



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

APPELLANT: Lyons Riverwalk Condominium Assoc
 DOCKET NO.: 20-41344.001-R-2 through 20-41344.158-R-2
 PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lyons Riverwalk Condominium Assoc, the appellant(s), by attorney Timothy C. Jacobs, of Kovitz Shifrin Nesbit in Mundelein; the Cook County Board of Review; the Lyons S.D. # 103 intervenor, by attorney Elizabeth Shine of Odelson, Murphey, Frazier & McGrath, Ltd. in Evergreen Park.

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
20-41344.001-R-2	18-02-204-016-1001	447	19,410	\$ 19,857
20-41344.002-R-2	18-02-204-016-1002	447	19,410	\$ 19,857
20-41344.003-R-2	18-02-204-016-1003	447	19,410	\$ 19,857
20-41344.004-R-2	18-02-204-016-1004	447	19,410	\$ 19,857
20-41344.005-R-2	18-02-204-016-1005	447	19,410	\$ 19,857
20-41344.006-R-2	18-02-204-016-1006	390	16,911	\$ 17,301
20-41344.007-R-2	18-02-204-016-1007	390	16,911	\$ 17,301
20-41344.008-R-2	18-02-204-016-1008	390	16,911	\$ 17,301
20-41344.009-R-2	18-02-204-016-1009	390	16,911	\$ 17,301
20-41344.010-R-2	18-02-204-016-1010	390	16,911	\$ 17,301
20-41344.011-R-2	18-02-204-016-1011	410	17,776	\$ 18,186
20-41344.012-R-2	18-02-204-016-1012	1,406	16,780	\$ 18,186
20-41344.013-R-2	18-02-204-016-1013	410	17,776	\$ 18,186
20-41344.014-R-2	18-02-204-016-1014	410	17,776	\$ 18,186
20-41344.015-R-2	18-02-204-016-1015	410	17,776	\$ 18,186
20-41344.016-R-2	18-02-204-016-1016	332	14,413	\$ 14,745
20-41344.017-R-2	18-02-204-016-1017	332	14,413	\$ 14,745
20-41344.018-R-2	18-02-204-016-1018	332	14,413	\$ 14,745
20-41344.019-R-2	18-02-204-016-1019	332	14,413	\$ 14,745
20-41344.020-R-2	18-02-204-016-1020	332	14,413	\$ 14,745

20-41344.021-R-2	18-02-204-016-1021	317	13,740	\$ 14,057
20-41344.022-R-2	18-02-204-016-1022	1,087	12,970	\$ 14,057
20-41344.023-R-2	18-02-204-016-1023	317	13,740	\$ 14,057
20-41344.024-R-2	18-02-204-016-1024	317	13,740	\$ 14,057
20-41344.025-R-2	18-02-204-016-1025	317	13,740	\$ 14,057
20-41344.026-R-2	18-02-204-016-1026	301	13,068	\$ 13,369
20-41344.027-R-2	18-02-204-016-1027	301	13,068	\$ 13,369
20-41344.028-R-2	18-02-204-016-1028	301	13,068	\$ 13,369
20-41344.029-R-2	18-02-204-016-1029	301	13,068	\$ 13,369
20-41344.030-R-2	18-02-204-016-1030	301	13,068	\$ 13,369
20-41344.031-R-2	18-02-204-016-1031	3	149	\$ 152
20-41344.032-R-2	18-02-204-016-1032	3	149	\$ 152
20-41344.033-R-2	18-02-204-016-1033	3	149	\$ 152
20-41344.034-R-2	18-02-204-016-1034	3	149	\$ 152
20-41344.035-R-2	18-02-204-016-1035	3	149	\$ 152
20-41344.036-R-2	18-02-204-016-1036	3	149	\$ 152
20-41344.037-R-2	18-02-204-016-1037	3	149	\$ 152
20-41344.038-R-2	18-02-204-016-1038	3	149	\$ 152
20-41344.039-R-2	18-02-204-016-1039	3	149	\$ 152
20-41344.040-R-2	18-02-204-016-1040	3	149	\$ 152
20-41344.041-R-2	18-02-204-016-1041	3	149	\$ 152
20-41344.042-R-2	18-02-204-016-1042	3	149	\$ 152
20-41344.043-R-2	18-02-204-016-1043	3	149	\$ 152
20-41344.044-R-2	18-02-204-016-1044	3	149	\$ 152
20-41344.045-R-2	18-02-204-016-1045	3	149	\$ 152
20-41344.046-R-2	18-02-204-016-1046	3	149	\$ 152
20-41344.047-R-2	18-02-204-016-1047	3	149	\$ 152
20-41344.048-R-2	18-02-204-016-1048	3	149	\$ 152
20-41344.049-R-2	18-02-204-016-1049	3	149	\$ 152
20-41344.050-R-2	18-02-204-016-1050	3	149	\$ 152
20-41344.051-R-2	18-02-204-016-1051	3	149	\$ 152
20-41344.052-R-2	18-02-204-016-1052	1	29	\$ 30
20-41344.053-R-2	18-02-204-016-1053	1	29	\$ 30
20-41344.054-R-2	18-02-204-016-1054	1	29	\$ 30
20-41344.055-R-2	18-02-204-016-1055	1	29	\$ 30
20-41344.056-R-2	18-02-204-016-1056	1	29	\$ 30
20-41344.057-R-2	18-02-204-016-1057	1	29	\$ 30
20-41344.058-R-2	18-02-204-016-1058	1	29	\$ 30
20-41344.059-R-2	18-02-204-016-1059	1	29	\$ 30
20-41344.060-R-2	18-02-204-016-1060	1	29	\$ 30
20-41344.061-R-2	18-02-204-016-1061	1	29	\$ 30
20-41344.062-R-2	18-02-204-016-1062	1	29	\$ 30
20-41344.063-R-2	18-02-204-016-1063	1	29	\$ 30
20-41344.064-R-2	18-02-204-016-1064	1	29	\$ 30
20-41344.065-R-2	18-02-204-016-1065	1	29	\$ 30
20-41344.066-R-2	18-02-204-016-1066	1	29	\$ 30

20-41344.067-R-2	18-02-204-016-1067	1	29	\$ 30
20-41344.068-R-2	18-02-204-016-1068	1	29	\$ 30
20-41344.069-R-2	18-02-204-016-1069	1	29	\$ 30
20-41344.070-R-2	18-02-204-016-1070	1	29	\$ 30
20-41344.071-R-2	18-02-204-016-1071	1	29	\$ 30
20-41344.072-R-2	18-02-204-016-1072	1	29	\$ 30
20-41344.073-R-2	18-02-204-016-1073	1	29	\$ 30
20-41344.074-R-2	18-02-204-016-1074	1	29	\$ 30
20-41344.075-R-2	18-02-204-016-1075	1	29	\$ 30
20-41344.076-R-2	18-02-204-016-1076	1	29	\$ 30
20-41344.077-R-2	18-02-204-016-1077	1	29	\$ 30
20-41344.078-R-2	18-02-204-016-1078	1	29	\$ 30
20-41344.079-R-2	18-02-204-016-1079	1	29	\$ 30
20-41344.080-R-2	18-02-204-016-1080	1	29	\$ 30
20-41344.081-R-2	18-02-204-016-1081	1	29	\$ 30
20-41344.082-R-2	18-02-204-016-1082	1	29	\$ 30
20-41344.083-R-2	18-02-204-016-1083	1	29	\$ 30
20-41344.084-R-2	18-02-204-016-1084	1	29	\$ 30
20-41344.085-R-2	18-02-204-016-1085	1	29	\$ 30
20-41344.086-R-2	18-02-204-016-1086	1	29	\$ 30
20-41344.087-R-2	18-02-204-016-1087	1	29	\$ 30
20-41344.088-R-2	18-02-204-016-1088	447	19,410	\$ 19,857
20-41344.089-R-2	18-02-204-016-1089	447	19,410	\$ 19,857
20-41344.090-R-2	18-02-204-016-1090	447	19,410	\$ 19,857
20-41344.091-R-2	18-02-204-016-1091	447	19,410	\$ 19,857
20-41344.092-R-2	18-02-204-016-1092	447	19,410	\$ 19,857
20-41344.093-R-2	18-02-204-016-1093	390	16,911	\$ 17,301
20-41344.094-R-2	18-02-204-016-1094	390	16,911	\$ 17,301
20-41344.095-R-2	18-02-204-016-1095	390	16,911	\$ 17,301
20-41344.096-R-2	18-02-204-016-1096	390	16,911	\$ 17,301
20-41344.097-R-2	18-02-204-016-1097	390	16,911	\$ 17,301
20-41344.098-R-2	18-02-204-016-1098	410	17,776	\$ 18,186
20-41344.099-R-2	18-02-204-016-1099	410	17,776	\$ 18,186
20-41344.100-R-2	18-02-204-016-1100	410	17,776	\$ 18,186
20-41344.101-R-2	18-02-204-016-1101	410	17,776	\$ 18,186
20-41344.102-R-2	18-02-204-016-1102	410	17,776	\$ 18,186
20-41344.103-R-2	18-02-204-016-1103	332	14,413	\$ 14,745
20-41344.104-R-2	18-02-204-016-1104	1,140	13,605	\$ 14,745
20-41344.105-R-2	18-02-204-016-1105	332	14,413	\$ 14,745
20-41344.106-R-2	18-02-204-016-1106	332	14,413	\$ 14,745
20-41344.107-R-2	18-02-204-016-1107	332	14,413	\$ 14,745
20-41344.108-R-2	18-02-204-016-1108	317	13,740	\$ 14,057
20-41344.109-R-2	18-02-204-016-1109	317	13,740	\$ 14,057
20-41344.110-R-2	18-02-204-016-1110	317	13,740	\$ 14,057
20-41344.111-R-2	18-02-204-016-1111	317	13,740	\$ 14,057
20-41344.112-R-2	18-02-204-016-1112	1,087	12,970	\$ 14,057

20-41344.113-R-2	18-02-204-016-1113	301	13,068	\$ 13,369
20-41344.114-R-2	18-02-204-016-1114	1,033	12,336	\$ 13,369
20-41344.115-R-2	18-02-204-016-1115	301	13,068	\$ 13,369
20-41344.116-R-2	18-02-204-016-1116	301	13,068	\$ 13,369
20-41344.117-R-2	18-02-204-016-1117	301	13,068	\$ 13,369
20-41344.118-R-2	18-02-204-016-1118	1	29	\$ 30
20-41344.119-R-2	18-02-204-016-1119	1	29	\$ 30
20-41344.120-R-2	18-02-204-016-1120	1	29	\$ 30
20-41344.121-R-2	18-02-204-016-1121	1	29	\$ 30
20-41344.122-R-2	18-02-204-016-1122	1	29	\$ 30
20-41344.123-R-2	18-02-204-016-1123	1	29	\$ 30
20-41344.124-R-2	18-02-204-016-1124	1	29	\$ 30
20-41344.125-R-2	18-02-204-016-1125	1	29	\$ 30
20-41344.126-R-2	18-02-204-016-1126	1	29	\$ 30
20-41344.127-R-2	18-02-204-016-1127	1	29	\$ 30
20-41344.128-R-2	18-02-204-016-1128	1	29	\$ 30
20-41344.129-R-2	18-02-204-016-1129	1	29	\$ 30
20-41344.130-R-2	18-02-204-016-1130	1	29	\$ 30
20-41344.131-R-2	18-02-204-016-1131	1	29	\$ 30
20-41344.132-R-2	18-02-204-016-1132	1	29	\$ 30
20-41344.133-R-2	18-02-204-016-1133	1	29	\$ 30
20-41344.134-R-2	18-02-204-016-1134	1	29	\$ 30
20-41344.135-R-2	18-02-204-016-1135	1	29	\$ 30
20-41344.136-R-2	18-02-204-016-1136	1	29	\$ 30
20-41344.137-R-2	18-02-204-016-1137	1	29	\$ 30
20-41344.138-R-2	18-02-204-016-1138	1	29	\$ 30
20-41344.139-R-2	18-02-204-016-1139	3	149	\$ 152
20-41344.140-R-2	18-02-204-016-1140	3	149	\$ 152
20-41344.141-R-2	18-02-204-016-1141	3	149	\$ 152
20-41344.142-R-2	18-02-204-016-1142	3	149	\$ 152
20-41344.143-R-2	18-02-204-016-1143	3	149	\$ 152
20-41344.144-R-2	18-02-204-016-1144	3	149	\$ 152
20-41344.145-R-2	18-02-204-016-1145	3	149	\$ 152
20-41344.146-R-2	18-02-204-016-1146	3	149	\$ 152
20-41344.147-R-2	18-02-204-016-1147	3	149	\$ 152
20-41344.148-R-2	18-02-204-016-1148	3	149	\$ 152
20-41344.149-R-2	18-02-204-016-1149	3	149	\$ 152
20-41344.150-R-2	18-02-204-016-1150	3	149	\$ 152
20-41344.151-R-2	18-02-204-016-1151	3	149	\$ 152
20-41344.152-R-2	18-02-204-016-1152	3	149	\$ 152
20-41344.153-R-2	18-02-204-016-1153	3	149	\$ 152
20-41344.154-R-2	18-02-204-016-1154	3	149	\$ 152
20-41344.155-R-2	18-02-204-016-1155	3	149	\$ 152
20-41344.156-R-2	18-02-204-016-1156	3	149	\$ 152
20-41344.157-R-2	18-02-204-016-1157	3	149	\$ 152
20-41344.158-R-2	18-02-204-016-1158	3	149	\$ 152

Docket No: 20-41344.001-R-2 through 20-41344.158-R-2

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:

April 16, 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

Lyons Riverwalk Condominium Assoc, by attorney:
Timothy C. Jacobs
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060

COUNTY

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

INTERVENOR

Lyons S.D. # 103, by attorney:
Elizabeth Shine
Odelson, Murphey, Frazier & McGrath, Ltd.
3318 West 95th Street
Evergreen Park, IL 60805