



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

APPELLANT: Trafalgar Square Condo Assn.
DOCKET NO.: 19-51377.001-R-3 through 19-51377.054-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Trafalgar Square Condo Assn., 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, Morton Grove Park District, intervenor, by attorney Scott L. Ginsburg of Robbins Schwartz 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
19-51377.001-R-3	10-20-121-044-1001	1079	23200	\$24279
19-51377.002-R-3	10-20-121-044-1002	938	20169	\$21107
19-51377.003-R-3	10-20-121-044-1003	948	20376	\$21324
19-51377.004-R-3	10-20-121-044-1004	1326	28501	\$29827
19-51377.005-R-3	10-20-121-044-1005	948	20376	\$21324
19-51377.006-R-3	10-20-121-044-1006	938	20169	\$21107
19-51377.007-R-3	10-20-121-044-1007	865	18586	\$19451
19-51377.008-R-3	10-20-121-044-1009	865	18586	\$19451
19-51377.009-R-3	10-20-121-044-1010	938	20169	\$21107
19-51377.010-R-3	10-20-121-044-1012	903	19411	\$20314
19-51377.011-R-3	10-20-121-044-1014	865	18586	\$19451
19-51377.012-R-3	10-20-121-044-1015	1079	23200	\$24279
19-51377.013-R-3	10-20-121-044-1016	1086	23337	\$24423
19-51377.014-R-3	10-20-121-044-1017	945	20306	\$21251
19-51377.015-R-3	10-20-121-044-1018	954	20513	\$21467
19-51377.016-R-3	10-20-121-044-1019	1333	28640	\$29973
19-51377.017-R-3	10-20-121-044-1020	954	20513	\$21467
19-51377.018-R-3	10-20-121-044-1021	945	20306	\$21251
19-51377.019-R-3	10-20-121-044-1022	871	18723	\$19594

19-51377.020-R-3	10-20-121-044-1024	871	18723	\$19594
19-51377.021-R-3	10-20-121-044-1025	945	20306	\$21251
19-51377.022-R-3	10-20-121-044-1028	945	20306	\$21251
19-51377.023-R-3	10-20-121-044-1029	871	18723	\$19594
19-51377.024-R-3	10-20-121-044-1031	1092	23475	\$24567
19-51377.025-R-3	10-20-121-044-1032	951	20445	\$21396
19-51377.026-R-3	10-20-121-044-1033	961	20650	\$21611
19-51377.027-R-3	10-20-121-044-1035	961	20650	\$21611
19-51377.028-R-3	10-20-121-044-1036	951	20445	\$21396
19-51377.029-R-3	10-20-121-044-1037	877	18862	\$19739
19-51377.030-R-3	10-20-121-044-1041	1230	26435	\$27665
19-51377.031-R-3	10-20-121-044-1043	951	20445	\$21396
19-51377.032-R-3	10-20-121-044-1046	1099	23612	\$24711
19-51377.033-R-3	10-20-121-044-1047	958	20583	\$21541
19-51377.034-R-3	10-20-121-044-1048	967	20789	\$21756
19-51377.035-R-3	10-20-121-044-1051	958	20583	\$21541
19-51377.036-R-3	10-20-121-044-1052	884	18999	\$19883
19-51377.037-R-3	10-20-121-044-1053	1329	28571	\$29900
19-51377.038-R-3	10-20-121-044-1054	884	18999	\$19883
19-51377.039-R-3	10-20-121-044-1055	958	20583	\$21541
19-51377.040-R-3	10-20-121-044-1058	958	20583	\$21541
19-51377.041-R-3	10-20-121-044-1060	1099	23612	\$24711
19-51377.042-R-3	10-20-121-044-1061	1121	24095	\$25216
19-51377.043-R-3	10-20-121-044-1062	983	21135	\$22118
19-51377.044-R-3	10-20-121-044-1063	993	21340	\$22333
19-51377.045-R-3	10-20-121-044-1064	1384	29741	\$31125
19-51377.046-R-3	10-20-121-044-1065	993	21340	\$22333
19-51377.047-R-3	10-20-121-044-1066	983	21135	\$22118
19-51377.048-R-3	10-20-121-044-1067	913	19618	\$20531
19-51377.049-R-3	10-20-121-044-1068	1349	28984	\$30333
19-51377.050-R-3	10-20-121-044-1070	983	21135	\$22118
19-51377.051-R-3	10-20-121-044-1071	1268	27261	\$28529
19-51377.052-R-3	10-20-121-044-1073	983	21135	\$22118
19-51377.053-R-3	10-20-121-044-1074	906	19481	\$20387
19-51377.054-R-3	10-20-121-044-1075	1121	24094	\$25215

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



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: _____

November 19, 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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APPELLANT

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INTERVENOR

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