



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

APPELLANT: Highland Towers II Condominium Assoc
DOCKET NO.: 20-33988.001-R-1 through 20-33988.109-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Highland Towers II Condominium Assoc, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC 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
20-33988.001-R-1	09-15-202-047-1001	211	13317	13,528
20-33988.002-R-1	09-15-202-047-1002	147	9287	9,434
20-33988.003-R-1	09-15-202-047-1003	149	9406	9,555
20-33988.004-R-1	09-15-202-047-1004	149	9406	9,555
20-33988.005-R-1	09-15-202-047-1005	211	13317	13,528
20-33988.006-R-1	09-15-202-047-1006	199	12537	12,736
20-33988.007-R-1	09-15-202-047-1007	211	13317	13,528
20-33988.008-R-1	09-15-202-047-1008	199	12537	12,736
20-33988.009-R-1	09-15-202-047-1009	200	12582	12,782
20-33988.010-R-1	09-15-202-047-1010	151	9525	9,676
20-33988.011-R-1	09-15-202-047-1011	163	10269	10,432
20-33988.012-R-1	09-15-202-047-1012	200	12582	12,782
20-33988.013-R-1	09-15-202-047-1013	151	9525	9,676
20-33988.014-R-1	09-15-202-047-1014	211	13317	13,528
20-33988.015-R-1	09-15-202-047-1015	199	12537	12,736
20-33988.016-R-1	09-15-202-047-1016	211	13317	13,528
20-33988.017-R-1	09-15-202-047-1017	199	12537	12,736
20-33988.018-R-1	09-15-202-047-1018	149	9406	9,555
20-33988.019-R-1	09-15-202-047-1019	151	9525	9,676
20-33988.020-R-1	09-15-202-047-1020	149	9424	9,573
20-33988.021-R-1	09-15-202-047-1021	163	10269	10,432

20-33988.022-R-1	09-15-202-047-1022	149	9406	9,555
20-33988.023-R-1	09-15-202-047-1023	151	9525	9,676
20-33988.024-R-1	09-15-202-047-1024	211	13317	13,528
20-33988.025-R-1	09-15-202-047-1025	199	12537	12,736
20-33988.026-R-1	09-15-202-047-1026	211	13317	13,528
20-33988.027-R-1	09-15-202-047-1027	199	12537	12,736
20-33988.028-R-1	09-15-202-047-1028	149	9406	9,555
20-33988.029-R-1	09-15-202-047-1029	151	9525	9,676
20-33988.030-R-1	09-15-202-047-1030	149	9424	9,573
20-33988.031-R-1	09-15-202-047-1031	163	10269	10,432
20-33988.032-R-1	09-15-202-047-1032	149	9406	9,555
20-33988.033-R-1	09-15-202-047-1033	151	9525	9,676
20-33988.034-R-1	09-15-202-047-1034	211	13317	13,528
20-33988.035-R-1	09-15-202-047-1035	199	12537	12,736
20-33988.036-R-1	09-15-202-047-1036	211	13317	13,528
20-33988.037-R-1	09-15-202-047-1037	199	12537	12,736
20-33988.038-R-1	09-15-202-047-1038	149	9406	9,555
20-33988.039-R-1	09-15-202-047-1039	151	9525	9,676
20-33988.040-R-1	09-15-202-047-1040	149	9424	9,573
20-33988.041-R-1	09-15-202-047-1041	163	10269	10,432
20-33988.042-R-1	09-15-202-047-1042	149	9406	9,555
20-33988.043-R-1	09-15-202-047-1043	151	9525	9,676
20-33988.044-R-1	09-15-202-047-1044	211	13317	13,528
20-33988.045-R-1	09-15-202-047-1045	199	12537	12,736
20-33988.046-R-1	09-15-202-047-1046	211	13317	13,528
20-33988.047-R-1	09-15-202-047-1047	199	12537	12,736
20-33988.048-R-1	09-15-202-047-1048	149	9406	9,555
20-33988.049-R-1	09-15-202-047-1049	151	9525	9,676
20-33988.050-R-1	09-15-202-047-1050	149	9424	9,573
20-33988.051-R-1	09-15-202-047-1051	163	10269	10,432
20-33988.052-R-1	09-15-202-047-1052	149	9406	9,555
20-33988.053-R-1	09-15-202-047-1053	151	9525	9,676
20-33988.054-R-1	09-15-202-047-1054	211	13317	13,528
20-33988.055-R-1	09-15-202-047-1055	199	12537	12,736
20-33988.056-R-1	09-15-202-047-1056	211	13317	13,528
20-33988.057-R-1	09-15-202-047-1057	199	12537	12,736
20-33988.058-R-1	09-15-202-047-1058	149	9406	9,555
20-33988.059-R-1	09-15-202-047-1059	151	9525	9,676
20-33988.060-R-1	09-15-202-047-1060	149	9424	9,573
20-33988.061-R-1	09-15-202-047-1061	163	10269	10,432
20-33988.062-R-1	09-15-202-047-1062	149	9406	9,555
20-33988.063-R-1	09-15-202-047-1063	151	9525	9,676
20-33988.064-R-1	09-15-202-047-1064	211	13317	13,528
20-33988.065-R-1	09-15-202-047-1065	199	12537	12,736
20-33988.066-R-1	09-15-202-047-1066	199	12577	12,776
20-33988.067-R-1	09-15-202-047-1067	199	12537	12,736

20-33988.068-R-1	09-15-202-047-1068	149	9406	9,555
20-33988.069-R-1	09-15-202-047-1069	151	9525	9,676
20-33988.070-R-1	09-15-202-047-1070	149	9424	9,573
20-33988.071-R-1	09-15-202-047-1071	163	10269	10,432
20-33988.072-R-1	09-15-202-047-1072	149	9406	9,555
20-33988.073-R-1	09-15-202-047-1073	151	9525	9,676
20-33988.074-R-1	09-15-202-047-1074	211	13317	13,528
20-33988.075-R-1	09-15-202-047-1075	199	12537	12,736
20-33988.076-R-1	09-15-202-047-1076	211	13317	13,528
20-33988.077-R-1	09-15-202-047-1077	199	12537	12,736
20-33988.078-R-1	09-15-202-047-1078	149	9406	9,555
20-33988.079-R-1	09-15-202-047-1079	151	9525	9,676
20-33988.080-R-1	09-15-202-047-1080	149	9424	9,573
20-33988.081-R-1	09-15-202-047-1081	163	10269	10,432
20-33988.082-R-1	09-15-202-047-1082	149	9406	9,555
20-33988.083-R-1	09-15-202-047-1083	151	9525	9,676
20-33988.084-R-1	09-15-202-047-1084	211	13317	13,528
20-33988.085-R-1	09-15-202-047-1085	199	12537	12,736
20-33988.086-R-1	09-15-202-047-1086	211	13317	13,528
20-33988.087-R-1	09-15-202-047-1087	199	12537	12,736
20-33988.088-R-1	09-15-202-047-1088	149	9406	9,555
20-33988.089-R-1	09-15-202-047-1089	151	9525	9,676
20-33988.090-R-1	09-15-202-047-1090	149	9424	9,573
20-33988.091-R-1	09-15-202-047-1091	163	10269	10,432
20-33988.092-R-1	09-15-202-047-1092	149	9406	9,555
20-33988.093-R-1	09-15-202-047-1093	151	9525	9,676
20-33988.094-R-1	09-15-202-047-1094	211	13317	13,528
20-33988.095-R-1	09-15-202-047-1095	199	12536	12,735
20-33988.096-R-1	09-15-202-047-1096	211	13316	13,527
20-33988.097-R-1	09-15-202-047-1097	199	12536	12,735
20-33988.098-R-1	09-15-202-047-1098	149	9405	9,554
20-33988.099-R-1	09-15-202-047-1099	151	9524	9,675
20-33988.100-R-1	09-15-202-047-1100	149	9423	9,572
20-33988.101-R-1	09-15-202-047-1101	163	10268	10,431
20-33988.102-R-1	09-15-202-047-1102	149	9405	9,554
20-33988.103-R-1	09-15-202-047-1103	151	9524	9,675
20-33988.104-R-1	09-15-202-047-1104	211	13316	13,527
20-33988.105-R-1	09-15-202-047-1105	199	12536	12,735
20-33988.106-R-1	09-15-202-047-1106	401	25227	25,628
20-33988.107-R-1	09-15-202-047-1107	238	14984	15,222
20-33988.108-R-1	09-15-202-047-1108	204	12857	13,061
20-33988.109-R-1	09-15-202-047-1109	397	24998	25,395

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: February 20, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Highland Towers II Condominium Assoc, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

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