



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

APPELLANT: Point II of Niles Condominium Association Eagle
DOCKET NO.: 19-51451.001-R-2 through 19-51451.068-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Point II of Niles Condominium Association Eagle, 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
19-51451.001-R-2	10-31-213-069-1001	225	20,060	20,285
19-51451.002-R-2	10-31-213-069-1002	283	25,313	25,596
19-51451.003-R-2	10-31-213-069-1003	272	24,259	24,531
19-51451.004-R-2	10-31-213-069-1004	268	23,962	24,230
19-51451.005-R-2	10-31-213-069-1005	396	35,359	35,755
19-51451.006-R-2	10-31-213-069-1006	336	30,006	30,342
19-51451.007-R-2	10-31-213-069-1007	203	18,115	18,318
19-51451.008-R-2	10-31-213-069-1008	249	22,200	22,449
19-51451.009-R-2	10-31-213-069-1009	228	20,356	20,584
19-51451.010-R-2	10-31-213-069-1010	257	22,991	23,248
19-51451.011-R-2	10-31-213-069-1011	178	15,876	16,054
19-51451.012-R-2	10-31-213-069-1012	273	24,358	24,631
19-51451.013-R-2	10-31-213-069-1013	242	21,624	21,866
19-51451.014-R-2	10-31-213-069-1014	276	24,638	24,914
19-51451.015-R-2	10-31-213-069-1015	272	24,259	24,531
19-51451.016-R-2	10-31-213-069-1016	399	35,656	36,055
19-51451.017-R-2	10-31-213-069-1017	338	30,188	30,526
19-51451.018-R-2	10-31-213-069-1018	205	18,314	18,519
19-51451.019-R-2	10-31-213-069-1019	250	22,299	22,549
19-51451.020-R-2	10-31-213-069-1020	229	20,454	20,683
19-51451.021-R-2	10-31-213-069-1021	259	23,089	23,348

19-51451.022-R-2	10-31-213-069-1022	180	16,074	16,254
19-51451.023-R-2	10-31-213-069-1023	276	24,638	24,914
19-51451.024-R-2	10-31-213-069-1024	254	22,695	22,949
19-51451.025-R-2	10-31-213-069-1025	278	24,835	25,113
19-51451.026-R-2	10-31-213-069-1026	275	24,539	24,814
19-51451.027-R-2	10-31-213-069-1027	402	35,837	36,239
19-51451.028-R-2	10-31-213-069-1028	341	30,485	30,826
19-51451.029-R-2	10-31-213-069-1029	207	18,511	18,718
19-51451.030-R-2	10-31-213-069-1030	251	22,398	22,649
19-51451.031-R-2	10-31-213-069-1031	233	20,850	21,083
19-51451.032-R-2	10-31-213-069-1032	261	23,271	23,532
19-51451.033-R-2	10-31-213-069-1033	182	16,271	16,453
19-51451.034-R-2	10-31-213-069-1034	278	24,835	25,113
19-51451.035-R-2	10-31-213-069-1035	258	23,040	23,298
19-51451.036-R-2	10-31-213-069-1036	280	25,033	25,313
19-51451.037-R-2	10-31-213-069-1037	277	24,737	25,014
19-51451.038-R-2	10-31-213-069-1038	404	36,035	36,439
19-51451.039-R-2	10-31-213-069-1039	345	30,781	31,126
19-51451.040-R-2	10-31-213-069-1040	208	18,610	18,818
19-51451.041-R-2	10-31-213-069-1041	254	22,695	22,949
19-51451.042-R-2	10-31-213-069-1042	237	21,130	21,367
19-51451.043-R-2	10-31-213-069-1043	264	23,568	23,832
19-51451.044-R-2	10-31-213-069-1044	184	16,452	16,636
19-51451.045-R-2	10-31-213-069-1045	280	25,033	25,313
19-51451.046-R-2	10-31-213-069-1046	259	23,089	23,348
19-51451.047-R-2	10-31-213-069-1047	283	25,313	25,596
19-51451.048-R-2	10-31-213-069-1048	280	25,033	25,313
19-51451.049-R-2	10-31-213-069-1049	407	36,332	36,739
19-51451.050-R-2	10-31-213-069-1050	348	31,078	31,426
19-51451.051-R-2	10-31-213-069-1051	211	18,890	19,101
19-51451.052-R-2	10-31-213-069-1052	260	23,188	23,448
19-51451.053-R-2	10-31-213-069-1053	240	21,426	21,666
19-51451.054-R-2	10-31-213-069-1054	269	24,061	24,330
19-51451.055-R-2	10-31-213-069-1055	187	16,749	16,936
19-51451.056-R-2	10-31-213-069-1056	283	25,313	25,596
19-51451.057-R-2	10-31-213-069-1057	262	23,369	23,631
19-51451.058-R-2	10-31-213-069-1058	290	25,906	26,196
19-51451.059-R-2	10-31-213-069-1059	287	25,610	25,897
19-51451.060-R-2	10-31-213-069-1060	415	37,006	37,421
19-51451.061-R-2	10-31-213-069-1061	356	31,752	32,108
19-51451.062-R-2	10-31-213-069-1062	218	19,483	19,701
19-51451.063-R-2	10-31-213-069-1063	268	23,962	24,230
19-51451.064-R-2	10-31-213-069-1064	247	22,019	22,266
19-51451.065-R-2	10-31-213-069-1065	277	24,737	25,014
19-51451.066-R-2	10-31-213-069-1066	193	17,243	17,436
19-51451.067-R-2	10-31-213-069-1067	289	25,807	26,096

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19-51451.068-R-2	10-31-213-069-1068	268	23,961	24,229
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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 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

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APPELLANT

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COUNTY

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