



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

APPELLANT: Woods Edge II Condominium Association
DOCKET NO.: 21-29765.001-R-2 through 21-29765.080-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Woods Edge II Condominium Association, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; the Cook County Board of Review; the C.H.S.D. #230, and Green Hills Public Library District, and Palos C.S.D. #118, intervenors, by attorney Mallory A. Milluzzi of Klein, Thorpe, & Jenkins, Ltd. 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
21-29765.001-R-2	23-22-200-045-1001	1,026	10,679	11,705
21-29765.002-R-2	23-22-200-045-1002	978	10,178	11,156
21-29765.003-R-2	23-22-200-045-1003	1,046	10,878	11,924
21-29765.004-R-2	23-22-200-045-1004	998	10,379	11,377
21-29765.005-R-2	23-22-200-045-1005	1,007	10,479	11,486
21-29765.006-R-2	23-22-200-045-1006	959	9,979	10,938
21-29765.007-R-2	23-22-200-045-1007	978	10,178	11,156
21-29765.008-R-2	23-22-200-045-1008	978	10,178	11,156
21-29765.009-R-2	23-22-200-045-1009	998	10,379	11,377
21-29765.010-R-2	23-22-200-045-1010	998	10,379	11,377
21-29765.011-R-2	23-22-200-045-1011	959	9,979	10,938
21-29765.012-R-2	23-22-200-045-1012	959	9,979	10,938
21-29765.013-R-2	23-22-200-045-1013	1,209	12,578	13,787
21-29765.014-R-2	23-22-200-045-1014	1,257	13,078	14,335
21-29765.015-R-2	23-22-200-045-1015	1,228	12,778	14,006
21-29765.016-R-2	23-22-200-045-1016	1,276	13,276	14,552
21-29765.017-R-2	23-22-200-045-1017	1,190	12,378	13,568
21-29765.018-R-2	23-22-200-045-1018	1,238	12,877	14,115
21-29765.019-R-2	23-22-200-045-1019	1,026	10,678	11,704

21-29765.020-R-2	23-22-200-045-1020	978	10,177	11,155
21-29765.021-R-2	23-22-200-045-1021	1,046	10,877	11,923
21-29765.022-R-2	23-22-200-045-1022	998	10,379	11,377
21-29765.023-R-2	23-22-200-045-1023	1,007	10,479	11,486
21-29765.024-R-2	23-22-200-045-1024	959	9,979	10,938
21-29765.025-R-2	23-22-200-045-1025	978	10,178	11,156
21-29765.026-R-2	23-22-200-045-1026	978	10,178	11,156
21-29765.027-R-2	23-22-200-045-1027	998	10,379	11,377
21-29765.028-R-2	23-22-200-045-1028	998	10,379	11,377
21-29765.029-R-2	23-22-200-045-1029	959	9,979	10,938
21-29765.030-R-2	23-22-200-045-1030	956	9,942	10,898
21-29765.031-R-2	23-22-200-045-1031	1,209	12,578	13,787
21-29765.032-R-2	23-22-200-045-1032	1,209	12,577	13,786
21-29765.033-R-2	23-22-200-045-1033	1,228	12,778	14,006
21-29765.034-R-2	23-22-200-045-1034	1,228	12,778	14,006
21-29765.035-R-2	23-22-200-045-1035	1,190	12,378	13,568
21-29765.036-R-2	23-22-200-045-1036	1,190	12,378	13,568
21-29765.037-R-2	23-22-200-045-1037	978	10,177	11,155
21-29765.038-R-2	23-22-200-045-1038	978	10,177	11,155
21-29765.039-R-2	23-22-200-045-1039	998	10,378	11,376
21-29765.040-R-2	23-22-200-045-1040	998	10,378	11,376
21-29765.041-R-2	23-22-200-045-1041	959	9,978	10,937
21-29765.042-R-2	23-22-200-045-1042	959	9,978	10,937
21-29765.043-R-2	23-22-200-045-1043	1,132	11,779	12,911
21-29765.044-R-2	23-22-200-045-1044	1,171	12,178	13,349
21-29765.045-R-2	23-22-200-045-1045	1,151	11,978	13,129
21-29765.046-R-2	23-22-200-045-1046	1,142	11,879	13,021
21-29765.047-R-2	23-22-200-045-1047	1,113	11,579	12,692
21-29765.048-R-2	23-22-200-045-1048	1,151	11,978	13,129
21-29765.049-R-2	23-22-200-045-1049	1,123	11,678	12,801
21-29765.050-R-2	23-22-200-045-1050	1,132	11,779	12,911
21-29765.051-R-2	23-22-200-045-1051	1,103	11,479	12,582
21-29765.052-R-2	23-22-200-045-1052	1,190	12,378	13,568
21-29765.053-R-2	23-22-200-045-1053	940	9,779	10,719
21-29765.054-R-2	23-22-200-045-1054	1,113	11,578	12,691
21-29765.055-R-2	23-22-200-045-1055	978	10,177	11,155
21-29765.056-R-2	23-22-200-045-1056	978	10,177	11,155
21-29765.057-R-2	23-22-200-045-1057	998	10,378	11,376
21-29765.058-R-2	23-22-200-045-1058	998	10,378	11,376
21-29765.059-R-2	23-22-200-045-1059	959	9,978	10,937
21-29765.060-R-2	23-22-200-045-1060	959	9,978	10,937
21-29765.061-R-2	23-22-200-045-1061	1,411	14,678	16,089
21-29765.062-R-2	23-22-200-045-1062	1,363	14,178	15,541
21-29765.063-R-2	23-22-200-045-1063	1,449	15,077	16,526
21-29765.064-R-2	23-22-200-045-1064	1,401	14,578	15,979
21-29765.065-R-2	23-22-200-045-1065	1,315	13,679	14,994

21-29765.066-R-2	23-22-200-045-1066	1,363	14,179	15,542
21-29765.067-R-2	23-22-200-045-1067	1,353	14,078	15,431
21-29765.068-R-2	23-22-200-045-1068	1,401	14,578	15,979
21-29765.069-R-2	23-22-200-045-1069	1,248	12,978	14,226
21-29765.070-R-2	23-22-200-045-1070	1,248	12,978	14,226
21-29765.071-R-2	23-22-200-045-1071	1,267	13,178	14,445
21-29765.072-R-2	23-22-200-045-1072	1,267	13,178	14,445
21-29765.073-R-2	23-22-200-045-1073	1,228	12,778	14,006
21-29765.074-R-2	23-22-200-045-1074	1,228	12,778	14,006
21-29765.075-R-2	23-22-200-045-1075	1,248	12,978	14,226
21-29765.076-R-2	23-22-200-045-1076	1,248	12,978	14,226
21-29765.077-R-2	23-22-200-045-1077	1,267	13,178	14,445
21-29765.078-R-2	23-22-200-045-1078	1,267	13,178	14,445
21-29765.079-R-2	23-22-200-045-1079	1,228	12,778	14,006
21-29765.080-R-2	23-22-200-045-1080	1,228	12,778	14,006

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:

May 21, 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

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