



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

APPELLANT: Woods Edge II Condominium Association  
DOCKET NO.: 20-20282.001-R-3 through 20-20282.080-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Woods Edge II Condominium Association, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; the Cook County Board of Review; the Consolidated H.S.D. # 230, and Green Hills Public Library Dist, and Palos C.S.D. # 118, intervenors, by attorney Mallory A. Milluzzi of Klein, Thorpe, & Jenkins, Ltd. 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
20-20282.001-R-3	23-22-200-045-1001	1,026	10,961	\$11,987
20-20282.002-R-3	23-22-200-045-1002	978	10,447	\$11,425
20-20282.003-R-3	23-22-200-045-1003	1,046	11,166	\$12,212
20-20282.004-R-3	23-22-200-045-1004	998	10,653	\$11,651
20-20282.005-R-3	23-22-200-045-1005	1,007	10,756	\$11,763
20-20282.006-R-3	23-22-200-045-1006	959	10,243	\$11,202
20-20282.007-R-3	23-22-200-045-1007	978	10,447	\$11,425
20-20282.008-R-3	23-22-200-045-1008	978	10,447	\$11,425
20-20282.009-R-3	23-22-200-045-1009	998	10,653	\$11,651
20-20282.010-R-3	23-22-200-045-1010	998	10,653	\$11,651
20-20282.011-R-3	23-22-200-045-1011	959	10,243	\$11,202
20-20282.012-R-3	23-22-200-045-1012	959	10,243	\$11,202
20-20282.013-R-3	23-22-200-045-1013	1,209	12,911	\$14,120
20-20282.014-R-3	23-22-200-045-1014	1,257	13,424	\$14,681
20-20282.015-R-3	23-22-200-045-1015	1,228	13,117	\$14,345
20-20282.016-R-3	23-22-200-045-1016	1,276	13,628	\$14,904
20-20282.017-R-3	23-22-200-045-1017	1,190	12,706	\$13,896
20-20282.018-R-3	23-22-200-045-1018	1,238	13,219	\$14,457
20-20282.019-R-3	23-22-200-045-1019	1,026	10,961	\$11,987

20-20282.020-R-3	23-22-200-045-1020	978	10,447	\$11,425
20-20282.021-R-3	23-22-200-045-1021	1,046	11,166	\$12,212
20-20282.022-R-3	23-22-200-045-1022	998	10,653	\$11,651
20-20282.023-R-3	23-22-200-045-1023	1,007	10,756	\$11,763
20-20282.024-R-3	23-22-200-045-1024	959	10,243	\$11,202
20-20282.025-R-3	23-22-200-045-1025	978	10,447	\$11,425
20-20282.026-R-3	23-22-200-045-1026	978	10,447	\$11,425
20-20282.027-R-3	23-22-200-045-1027	998	10,653	\$11,651
20-20282.028-R-3	23-22-200-045-1028	998	10,653	\$11,651
20-20282.029-R-3	23-22-200-045-1029	959	10,243	\$11,202
20-20282.030-R-3	23-22-200-045-1030	956	10,205	\$11,161
20-20282.031-R-3	23-22-200-045-1031	1,209	12,911	\$14,120
20-20282.032-R-3	23-22-200-045-1032	1,209	12,911	\$14,120
20-20282.033-R-3	23-22-200-045-1033	1,228	13,117	\$14,345
20-20282.034-R-3	23-22-200-045-1034	1,228	13,117	\$14,345
20-20282.035-R-3	23-22-200-045-1035	1,190	12,706	\$13,896
20-20282.036-R-3	23-22-200-045-1036	1,190	12,706	\$13,896
20-20282.037-R-3	23-22-200-045-1037	978	10,447	\$11,425
20-20282.038-R-3	23-22-200-045-1038	978	10,447	\$11,425
20-20282.039-R-3	23-22-200-045-1039	998	10,653	\$11,651
20-20282.040-R-3	23-22-200-045-1040	998	10,653	\$11,651
20-20282.041-R-3	23-22-200-045-1041	959	10,243	\$11,202
20-20282.042-R-3	23-22-200-045-1042	959	10,243	\$11,202
20-20282.043-R-3	23-22-200-045-1043	1,132	12,090	\$13,222
20-20282.044-R-3	23-22-200-045-1044	1,171	12,500	\$13,671
20-20282.045-R-3	23-22-200-045-1045	1,151	12,295	\$13,446
20-20282.046-R-3	23-22-200-045-1046	1,142	12,193	\$13,335
20-20282.047-R-3	23-22-200-045-1047	1,113	11,885	\$12,998
20-20282.048-R-3	23-22-200-045-1048	1,151	12,295	\$13,446
20-20282.049-R-3	23-22-200-045-1049	1,123	11,987	\$13,110
20-20282.050-R-3	23-22-200-045-1050	1,132	12,090	\$13,222
20-20282.051-R-3	23-22-200-045-1051	1,103	11,782	\$12,885
20-20282.052-R-3	23-22-200-045-1052	1,190	12,706	\$13,896
20-20282.053-R-3	23-22-200-045-1053	940	10,038	\$10,978
20-20282.054-R-3	23-22-200-045-1054	1,113	11,885	\$12,998
20-20282.055-R-3	23-22-200-045-1055	978	10,447	\$11,425
20-20282.056-R-3	23-22-200-045-1056	978	10,447	\$11,425
20-20282.057-R-3	23-22-200-045-1057	998	10,653	\$11,651
20-20282.058-R-3	23-22-200-045-1058	998	10,653	\$11,651
20-20282.059-R-3	23-22-200-045-1059	959	10,243	\$11,202
20-20282.060-R-3	23-22-200-045-1060	959	10,243	\$11,202
20-20282.061-R-3	23-22-200-045-1061	1,411	15,067	\$16,478
20-20282.062-R-3	23-22-200-045-1062	1,363	14,554	\$15,917
20-20282.063-R-3	23-22-200-045-1063	1,449	15,477	\$16,926
20-20282.064-R-3	23-22-200-045-1064	1,401	14,963	\$16,364
20-20282.065-R-3	23-22-200-045-1065	1,315	14,041	\$15,356

20-20282.066-R-3	23-22-200-045-1066	1,363	14,554	\$15,917
20-20282.067-R-3	23-22-200-045-1067	1,353	14,450	\$15,803
20-20282.068-R-3	23-22-200-045-1068	1,401	14,963	\$16,364
20-20282.069-R-3	23-22-200-045-1069	1,248	13,322	\$14,570
20-20282.070-R-3	23-22-200-045-1070	1,248	13,322	\$14,570
20-20282.071-R-3	23-22-200-045-1071	1,267	13,527	\$14,794
20-20282.072-R-3	23-22-200-045-1072	1,267	13,527	\$14,794
20-20282.073-R-3	23-22-200-045-1073	1,228	13,117	\$14,345
20-20282.074-R-3	23-22-200-045-1074	1,228	13,117	\$14,345
20-20282.075-R-3	23-22-200-045-1075	1,248	13,322	\$14,570
20-20282.076-R-3	23-22-200-045-1076	1,248	13,322	\$14,570
20-20282.077-R-3	23-22-200-045-1077	1,267	13,527	\$14,794
20-20282.078-R-3	23-22-200-045-1078	1,267	13,527	\$14,794
20-20282.079-R-3	23-22-200-045-1079	1,228	13,117	\$14,345
20-20282.080-R-3	23-22-200-045-1080	1,228	13,117	\$14,345

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:

May 21, 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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