



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

APPELLANT: Mallard Cove Condominium Association
DOCKET NO.: 21-26928.001-R-2 through 21-26928.273-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mallard Cove Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Palatine C.C.S.D. #15 intervenor, by attorney Michael J. Hernandez of Franczek P.C. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-26928.001-R-2	08-08-201-012-1118	211	1071	\$1,282
21-26928.002-R-2	08-08-201-012-1119	211	1071	\$1,282
21-26928.003-R-2	08-08-201-012-1120	211	1071	\$1,282
21-26928.004-R-2	08-08-201-012-1121	211	1071	\$1,282
21-26928.005-R-2	08-08-201-012-1122	211	1071	\$1,282
21-26928.006-R-2	08-08-201-012-1123	211	1071	\$1,282
21-26928.007-R-2	08-08-201-012-1124	211	1071	\$1,282
21-26928.008-R-2	08-08-201-012-1125	211	1071	\$1,282
21-26928.009-R-2	08-08-201-012-1126	211	1071	\$1,282
21-26928.010-R-2	08-08-201-012-1127	211	1071	\$1,282
21-26928.011-R-2	08-08-201-012-1128	211	1071	\$1,282
21-26928.012-R-2	08-08-201-012-1129	211	1071	\$1,282
21-26928.013-R-2	08-08-201-012-1130	211	1071	\$1,282
21-26928.014-R-2	08-08-201-012-1131	211	1071	\$1,282
21-26928.015-R-2	08-08-201-012-1132	211	1071	\$1,282
21-26928.016-R-2	08-08-201-012-1133	211	1071	\$1,282
21-26928.017-R-2	08-08-201-012-1134	211	1071	\$1,282
21-26928.018-R-2	08-08-201-012-1135	211	1071	\$1,282
21-26928.019-R-2	08-08-201-012-1136	211	1071	\$1,282
21-26928.020-R-2	08-08-201-012-1137	211	1071	\$1,282

21-26928.021-R-2	08-08-201-012-1138	211	1071	\$1,282
21-26928.022-R-2	08-08-201-012-1139	211	1071	\$1,282
21-26928.023-R-2	08-08-201-012-1140	211	1071	\$1,282
21-26928.024-R-2	08-08-201-012-1141	211	1071	\$1,282
21-26928.025-R-2	08-08-201-012-1142	211	1071	\$1,282
21-26928.026-R-2	08-08-201-012-1143	211	1071	\$1,282
21-26928.027-R-2	08-08-201-012-1144	211	1071	\$1,282
21-26928.028-R-2	08-08-201-012-1145	211	1071	\$1,282
21-26928.029-R-2	08-08-201-012-1146	211	1071	\$1,282
21-26928.030-R-2	08-08-201-012-1147	211	1071	\$1,282
21-26928.031-R-2	08-08-201-012-1148	211	1071	\$1,282
21-26928.032-R-2	08-08-201-012-1149	211	1071	\$1,282
21-26928.033-R-2	08-08-201-012-1150	211	1071	\$1,282
21-26928.034-R-2	08-08-201-012-1151	211	1071	\$1,282
21-26928.035-R-2	08-08-201-012-1152	211	1071	\$1,282
21-26928.036-R-2	08-08-201-012-1153	211	1071	\$1,282
21-26928.037-R-2	08-08-201-012-1154	211	1071	\$1,282
21-26928.038-R-2	08-08-201-012-1156	211	1071	\$1,282
21-26928.039-R-2	08-08-201-012-1157	211	1071	\$1,282
21-26928.040-R-2	08-08-201-012-1159	211	1071	\$1,282
21-26928.041-R-2	08-08-201-012-1160	211	1071	\$1,282
21-26928.042-R-2	08-08-201-012-1161	211	1071	\$1,282
21-26928.043-R-2	08-08-201-012-1162	211	1071	\$1,282
21-26928.044-R-2	08-08-201-012-1163	211	1071	\$1,282
21-26928.045-R-2	08-08-201-012-1164	211	1071	\$1,282
21-26928.046-R-2	08-08-201-012-1165	211	1071	\$1,282
21-26928.047-R-2	08-08-201-012-1166	211	1071	\$1,282
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21-26928.055-R-2	08-08-201-012-1174	211	1071	\$1,282
21-26928.056-R-2	08-08-201-012-1175	211	1071	\$1,282
21-26928.057-R-2	08-08-201-012-1176	211	1071	\$1,282
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21-26928.062-R-2	08-08-201-012-1181	211	1071	\$1,282
21-26928.063-R-2	08-08-201-012-1182	211	1071	\$1,282
21-26928.064-R-2	08-08-201-012-1183	211	1071	\$1,282
21-26928.065-R-2	08-08-201-012-1184	211	1071	\$1,282
21-26928.066-R-2	08-08-201-012-1185	211	1071	\$1,282

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21-26928.075-R-2	08-08-201-012-1194	211	1071	\$1,282
21-26928.076-R-2	08-08-201-012-1195	211	1071	\$1,282
21-26928.077-R-2	08-08-201-012-1196	211	1071	\$1,282
21-26928.078-R-2	08-08-201-012-1197	211	1071	\$1,282
21-26928.079-R-2	08-08-201-012-1198	211	1071	\$1,282
21-26928.080-R-2	08-08-201-012-1199	211	1071	\$1,282
21-26928.081-R-2	08-08-201-012-1200	211	1071	\$1,282
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21-26928.083-R-2	08-08-201-012-1202	211	1071	\$1,282
21-26928.084-R-2	08-08-201-012-1203	211	1071	\$1,282
21-26928.085-R-2	08-08-201-012-1204	211	1071	\$1,282
21-26928.086-R-2	08-08-201-012-1205	211	1071	\$1,282
21-26928.087-R-2	08-08-201-012-1206	211	1071	\$1,282
21-26928.088-R-2	08-08-201-012-1207	211	1071	\$1,282
21-26928.089-R-2	08-08-201-012-1442	211	1071	\$1,282
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21-26928.091-R-2	08-08-201-012-1444	211	1071	\$1,282
21-26928.092-R-2	08-08-201-012-1445	211	1071	\$1,282
21-26928.093-R-2	08-08-201-012-1446	211	1071	\$1,282
21-26928.094-R-2	08-08-201-012-1447	211	1071	\$1,282
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21-26928.096-R-2	08-08-201-012-1449	211	1071	\$1,282
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21-26928.110-R-2	08-08-201-012-1463	211	1071	\$1,282
21-26928.111-R-2	08-08-201-012-1464	211	1071	\$1,282
21-26928.112-R-2	08-08-201-012-1465	211	1071	\$1,282

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21-26928.114-R-2	08-08-201-012-1467	211	1071	\$1,282
21-26928.115-R-2	08-08-201-012-1468	211	1071	\$1,282
21-26928.116-R-2	08-08-201-012-1469	211	1071	\$1,282
21-26928.117-R-2	08-08-201-012-1470	211	1071	\$1,282
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21-26928.126-R-2	08-08-201-012-1479	211	1071	\$1,282
21-26928.127-R-2	08-08-201-012-1480	211	1071	\$1,282
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21-26928.131-R-2	08-08-201-012-1484	211	1071	\$1,282
21-26928.132-R-2	08-08-201-012-1485	211	1071	\$1,282
21-26928.133-R-2	08-08-201-012-1486	211	1071	\$1,282
21-26928.134-R-2	08-08-201-012-1487	211	1071	\$1,282
21-26928.135-R-2	08-08-201-012-1488	211	1071	\$1,282
21-26928.136-R-2	08-08-201-012-1489	211	1071	\$1,282
21-26928.137-R-2	08-08-201-012-1490	211	1071	\$1,282
21-26928.138-R-2	08-08-201-012-1491	211	1071	\$1,282
21-26928.139-R-2	08-08-201-012-1492	211	1071	\$1,282
21-26928.140-R-2	08-08-201-012-1493	211	1071	\$1,282
21-26928.141-R-2	08-08-201-012-1494	211	1071	\$1,282
21-26928.142-R-2	08-08-201-012-1495	211	1071	\$1,282
21-26928.143-R-2	08-08-201-012-1496	211	1071	\$1,282
21-26928.144-R-2	08-08-201-012-1497	211	1071	\$1,282
21-26928.145-R-2	08-08-201-012-1498	211	1071	\$1,282
21-26928.146-R-2	08-08-201-012-1499	211	1071	\$1,282
21-26928.147-R-2	08-08-201-012-1500	211	1071	\$1,282
21-26928.148-R-2	08-08-201-012-1501	211	1071	\$1,282
21-26928.149-R-2	08-08-201-012-1502	211	1071	\$1,282
21-26928.150-R-2	08-08-201-012-1503	211	1071	\$1,282
21-26928.151-R-2	08-08-201-012-1504	211	1071	\$1,282
21-26928.152-R-2	08-08-201-012-1505	211	1071	\$1,282
21-26928.153-R-2	08-08-201-012-1506	211	1071	\$1,282
21-26928.154-R-2	08-08-201-012-1507	211	1071	\$1,282
21-26928.155-R-2	08-08-201-012-1508	211	1071	\$1,282
21-26928.156-R-2	08-08-201-012-1509	211	1071	\$1,282
21-26928.157-R-2	08-08-201-012-1510	211	1071	\$1,282
21-26928.158-R-2	08-08-201-012-1511	211	1071	\$1,282

21-26928.159-R-2	08-08-201-012-1512	211	1071	\$1,282
21-26928.160-R-2	08-08-201-012-1513	211	1071	\$1,282
21-26928.161-R-2	08-08-201-012-1514	211	1071	\$1,282
21-26928.162-R-2	08-08-201-012-1515	211	1071	\$1,282
21-26928.163-R-2	08-08-201-012-1516	211	1071	\$1,282
21-26928.164-R-2	08-08-201-012-1517	211	1071	\$1,282
21-26928.165-R-2	08-08-201-012-1518	211	1071	\$1,282
21-26928.166-R-2	08-08-201-012-1519	211	1071	\$1,282
21-26928.167-R-2	08-08-201-012-1520	211	1071	\$1,282
21-26928.168-R-2	08-08-201-012-1521	211	1071	\$1,282
21-26928.169-R-2	08-08-201-012-1522	211	1071	\$1,282
21-26928.170-R-2	08-08-201-012-1523	211	1071	\$1,282
21-26928.171-R-2	08-08-201-012-1524	211	1071	\$1,282
21-26928.172-R-2	08-08-201-012-1525	211	1071	\$1,282
21-26928.173-R-2	08-08-201-012-1526	211	1071	\$1,282
21-26928.174-R-2	08-08-201-012-1527	211	1071	\$1,282
21-26928.175-R-2	08-08-201-012-1528	211	1071	\$1,282
21-26928.176-R-2	08-08-201-012-1529	211	1071	\$1,282
21-26928.177-R-2	08-08-201-012-1530	211	1071	\$1,282
21-26928.178-R-2	08-08-201-012-1531	211	1071	\$1,282
21-26928.179-R-2	08-08-201-012-1532	211	1071	\$1,282
21-26928.180-R-2	08-08-201-012-1533	211	1071	\$1,282
21-26928.181-R-2	08-08-201-012-1534	211	1071	\$1,282
21-26928.182-R-2	08-08-201-012-1535	211	1071	\$1,282
21-26928.183-R-2	08-08-201-012-1536	211	1071	\$1,282
21-26928.184-R-2	08-08-201-012-1537	211	1071	\$1,282
21-26928.185-R-2	08-08-201-012-1538	211	1071	\$1,282
21-26928.186-R-2	08-08-201-012-1539	211	1071	\$1,282
21-26928.187-R-2	08-08-201-012-1540	211	1071	\$1,282
21-26928.188-R-2	08-08-201-012-1541	211	1071	\$1,282
21-26928.189-R-2	08-08-201-012-1542	211	1071	\$1,282
21-26928.190-R-2	08-08-201-012-1543	211	1071	\$1,282
21-26928.191-R-2	08-08-201-012-1544	211	1071	\$1,282
21-26928.192-R-2	08-08-201-012-1545	211	1071	\$1,282
21-26928.193-R-2	08-08-201-012-1546	211	1071	\$1,282
21-26928.194-R-2	08-08-201-012-1547	211	1071	\$1,282
21-26928.195-R-2	08-08-201-012-1548	211	1071	\$1,282
21-26928.196-R-2	08-08-201-012-1549	211	1071	\$1,282
21-26928.197-R-2	08-08-201-012-1550	211	1071	\$1,282
21-26928.198-R-2	08-08-201-012-1551	211	1071	\$1,282
21-26928.199-R-2	08-08-201-012-1552	211	1071	\$1,282
21-26928.200-R-2	08-08-201-012-1553	211	1071	\$1,282
21-26928.201-R-2	08-08-201-012-1554	211	1071	\$1,282
21-26928.202-R-2	08-08-201-012-1555	211	1071	\$1,282
21-26928.203-R-2	08-08-201-012-1556	211	1071	\$1,282
21-26928.204-R-2	08-08-201-012-1557	211	1071	\$1,282

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21-26928.206-R-2	08-08-201-012-1559	211	1071	\$1,282
21-26928.207-R-2	08-08-201-012-1560	211	1071	\$1,282
21-26928.208-R-2	08-08-201-012-1561	211	1071	\$1,282
21-26928.209-R-2	08-08-201-012-1562	211	1071	\$1,282
21-26928.210-R-2	08-08-201-012-1563	211	1071	\$1,282
21-26928.211-R-2	08-08-201-012-1564	211	1071	\$1,282
21-26928.212-R-2	08-08-201-012-1565	211	1071	\$1,282
21-26928.213-R-2	08-08-201-012-1566	211	1071	\$1,282
21-26928.214-R-2	08-08-201-012-1567	211	1071	\$1,282
21-26928.215-R-2	08-08-201-012-1568	211	1071	\$1,282
21-26928.216-R-2	08-08-201-012-1569	211	1071	\$1,282
21-26928.217-R-2	08-08-201-012-1688	211	1071	\$1,282
21-26928.218-R-2	08-08-201-012-1689	211	1071	\$1,282
21-26928.219-R-2	08-08-201-012-1691	211	1071	\$1,282
21-26928.220-R-2	08-08-201-012-1692	211	1071	\$1,282
21-26928.221-R-2	08-08-201-012-1693	211	1071	\$1,282
21-26928.222-R-2	08-08-201-012-1694	211	1071	\$1,282
21-26928.223-R-2	08-08-201-012-1695	211	1071	\$1,282
21-26928.224-R-2	08-08-201-012-1696	211	1071	\$1,282
21-26928.225-R-2	08-08-201-012-1697	211	1071	\$1,282
21-26928.226-R-2	08-08-201-012-1698	211	1071	\$1,282
21-26928.227-R-2	08-08-201-012-1699	211	1071	\$1,282
21-26928.228-R-2	08-08-201-012-1700	211	1071	\$1,282
21-26928.229-R-2	08-08-201-012-1701	211	1071	\$1,282
21-26928.230-R-2	08-08-201-012-1702	211	1071	\$1,282
21-26928.231-R-2	08-08-201-012-1703	211	1071	\$1,282
21-26928.232-R-2	08-08-201-012-1704	211	1071	\$1,282
21-26928.233-R-2	08-08-201-012-1705	211	1071	\$1,282
21-26928.234-R-2	08-08-201-012-1706	211	1071	\$1,282
21-26928.235-R-2	08-08-201-012-1707	211	1071	\$1,282
21-26928.236-R-2	08-08-201-012-1708	211	1071	\$1,282
21-26928.237-R-2	08-08-201-012-1709	211	1071	\$1,282
21-26928.238-R-2	08-08-201-012-1710	211	1071	\$1,282
21-26928.239-R-2	08-08-201-012-1711	211	1071	\$1,282
21-26928.240-R-2	08-08-201-012-1712	211	1071	\$1,282
21-26928.241-R-2	08-08-201-012-1713	211	1071	\$1,282
21-26928.242-R-2	08-08-201-012-1714	211	1071	\$1,282
21-26928.243-R-2	08-08-201-012-1715	211	1071	\$1,282
21-26928.244-R-2	08-08-201-012-1716	211	1071	\$1,282
21-26928.245-R-2	08-08-201-012-1717	211	1071	\$1,282
21-26928.246-R-2	08-08-201-012-1718	211	1071	\$1,282
21-26928.247-R-2	08-08-201-012-1719	211	1071	\$1,282
21-26928.248-R-2	08-08-201-012-1720	211	1071	\$1,282
21-26928.249-R-2	08-08-201-012-1721	211	1071	\$1,282
21-26928.250-R-2	08-08-201-012-1722	211	1071	\$1,282

21-26928.251-R-2	08-08-201-012-1723	211	1071	\$1,282
21-26928.252-R-2	08-08-201-012-1724	211	1071	\$1,282
21-26928.253-R-2	08-08-201-012-1726	211	1071	\$1,282
21-26928.254-R-2	08-08-201-012-1727	211	1071	\$1,282
21-26928.255-R-2	08-08-201-012-1728	211	1071	\$1,282
21-26928.256-R-2	08-08-201-012-1729	211	1071	\$1,282
21-26928.257-R-2	08-08-201-012-1730	211	1071	\$1,282
21-26928.258-R-2	08-08-201-012-1731	211	1071	\$1,282
21-26928.259-R-2	08-08-201-012-1732	211	1071	\$1,282
21-26928.260-R-2	08-08-201-012-1733	211	1072	\$1,283
21-26928.261-R-2	08-08-201-012-1734	211	1072	\$1,283
21-26928.262-R-2	08-08-201-012-1735	211	1072	\$1,283
21-26928.263-R-2	08-08-201-012-1736	211	1072	\$1,283
21-26928.264-R-2	08-08-201-012-1737	211	1072	\$1,283
21-26928.265-R-2	08-08-201-012-1738	211	1072	\$1,283
21-26928.266-R-2	08-08-201-012-1739	211	1072	\$1,283
21-26928.267-R-2	08-08-201-012-1740	211	1072	\$1,283
21-26928.268-R-2	08-08-201-012-1741	211	1072	\$1,283
21-26928.269-R-2	08-08-201-012-1742	211	1072	\$1,283
21-26928.270-R-2	08-08-201-012-1743	211	1072	\$1,283
21-26928.271-R-2	08-08-201-012-1744	211	1072	\$1,283
21-26928.272-R-2	08-08-201-012-1745	211	1072	\$1,283
21-26928.273-R-2	08-08-201-012-1746	211	1072	\$1,283

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: _____

November 19, 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

Mallard Cove Condominium Association, 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

INTERVENOR

Palatine C.C.S.D. #15, by attorney:
Michael J. Hernandez
Franczek P.C.
300 S. Wacker Drive
Suite 3400
Chicago, IL 60606