



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

APPELLANT: Greenbluff LLC  
DOCKET NO.: 20-42088.001-R-1 through 20-42088.020-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Greenbluff LLC, the appellant(s), by attorney Richard Shapiro, Attorney at Law in Evanston; 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
20-42088.001-R-1	13-14-221-028-1001	557	19,997	\$20,554
20-42088.002-R-1	13-14-221-028-1002	543	19,513	\$20,056
20-42088.003-R-1	13-14-221-028-1004	623	22,364	\$22,987
20-42088.004-R-1	13-14-221-028-1003	623	22,376	\$22,999
20-42088.005-R-1	13-14-221-028-1005	612	21,980	\$22,592
20-42088.006-R-1	13-14-221-028-1006	619	22,222	\$22,841
20-42088.007-R-1	13-14-221-028-1007	699	25,122	\$25,821
20-42088.008-R-1	13-14-221-028-1008	697	25,047	\$25,744
20-42088.009-R-1	13-14-221-028-1009	602	21,624	\$22,226
20-42088.010-R-1	13-14-221-028-1010	602	21,641	\$22,243
20-42088.011-R-1	13-14-221-028-1011	546	19,621	\$20,167
20-42088.012-R-1	13-14-221-028-1012	568	20,410	\$20,978
20-42088.013-R-1	13-14-221-028-1013	486	17,475	\$17,961
20-42088.014-R-1	13-14-221-028-1014	483	17,346	\$17,829
20-42088.015-R-1	13-14-221-028-1015	588	21,120	\$21,708
20-42088.016-R-1	13-14-221-028-1016	537	19,279	\$19,816
20-42088.017-R-1	13-14-221-028-1017	589	21,149	\$21,738
20-42088.018-R-1	13-14-221-028-1018	591	21,222	\$21,813
20-42088.019-R-1	13-14-221-028-1019	531	19,087	\$19,618
20-42088.020-R-1	13-14-221-028-1020	523	18,786	\$19,309

Docket No: 20-42088.001-R-1 through 20-42088.020-R-1

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: \_\_\_\_\_

July 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

Greenbluff LLC, by attorney:  
Richard Shapiro  
Attorney at Law  
990 Grove St.  
Suite 409  
Evanston, IL 60201

COUNTY

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