



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

APPELLANT: Five N Wabash Condominium Association
DOCKET NO.: 19-51378.001-R-2 through 19-51378.090-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Five N Wabash Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook County Board of Review.

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
19-51378.001-R-2	17-10-312-015-1001	1,857	27,933	29,790
19-51378.002-R-2	17-10-312-015-1002	1,380	20,756	22,136
19-51378.003-R-2	17-10-312-015-1003	1,432	21,532	22,964
19-51378.004-R-2	17-10-312-015-1004	1,367	20,562	21,929
19-51378.005-R-2	17-10-312-015-1005	1,096	16,488	17,584
19-51378.006-R-2	17-10-312-015-1006	928	13,967	14,895
19-51378.007-R-2	17-10-312-015-1007	1,896	28,516	30,412
19-51378.008-R-2	17-10-312-015-1008	1,393	20,950	22,343
19-51378.009-R-2	17-10-312-015-1009	1,445	21,726	23,171
19-51378.010-R-2	17-10-312-015-1010	1,380	20,756	22,136
19-51378.011-R-2	17-10-312-015-1011	1,135	17,070	18,205
19-51378.012-R-2	17-10-312-015-1012	967	14,548	15,515
19-51378.013-R-2	17-10-312-015-1013	1,909	28,710	30,619
19-51378.014-R-2	17-10-312-015-1014	1,406	21,144	22,550
19-51378.015-R-2	17-10-312-015-1015	1,457	21,920	23,377
19-51378.016-R-2	17-10-312-015-1016	1,393	20,950	22,343
19-51378.017-R-2	17-10-312-015-1017	1,161	17,459	18,620
19-51378.018-R-2	17-10-312-015-1018	993	14,937	15,930
19-51378.019-R-2	17-10-312-015-1019	1,922	28,903	30,825
19-51378.020-R-2	17-10-312-015-1020	1,406	21,144	22,550
19-51378.021-R-2	17-10-312-015-1021	1,470	22,114	23,584

19-51378.022-R-2	17-10-312-015-1022	1,393	20,950	22,343
19-51378.023-R-2	17-10-312-015-1023	1,186	17,846	19,032
19-51378.024-R-2	17-10-312-015-1024	1,019	15,324	16,343
19-51378.025-R-2	17-10-312-015-1025	1,948	29,291	31,239
19-51378.026-R-2	17-10-312-015-1026	1,419	21,338	22,757
19-51378.027-R-2	17-10-312-015-1027	1,470	22,114	23,584
19-51378.028-R-2	17-10-312-015-1028	1,406	21,144	22,550
19-51378.029-R-2	17-10-312-015-1029	1,186	17,846	19,032
19-51378.030-R-2	17-10-312-015-1030	1,032	15,518	16,550
19-51378.031-R-2	17-10-312-015-1031	1,961	29,485	31,446
19-51378.032-R-2	17-10-312-015-1032	1,419	21,338	22,757
19-51378.033-R-2	17-10-312-015-1033	1,483	22,308	23,791
19-51378.034-R-2	17-10-312-015-1034	1,406	21,144	22,550
19-51378.035-R-2	17-10-312-015-1035	1,199	18,040	19,239
19-51378.036-R-2	17-10-312-015-1036	1,032	15,518	16,550
19-51378.037-R-2	17-10-312-015-1037	1,974	29,679	31,653
19-51378.038-R-2	17-10-312-015-1038	1,432	21,532	22,964
19-51378.039-R-2	17-10-312-015-1039	1,483	22,308	23,791
19-51378.040-R-2	17-10-312-015-1040	1,419	21,338	22,757
19-51378.041-R-2	17-10-312-015-1041	1,199	18,040	19,239
19-51378.042-R-2	17-10-312-015-1042	1,045	15,712	16,757
19-51378.043-R-2	17-10-312-015-1043	1,986	29,874	31,860
19-51378.044-R-2	17-10-312-015-1044	1,432	21,532	22,964
19-51378.045-R-2	17-10-312-015-1045	1,496	22,502	23,998
19-51378.046-R-2	17-10-312-015-1046	1,419	21,338	22,757
19-51378.047-R-2	17-10-312-015-1047	1,212	18,234	19,446
19-51378.048-R-2	17-10-312-015-1048	1,045	15,712	16,757
19-51378.049-R-2	17-10-312-015-1049	1,999	30,067	32,066
19-51378.050-R-2	17-10-312-015-1050	1,445	21,726	23,171
19-51378.051-R-2	17-10-312-015-1051	1,496	22,502	23,998
19-51378.052-R-2	17-10-312-015-1052	1,432	21,532	22,964
19-51378.053-R-2	17-10-312-015-1053	1,225	18,428	19,653
19-51378.054-R-2	17-10-312-015-1054	1,057	15,906	16,963
19-51378.055-R-2	17-10-312-015-1055	2,012	30,261	32,273
19-51378.056-R-2	17-10-312-015-1056	1,445	21,726	23,171
19-51378.057-R-2	17-10-312-015-1057	1,509	22,696	24,205
19-51378.058-R-2	17-10-312-015-1058	1,432	21,532	22,964
19-51378.059-R-2	17-10-312-015-1059	1,225	18,428	19,653
19-51378.060-R-2	17-10-312-015-1060	1,057	15,906	16,963
19-51378.061-R-2	17-10-312-015-1061	2,025	30,455	32,480
19-51378.062-R-2	17-10-312-015-1062	1,457	21,920	23,377
19-51378.063-R-2	17-10-312-015-1063	1,509	22,696	24,205
19-51378.064-R-2	17-10-312-015-1064	1,445	21,726	23,171
19-51378.065-R-2	17-10-312-015-1065	1,238	18,623	19,861
19-51378.066-R-2	17-10-312-015-1066	1,070	16,101	17,171
19-51378.067-R-2	17-10-312-015-1067	2,025	30,455	32,480

19-51378.068-R-2	17-10-312-015-1068	1,470	22,114	23,584
19-51378.069-R-2	17-10-312-015-1069	1,522	22,890	24,412
19-51378.070-R-2	17-10-312-015-1070	1,457	21,920	23,377
19-51378.071-R-2	17-10-312-015-1071	1,238	18,623	19,861
19-51378.072-R-2	17-10-312-015-1072	1,070	16,101	17,171
19-51378.073-R-2	17-10-312-015-1073	2,038	30,649	32,687
19-51378.074-R-2	17-10-312-015-1074	1,483	22,308	23,791
19-51378.075-R-2	17-10-312-015-1075	1,535	23,084	24,619
19-51378.076-R-2	17-10-312-015-1076	1,470	22,114	23,584
19-51378.077-R-2	17-10-312-015-1077	1,251	18,816	20,067
19-51378.078-R-2	17-10-312-015-1078	1,083	16,295	17,378
19-51378.079-R-2	17-10-312-015-1079	2,051	30,843	32,894
19-51378.080-R-2	17-10-312-015-1080	1,509	22,696	24,205
19-51378.081-R-2	17-10-312-015-1081	1,561	23,471	25,032
19-51378.082-R-2	17-10-312-015-1082	1,496	22,502	23,998
19-51378.083-R-2	17-10-312-015-1083	1,264	19,010	20,274
19-51378.084-R-2	17-10-312-015-1084	1,096	16,488	17,584
19-51378.085-R-2	17-10-312-015-1085	2,077	31,231	33,308
19-51378.086-R-2	17-10-312-015-1086	1,548	23,277	24,825
19-51378.087-R-2	17-10-312-015-1087	1,599	24,054	25,653
19-51378.088-R-2	17-10-312-015-1088	1,535	23,084	24,619
19-51378.089-R-2	17-10-312-015-1089	1,290	19,398	20,688
19-51378.090-R-2	17-10-312-015-1090	1,135	17,067	18,202

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:

December 19, 2023



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

Five N Wabash Condominium Association, by attorney:
Joanne Elliott
Elliott & Associates, P.C.
1430 Lee Street
Des Plaines, IL 60018

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602