FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: The Ambassador Condominium Homeowners Association
DOCKET NO.: 19-51376.001-R-3 through 19-51376.067-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Ambassador Condominium Homeowners 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
19-51376.001-R-3	17-04-218-051-1001	10888	231411	242299
19-51376.002-R-3	17-04-218-051-1002	12834	272762	285596
19-51376.003-R-3	17-04-218-051-1003	6660	147204	153864
19-51376.004-R-3	17-04-218-051-1004	7259	154274	161533
19-51376.005-R-3	17-04-218-051-1005	7184	158781	165965
19-51376.006-R-3	17-04-218-051-1006	5201	110762	115963
19-51376.007-R-3	17-04-218-051-1007	7034	155473	162507
19-51376.008-R-3	17-04-218-051-1008	7895	174494	182389
19-51376.009-R-3	17-04-218-051-1009	7334	162090	169424
19-51376.010-R-3	17-04-218-051-1010	4490	95427	99917
19-51376.011-R-3	17-04-218-051-1011	7109	157127	164236
19-51376.012-R-3	17-04-218-051-1012	8643	191034	199677
19-51376.013-R-3	17-04-218-051-1013	7446	158249	165695
19-51376.014-R-3	17-04-218-051-1014	4789	101789	106578
19-51376.015-R-3	17-04-218-051-1015	7633	168705	176338
19-51376.016-R-3	17-04-218-051-1016	8681	184492	193173
19-51376.017-R-3	17-04-218-051-1017	7670	169532	177202
19-51376.018-R-3	17-04-218-051-1018	5088	112470	117558
19-51376.019-R-3	17-04-218-051-1019	7783	165406	173189

19-51376.020-R-3	17-04-218-051-1020	8830	195169	203999
19-51376.021-R-3	17-04-218-051-1021	6211	137280	143491
19-51376.022-R-3	17-04-218-051-1022	6174	131212	137386
19-51376.023-R-3	17-04-218-051-1023	12273	260834	273107
19-51376.024-R-3	17-04-218-051-1024	7521	166224	173745
19-51376.025-R-3	17-04-218-051-1025	10552	233210	243762
19-51376.026-R-3	17-04-218-051-1026	12572	267196	279768
19-51376.027-R-3	17-04-218-051-1027	7857	166997	174854
19-51376.028-R-3	17-04-218-051-1028	10926	241480	252406
19-51376.029-R-3	17-04-218-051-1029	12797	271967	284764
19-51376.030-R-3	17-04-218-051-1030	8269	182764	191033
19-51376.031-R-3	17-04-218-051-1031	11225	238568	249793
19-51376.032-R-3	17-04-218-051-1032	12946	275148	288094
19-51376.033-R-3	17-04-218-051-1033	8493	187726	196219
19-51376.034-R-3	17-04-218-051-1034	11300	249750	261050
19-51376.035-R-3	17-04-218-051-1035	13096	278330	291426
19-51376.036-R-3	17-04-218-051-1036	18447	392046	410493
19-51376.037-R-3	17-04-218-051-1037	24471	540850	565321
19-51376.039-R-3	17-04-218-051-1040	224	5544	5768
19-51376.040-R-3	17-04-218-051-1041	224	5544	5768
19-51376.041-R-3	17-04-218-051-1044	224	5544	5768
19-51376.042-R-3	17-04-218-051-1045	224	5544	5768
19-51376.043-R-3	17-04-218-051-1046	224	5544	5768
19-51376.044-R-3	17-04-218-051-1047	224	5544	5768
19-51376.045-R-3	17-04-218-051-1048	224	5544	5768
19-51376.046-R-3	17-04-218-051-1049	224	5544	5768
19-51376.047-R-3	17-04-218-051-1051	224	5544	5768
19-51376.048-R-3	17-04-218-051-1055	224	5544	5768
19-51376.049-R-3	17-04-218-051-1057	224	5544	5768
19-51376.050-R-3	17-04-218-051-1058	224	5544	5768
19-51376.051-R-3	17-04-218-051-1059	224	5544	5768
19-51376.052-R-3	17-04-218-051-1060	224	5544	5768
19-51376.053-R-3	17-04-218-051-1062	224	5544	5768
19-51376.054-R-3	17-04-218-051-1063	224	5544	5768
19-51376.055-R-3	17-04-218-051-1064	224	5544	5768
19-51376.056-R-3	17-04-218-051-1065	224	5544	5768
19-51376.057-R-3	17-04-218-051-1066	224	5544	5768
19-51376.058-R-3	17-04-218-051-1067	224	5544	5768
19-51376.059-R-3	17-04-218-051-1068	224	5544	5768
19-51376.060-R-3	17-04-218-051-1069	224	5544	5768
19-51376.061-R-3	17-04-218-051-1070	224	5544	5768
19-51376.062-R-3	17-04-218-051-1071	224	5544	5768
19-51376.063-R-3	17-04-218-051-1072	224	5544	5768
19-51376.064-R-3	17-04-218-051-1073	144	4538	4682
19-51376.065-R-3	17-04-218-051-1074	224	5544	5768
19-51376.066-R-3	17-04-218-051-1075	224	5544	5768

19-51376.067-R-3	17-04-218-051-1076	224	5544	5768

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:

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: 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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