



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

APPELLANT: The Ambassador Condominium Homeowners Association  
DOCKET NO.: 20-47325.001-R-3 through 20-47325.065-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Ambassador Condominium Homeowners Association, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
20-47325.001-R-3	17-04-218-051-1001	10888	220,907	231,795
20-47325.002-R-3	17-04-218-051-1002	12834	260,372	273,206
20-47325.003-R-3	17-04-218-051-1003	6660	135,120	141,780
20-47325.004-R-3	17-04-218-051-1004	7259	147,266	154,525
20-47325.005-R-3	17-04-218-051-1005	7184	145,747	152,931
20-47325.006-R-3	17-04-218-051-1006	5201	105,515	110,716
20-47325.007-R-3	17-04-218-051-1007	7034	142,711	149,745
20-47325.008-R-3	17-04-218-051-1008	7895	160,170	168,065
20-47325.009-R-3	17-04-218-051-1009	7334	148,784	156,118
20-47325.010-R-3	17-04-218-051-1010	4490	91,091	95,581
20-47325.011-R-3	17-04-218-051-1011	7109	144,229	151,338
20-47325.012-R-3	17-04-218-051-1012	8643	175,353	183,996
20-47325.013-R-3	17-04-218-051-1013	7446	151,061	158,507
20-47325.014-R-3	17-04-218-051-1014	4789	97,165	101,954
20-47325.015-R-3	17-04-218-051-1015	7633	154,856	162,489
20-47325.016-R-3	17-04-218-051-1016	8681	176,112	184,793
20-47325.017-R-3	17-04-218-051-1017	7670	155,616	163,286
20-47325.018-R-3	17-04-218-051-1018	5088	103,238	108,326
20-47325.019-R-3	17-04-218-051-1019	7783	157,893	165,676
20-47325.020-R-3	17-04-218-051-1020	8830	179,148	187,978
20-47325.021-R-3	17-04-218-051-1021	6211	126,010	132,221

20-47325.022-R-3	17-04-218-051-1022	6174	125,251	131,425
20-47325.023-R-3	17-04-218-051-1023	12273	248,986	261,259
20-47325.024-R-3	17-04-218-051-1024	7521	152,579	160,100
20-47325.025-R-3	17-04-218-051-1025	10552	214,067	224,619
20-47325.026-R-3	17-04-218-051-1026	12572	255,058	267,630
20-47325.027-R-3	17-04-218-051-1027	7857	159,411	167,268
20-47325.028-R-3	17-04-218-051-1028	10926	221,658	232,584
20-47325.029-R-3	17-04-218-051-1029	12797	259,603	272,400
20-47325.030-R-3	17-04-218-051-1030	8269	167,761	176,030
20-47325.031-R-3	17-04-218-051-1031	11225	227,730	238,955
20-47325.032-R-3	17-04-218-051-1032	12946	262,649	275,595
20-47325.033-R-3	17-04-218-051-1033	8493	172,316	180,809
20-47325.034-R-3	17-04-218-051-1034	11300	229,249	240,549
20-47325.035-R-3	17-04-218-051-1035	13096	265,686	278,782
20-47325.036-R-3	17-04-218-051-1036	18447	374,238	392,685
20-47325.037-R-3	17-04-218-051-1037	24471	496,453	520,924
20-47325.038-R-3	17-04-218-051-1040	224	4,896	5,120
20-47325.039-R-3	17-04-218-051-1041	224	4,896	5,120
20-47325.040-R-3	17-04-218-051-1044	224	4,896	5,120
20-47325.041-R-3	17-04-218-051-1045	224	4,896	5,120
20-47325.042-R-3	17-04-218-051-1046	224	4,896	5,120
20-47325.043-R-3	17-04-218-051-1047	224	4,896	5,120
20-47325.044-R-3	17-04-218-051-1048	224	4,896	5,120
20-47325.045-R-3	17-04-218-051-1049	224	4,896	5,120
20-47325.046-R-3	17-04-218-051-1051	224	4,896	5,120
20-47325.047-R-3	17-04-218-051-1055	224	4,896	5,120
20-47325.048-R-3	17-04-218-051-1057	224	4,896	5,120
20-47325.049-R-3	17-04-218-051-1058	224	4,896	5,120
20-47325.050-R-3	17-04-218-051-1059	224	4,896	5,120
20-47325.051-R-3	17-04-218-051-1060	224	4,896	5,120
20-47325.052-R-3	17-04-218-051-1062	224	4,896	5,120
20-47325.053-R-3	17-04-218-051-1063	224	4,896	5,120
20-47325.054-R-3	17-04-218-051-1064	224	4,896	5,120
20-47325.055-R-3	17-04-218-051-1065	224	4,896	5,120
20-47325.056-R-3	17-04-218-051-1066	224	4,896	5,120
20-47325.057-R-3	17-04-218-051-1067	224	4,896	5,120
20-47325.058-R-3	17-04-218-051-1068	224	4,896	5,120
20-47325.059-R-3	17-04-218-051-1069	224	4,896	5,120
20-47325.060-R-3	17-04-218-051-1070	224	4,896	5,120
20-47325.061-R-3	17-04-218-051-1071	224	4,896	5,120
20-47325.062-R-3	17-04-218-051-1072	224	4,896	5,120
20-47325.063-R-3	17-04-218-051-1074	224	4,896	5,120
20-47325.064-R-3	17-04-218-051-1075	224	4,896	5,120
20-47325.065-R-3	17-04-218-051-1076	224	4,896	5,120

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: March 26, 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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APPELLANT

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