



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

APPELLANT: 100 E Huron St Condo Association
DOCKET NO.: 19-51366.001-R-3 through 19-51366.204-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 100 E Huron St Condo Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Chicago B.O.E. intervenor, by attorney Karen Kavanagh Mack of Burke, Warren, MacKay & Serritella, 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
19-51366.001-R-3	17-10-105-014-1001	\$758	\$30,406	\$31,164
19-51366.002-R-3	17-10-105-014-1002	\$1,119	\$44,889	\$46,008
19-51366.003-R-3	17-10-105-014-1003	\$1,232	\$49,421	\$50,653
19-51366.004-R-3	17-10-105-014-1004	\$1,420	\$56,921	\$58,341
19-51366.005-R-3	17-10-105-014-1005	\$1,242	\$49,803	\$51,045
19-51366.006-R-3	17-10-105-014-1006	\$1,097	\$43,990	\$45,087
19-51366.007-R-3	17-10-105-014-1007	\$758	\$30,406	\$31,164
19-51366.008-R-3	17-10-105-014-1008	\$645	\$25,874	\$26,519
19-51366.009-R-3	17-10-105-014-1009	\$1,013	\$40,616	\$41,629
19-51366.010-R-3	17-10-105-014-1010	\$1,126	\$45,148	\$46,274
19-51366.011-R-3	17-10-105-014-1011	\$1,428	\$57,241	\$58,669
19-51366.012-R-3	17-10-105-014-1012	\$1,158	\$46,440	\$47,598
19-51366.013-R-3	17-10-105-014-1013	\$1,013	\$40,616	\$41,629
19-51366.014-R-3	17-10-105-014-1014	\$645	\$25,874	\$26,519
19-51366.015-R-3	17-10-105-014-1015	\$656	\$26,330	\$26,986
19-51366.016-R-3	17-10-105-014-1016	\$1,019	\$40,874	\$41,893
19-51366.017-R-3	17-10-105-014-1017	\$1,132	\$45,406	\$46,538
19-51366.018-R-3	17-10-105-014-1018	\$1,436	\$57,573	\$59,009
19-51366.019-R-3	17-10-105-014-1019	\$1,165	\$46,699	\$47,864
19-51366.020-R-3	17-10-105-014-1020	\$1,019	\$40,874	\$41,893

19-51366.021-R-3	17-10-105-014-1021	\$656	\$26,330	\$26,986
19-51366.022-R-3	17-10-105-014-1022	\$667	\$26,773	\$27,440
19-51366.023-R-3	17-10-105-014-1023	\$1,026	\$41,133	\$42,159
19-51366.024-R-3	17-10-105-014-1024	\$1,139	\$45,665	\$46,804
19-51366.025-R-3	17-10-105-014-1025	\$1,444	\$57,894	\$59,338
19-51366.026-R-3	17-10-105-014-1026	\$1,171	\$46,958	\$48,129
19-51366.027-R-3	17-10-105-014-1027	\$1,026	\$41,133	\$42,159
19-51366.028-R-3	17-10-105-014-1028	\$667	\$26,773	\$27,440
19-51366.029-R-3	17-10-105-014-1029	\$679	\$27,228	\$27,907
19-51366.030-R-3	17-10-105-014-1030	\$1,032	\$41,404	\$42,436
19-51366.031-R-3	17-10-105-014-1031	\$1,145	\$45,923	\$47,068
19-51366.032-R-3	17-10-105-014-1032	\$1,452	\$58,214	\$59,666
19-51366.033-R-3	17-10-105-014-1033	\$1,177	\$47,216	\$48,393
19-51366.034-R-3	17-10-105-014-1034	\$1,032	\$41,404	\$42,436
19-51366.035-R-3	17-10-105-014-1035	\$679	\$27,228	\$27,907
19-51366.036-R-3	17-10-105-014-1036	\$690	\$27,685	\$28,375
19-51366.037-R-3	17-10-105-014-1037	\$1,039	\$41,662	\$42,701
19-51366.038-R-3	17-10-105-014-1038	\$1,152	\$46,182	\$47,334
19-51366.039-R-3	17-10-105-014-1039	\$1,460	\$58,534	\$59,994
19-51366.040-R-3	17-10-105-014-1040	\$1,184	\$47,475	\$48,659
19-51366.041-R-3	17-10-105-014-1041	\$1,039	\$41,662	\$42,701
19-51366.042-R-3	17-10-105-014-1042	\$690	\$27,685	\$28,375
19-51366.043-R-3	17-10-105-014-1043	\$702	\$28,140	\$28,842
19-51366.044-R-3	17-10-105-014-1044	\$1,045	\$41,921	\$42,966
19-51366.045-R-3	17-10-105-014-1045	\$1,158	\$46,440	\$47,598
19-51366.046-R-3	17-10-105-014-1046	\$1,468	\$58,867	\$60,335
19-51366.047-R-3	17-10-105-014-1047	\$1,190	\$47,734	\$48,924
19-51366.048-R-3	17-10-105-014-1048	\$1,045	\$41,921	\$42,966
19-51366.049-R-3	17-10-105-014-1049	\$702	\$28,140	\$28,842
19-51366.050-R-3	17-10-105-014-1050	\$713	\$28,596	\$29,309
19-51366.051-R-3	17-10-105-014-1051	\$1,052	\$42,179	\$43,231
19-51366.052-R-3	17-10-105-014-1052	\$1,165	\$46,699	\$47,864
19-51366.053-R-3	17-10-105-014-1053	\$1,476	\$59,187	\$60,663
19-51366.054-R-3	17-10-105-014-1054	\$1,197	\$47,993	\$49,190
19-51366.055-R-3	17-10-105-014-1055	\$1,052	\$42,179	\$43,231
19-51366.056-R-3	17-10-105-014-1056	\$713	\$28,596	\$29,309
19-51366.057-R-3	17-10-105-014-1057	\$724	\$29,039	\$29,763
19-51366.058-R-3	17-10-105-014-1058	\$1,058	\$42,438	\$43,496
19-51366.059-R-3	17-10-105-014-1059	\$1,171	\$46,958	\$48,129
19-51366.060-R-3	17-10-105-014-1060	\$1,484	\$59,507	\$60,991
19-51366.061-R-3	17-10-105-014-1061	\$1,203	\$48,251	\$49,454
19-51366.062-R-3	17-10-105-014-1062	\$1,058	\$42,438	\$43,496
19-51366.063-R-3	17-10-105-014-1063	\$724	\$29,039	\$29,763
19-51366.064-R-3	17-10-105-014-1064	\$735	\$29,495	\$30,230
19-51366.065-R-3	17-10-105-014-1065	\$1,065	\$42,697	\$43,762
19-51366.066-R-3	17-10-105-014-1066	\$1,177	\$47,216	\$48,393

19-51366.067-R-3	17-10-105-014-1067	\$1,492	\$59,828	\$61,320
19-51366.068-R-3	17-10-105-014-1068	\$2,355	\$94,433	\$96,788
19-51366.069-R-3	17-10-105-014-1069	\$735	\$29,495	\$30,230
19-51366.070-R-3	17-10-105-014-1070	\$747	\$29,950	\$30,697
19-51366.071-R-3	17-10-105-014-1071	\$1,071	\$42,956	\$44,027
19-51366.072-R-3	17-10-105-014-1072	\$1,184	\$47,475	\$48,659
19-51366.073-R-3	17-10-105-014-1073	\$1,500	\$60,160	\$61,660
19-51366.074-R-3	17-10-105-014-1074	\$2,388	\$95,727	\$98,115
19-51366.075-R-3	17-10-105-014-1075	\$747	\$29,950	\$30,697
19-51366.076-R-3	17-10-105-014-1076	\$758	\$30,406	\$31,164
19-51366.077-R-3	17-10-105-014-1077	\$1,078	\$43,214	\$44,292
19-51366.078-R-3	17-10-105-014-1078	\$1,190	\$47,734	\$48,924
19-51366.079-R-3	17-10-105-014-1079	\$1,508	\$60,480	\$61,988
19-51366.080-R-3	17-10-105-014-1080	\$2,420	\$97,032	\$99,452
19-51366.081-R-3	17-10-105-014-1081	\$758	\$30,406	\$31,164
19-51366.082-R-3	17-10-105-014-1082	\$769	\$30,849	\$31,618
19-51366.083-R-3	17-10-105-014-1083	\$1,084	\$43,473	\$44,557
19-51366.084-R-3	17-10-105-014-1084	\$1,255	\$50,320	\$51,575
19-51366.085-R-3	17-10-105-014-1085	\$1,765	\$70,764	\$72,529
19-51366.086-R-3	17-10-105-014-1086	\$2,452	\$98,325	\$100,777
19-51366.087-R-3	17-10-105-014-1087	\$769	\$30,849	\$31,618
19-51366.088-R-3	17-10-105-014-1088	\$780	\$31,305	\$32,085
19-51366.089-R-3	17-10-105-014-1089	\$1,090	\$43,732	\$44,822
19-51366.090-R-3	17-10-105-014-1090	\$1,261	\$50,578	\$51,839
19-51366.091-R-3	17-10-105-014-1091	\$1,773	\$71,083	\$72,856
19-51366.092-R-3	17-10-105-014-1092	\$2,485	\$99,618	\$102,103
19-51366.093-R-3	17-10-105-014-1093	\$780	\$31,305	\$32,085
19-51366.094-R-3	17-10-105-014-1094	\$792	\$31,761	\$32,553
19-51366.095-R-3	17-10-105-014-1095	\$1,097	\$43,990	\$45,087
19-51366.096-R-3	17-10-105-014-1096	\$1,268	\$50,837	\$52,105
19-51366.097-R-3	17-10-105-014-1097	\$1,781	\$71,416	\$73,197
19-51366.098-R-3	17-10-105-014-1098	\$2,517	\$100,911	\$103,428
19-51366.099-R-3	17-10-105-014-1099	\$792	\$31,761	\$32,553
19-51366.100-R-3	17-10-105-014-1100	\$803	\$32,217	\$33,020
19-51366.101-R-3	17-10-105-014-1101	\$1,103	\$44,249	\$45,352
19-51366.102-R-3	17-10-105-014-1102	\$1,274	\$51,096	\$52,370
19-51366.103-R-3	17-10-105-014-1103	\$1,789	\$71,736	\$73,525
19-51366.104-R-3	17-10-105-014-1104	\$2,549	\$102,205	\$104,754
19-51366.105-R-3	17-10-105-014-1105	\$803	\$32,217	\$33,020
19-51366.106-R-3	17-10-105-014-1106	\$814	\$32,660	\$33,474
19-51366.107-R-3	17-10-105-014-1107	\$1,110	\$44,507	\$45,617
19-51366.108-R-3	17-10-105-014-1108	\$1,281	\$51,354	\$52,635
19-51366.109-R-3	17-10-105-014-1109	\$1,797	\$72,057	\$73,854
19-51366.110-R-3	17-10-105-014-1110	\$2,581	\$103,497	\$106,078
19-51366.111-R-3	17-10-105-014-1111	\$814	\$32,660	\$33,474
19-51366.112-R-3	17-10-105-014-1112	\$826	\$33,116	\$33,942

19-51366.113-R-3	17-10-105-014-1113	\$1,116	\$44,766	\$45,882
19-51366.114-R-3	17-10-105-014-1114	\$1,287	\$51,613	\$52,900
19-51366.115-R-3	17-10-105-014-1115	\$1,805	\$72,377	\$74,182
19-51366.116-R-3	17-10-105-014-1116	\$2,614	\$104,790	\$107,404
19-51366.117-R-3	17-10-105-014-1117	\$826	\$33,116	\$33,942
19-51366.118-R-3	17-10-105-014-1118	\$837	\$33,571	\$34,408
19-51366.119-R-3	17-10-105-014-1119	\$1,123	\$45,049	\$46,172
19-51366.120-R-3	17-10-105-014-1120	\$1,294	\$51,872	\$53,166
19-51366.121-R-3	17-10-105-014-1121	\$1,813	\$72,709	\$74,522
19-51366.122-R-3	17-10-105-014-1122	\$2,646	\$106,084	\$108,730
19-51366.123-R-3	17-10-105-014-1123	\$837	\$33,571	\$34,408
19-51366.124-R-3	17-10-105-014-1124	\$1,581	\$63,387	\$64,968
19-51366.125-R-3	17-10-105-014-1127	\$1,821	\$73,029	\$74,850
19-51366.126-R-3	17-10-105-014-1128	\$2,678	\$107,377	\$110,055
19-51366.127-R-3	17-10-105-014-1132	\$1,829	\$73,350	\$75,179
19-51366.128-R-3	17-10-105-014-1133	\$2,711	\$108,670	\$111,381
19-51366.129-R-3	17-10-105-014-1134	\$1,597	\$64,039	\$65,636
19-51366.130-R-3	17-10-105-014-1137	\$1,837	\$73,670	\$75,507
19-51366.131-R-3	17-10-105-014-1138	\$2,743	\$109,963	\$112,706
19-51366.132-R-3	17-10-105-014-1139	\$1,605	\$64,360	\$65,965
19-51366.133-R-3	17-10-105-014-1142	\$1,846	\$74,002	\$75,848
19-51366.134-R-3	17-10-105-014-1143	\$2,904	\$116,428	\$119,332
19-51366.135-R-3	17-10-105-014-1144	\$1,613	\$64,680	\$66,293
19-51366.136-R-3	17-10-105-014-1145	\$1,155	\$46,317	\$47,472
19-51366.137-R-3	17-10-105-014-1146	\$1,326	\$53,165	\$54,491
19-51366.138-R-3	17-10-105-014-1147	\$1,854	\$74,322	\$76,176
19-51366.139-R-3	17-10-105-014-1148	\$2,904	\$116,428	\$119,332
19-51366.140-R-3	17-10-105-014-1149	\$1,621	\$65,012	\$66,633
19-51366.141-R-3	17-10-105-014-1150	\$1,161	\$46,576	\$47,737
19-51366.142-R-3	17-10-105-014-1151	\$1,332	\$53,423	\$54,755
19-51366.143-R-3	17-10-105-014-1152	\$1,862	\$74,642	\$76,504
19-51366.144-R-3	17-10-105-014-1153	\$2,985	\$119,667	\$122,652
19-51366.145-R-3	17-10-105-014-1154	\$1,629	\$65,332	\$66,961
19-51366.146-R-3	17-10-105-014-1155	\$1,168	\$46,835	\$48,003
19-51366.147-R-3	17-10-105-014-1156	\$1,339	\$53,682	\$55,021
19-51366.148-R-3	17-10-105-014-1157	\$1,870	\$74,962	\$76,832
19-51366.149-R-3	17-10-105-014-1158	\$2,985	\$119,667	\$122,652
19-51366.150-R-3	17-10-105-014-1159	\$1,637	\$65,652	\$67,289
19-51366.151-R-3	17-10-105-014-1160	\$1,174	\$47,094	\$48,268
19-51366.152-R-3	17-10-105-014-1161	\$1,345	\$53,941	\$55,286
19-51366.153-R-3	17-10-105-014-1162	\$1,878	\$75,296	\$77,174
19-51366.154-R-3	17-10-105-014-1163	\$2,985	\$119,667	\$122,652
19-51366.155-R-3	17-10-105-014-1164	\$1,645	\$65,973	\$67,618
19-51366.156-R-3	17-10-105-014-1165	\$1,181	\$47,352	\$48,533
19-51366.157-R-3	17-10-105-014-1166	\$1,352	\$54,199	\$55,551
19-51366.158-R-3	17-10-105-014-1167	\$1,886	\$75,616	\$77,502

19-51366.159-R-3	17-10-105-014-1168	\$3,065	\$122,894	\$125,959
19-51366.160-R-3	17-10-105-014-1169	\$1,654	\$66,305	\$67,959
19-51366.161-R-3	17-10-105-014-1170	\$1,187	\$47,611	\$48,798
19-51366.162-R-3	17-10-105-014-1171	\$1,358	\$54,458	\$55,816
19-51366.163-R-3	17-10-105-014-1172	\$1,894	\$75,936	\$77,830
19-51366.164-R-3	17-10-105-014-1173	\$1,332	\$53,423	\$54,755
19-51366.165-R-3	17-10-105-014-1174	\$1,187	\$47,611	\$48,798
19-51366.166-R-3	17-10-105-014-1177	\$4,841	\$194,052	\$198,893
19-51366.167-R-3	17-10-105-014-1178	\$1,565	\$62,746	\$64,311
19-51366.168-R-3	17-10-105-014-1179	\$1,347	\$54,002	\$55,349
19-51366.169-R-3	17-10-105-014-1180	\$1,347	\$54,002	\$55,349
19-51366.170-R-3	17-10-105-014-1181	\$1,404	\$56,280	\$57,684
19-51366.171-R-3	17-10-105-014-1184	\$1,355	\$54,334	\$55,689
19-51366.172-R-3	17-10-105-014-1185	\$1,363	\$54,655	\$56,018
19-51366.173-R-3	17-10-105-014-1186	\$1,363	\$54,655	\$56,018
19-51366.174-R-3	17-10-105-014-1187	\$1,420	\$56,921	\$58,341
19-51366.175-R-3	17-10-105-014-1188	\$4,195	\$168,177	\$172,372
19-51366.176-R-3	17-10-105-014-1190	\$1,371	\$54,975	\$56,346
19-51366.177-R-3	17-10-105-014-1191	\$1,379	\$55,308	\$56,687
19-51366.178-R-3	17-10-105-014-1192	\$1,379	\$55,308	\$56,687
19-51366.179-R-3	17-10-105-014-1193	\$1,436	\$57,573	\$59,009
19-51366.180-R-3	17-10-105-014-1194	\$4,195	\$168,177	\$172,372
19-51366.181-R-3	17-10-105-014-1196	\$1,387	\$55,628	\$57,015
19-51366.182-R-3	17-10-105-014-1197	\$1,395	\$55,948	\$57,343
19-51366.183-R-3	17-10-105-014-1198	\$1,395	\$55,948	\$57,343
19-51366.184-R-3	17-10-105-014-1199	\$1,452	\$58,214	\$59,666
19-51366.185-R-3	17-10-105-014-1200	\$4,195	\$168,177	\$172,372
19-51366.186-R-3	17-10-105-014-1201	\$4,518	\$181,121	\$185,639
19-51366.187-R-3	17-10-105-014-1202	\$1,404	\$56,280	\$57,684
19-51366.188-R-3	17-10-105-014-1203	\$1,452	\$58,214	\$59,666
19-51366.189-R-3	17-10-105-014-1204	\$1,452	\$58,214	\$59,666
19-51366.190-R-3	17-10-105-014-1205	\$4,518	\$181,121	\$185,639
19-51366.191-R-3	17-10-105-014-1206	\$4,518	\$181,121	\$185,639
19-51366.192-R-3	17-10-105-014-1207	\$4,518	\$181,121	\$185,639
19-51366.193-R-3	17-10-105-014-1208	\$547	\$21,933	\$22,480
19-51366.194-R-3	17-10-105-014-1209	\$1,042	\$41,785	\$42,827
19-51366.195-R-3	17-10-105-014-1210	\$1,447	\$58,042	\$59,489
19-51366.196-R-3	17-10-105-014-1211	\$4,635	\$185,825	\$190,460
19-51366.197-R-3	17-10-105-014-1212	\$922	\$36,970	\$37,892
19-51366.198-R-3	17-10-105-014-1213	\$1,507	\$60,443	\$61,950
19-51366.199-R-3	17-10-105-014-1214	\$927	\$37,192	\$38,119
19-51366.200-R-3	17-10-105-014-1215	\$1,515	\$60,739	\$62,254
19-51366.201-R-3	17-10-105-014-1216	\$933	\$37,401	\$38,334
19-51366.202-R-3	17-10-105-014-1217	\$1,522	\$61,046	\$62,568
19-51366.203-R-3	17-10-105-014-1218	\$938	\$37,622	\$38,560
19-51366.204-R-3	17-10-105-014-1219	\$1,530	\$61,341	\$62,871

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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: _____

December 17, 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

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