17293	17891
19-50659.074-R-2	10-16-204-019-1075	435	12635	13070
19-50659.075-R-2	10-16-204-019-1076	441	12827	13268
19-50659.076-R-2	10-16-204-019-1077	435	12635	13070
19-50659.077-R-2	10-16-204-019-1078	441	12827	13268
19-50659.078-R-2	10-16-204-019-1079	745	21496	22241
19-50659.079-R-2	10-16-204-019-1080	680	19642	20322

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

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: July 16, 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

Barcelona No. 3 Condominium Assoc., 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

INTERVENOR

Niles Twp. H.S.D. #219, by attorney:
Michael J. Hernandez
Franczek P.C.
300 S. Wacker Drive, Suite 3400
Chicago, IL 60606