



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

APPELLANT: Summit Condominium Association
DOCKET NO.: 21-33099.001-R-3 through 21-33099.146-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Summit Condominium Association, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; and the Maine Twp. H.S.D. #207 intervenor, by attorney Ares G. Dalianis 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
21-33099.001-R-3	09-35-207-031-1001	1,268	23,134	\$24,402
21-33099.002-R-3	09-35-207-031-1002	1,177	21,482	\$22,659
21-33099.003-R-3	09-35-207-031-1003	1,177	21,482	\$22,659
21-33099.004-R-3	09-35-207-031-1004	1,177	21,482	\$22,659
21-33099.005-R-3	09-35-207-031-1005	1,177	21,482	\$22,659
21-33099.006-R-3	09-35-207-031-1006	1,177	21,479	\$22,656
21-33099.007-R-3	09-35-207-031-1007	1,177	21,479	\$22,656
21-33099.008-R-3	09-35-207-031-1008	1,177	21,479	\$22,656
21-33099.009-R-3	09-35-207-031-1009	967	17,658	\$18,625
21-33099.010-R-3	09-35-207-031-1010	1,145	20,900	\$22,045
21-33099.011-R-3	09-35-207-031-1011	1,177	21,479	\$22,656
21-33099.012-R-3	09-35-207-031-1012	1,694	30,920	\$32,614
21-33099.013-R-3	09-35-207-031-1013	1,177	21,479	\$22,656
21-33099.014-R-3	09-35-207-031-1014	948	17,296	\$18,244
21-33099.015-R-3	09-35-207-031-1015	1,145	20,900	\$22,045
21-33099.016-R-3	09-35-207-031-1016	1,639	29,910	\$31,549
21-33099.017-R-3	09-35-207-031-1017	1,303	23,784	\$25,087
21-33099.018-R-3	09-35-207-031-1018	1,208	22,056	\$23,264
21-33099.019-R-3	09-35-207-031-1019	1,208	22,056	\$23,264
21-33099.020-R-3	09-35-207-031-1020	1,208	22,056	\$23,264

21-33099.021-R-3	09-35-207-031-1021	1,208	22,056	\$23,264
21-33099.022-R-3	09-35-207-031-1022	1,208	22,056	\$23,264
21-33099.023-R-3	09-35-207-031-1023	1,208	22,056	\$23,264
21-33099.024-R-3	09-35-207-031-1024	1,208	22,056	\$23,264
21-33099.025-R-3	09-35-207-031-1025	995	18,163	\$19,158
21-33099.026-R-3	09-35-207-031-1026	1,185	21,621	\$22,806
21-33099.027-R-3	09-35-207-031-1027	1,208	22,056	\$23,264
21-33099.028-R-3	09-35-207-031-1028	1,757	32,072	\$33,829
21-33099.029-R-3	09-35-207-031-1029	1,208	22,056	\$23,264
21-33099.030-R-3	09-35-207-031-1030	975	17,802	\$18,777
21-33099.031-R-3	09-35-207-031-1031	1,185	21,621	\$22,806
21-33099.032-R-3	09-35-207-031-1032	1,303	23,784	\$25,087
21-33099.033-R-3	09-35-207-031-1033	1,208	22,056	\$23,264
21-33099.034-R-3	09-35-207-031-1034	1,208	22,056	\$23,264
21-33099.035-R-3	09-35-207-031-1035	1,208	22,056	\$23,264
21-33099.036-R-3	09-35-207-031-1036	1,208	22,056	\$23,264
21-33099.037-R-3	09-35-207-031-1037	1,208	22,056	\$23,264
21-33099.038-R-3	09-35-207-031-1038	1,208	22,056	\$23,264
21-33099.039-R-3	09-35-207-031-1039	1,208	22,056	\$23,264
21-33099.040-R-3	09-35-207-031-1040	995	18,163	\$19,158
21-33099.041-R-3	09-35-207-031-1041	1,185	21,621	\$22,806
21-33099.042-R-3	09-35-207-031-1042	1,208	22,056	\$23,264
21-33099.043-R-3	09-35-207-031-1043	1,757	32,072	\$33,829
21-33099.044-R-3	09-35-207-031-1044	1,208	22,056	\$23,264
21-33099.045-R-3	09-35-207-031-1045	975	17,802	\$18,777
21-33099.046-R-3	09-35-207-031-1046	1,185	21,621	\$22,806
21-33099.047-R-3	09-35-207-031-1047	1,355	24,721	\$26,076
21-33099.048-R-3	09-35-207-031-1048	1,252	22,847	\$24,099
21-33099.049-R-3	09-35-207-031-1049	1,252	22,847	\$24,099
21-33099.050-R-3	09-35-207-031-1050	1,252	22,847	\$24,099
21-33099.051-R-3	09-35-207-031-1051	1,252	22,847	\$24,099
21-33099.052-R-3	09-35-207-031-1052	1,252	22,847	\$24,099
21-33099.053-R-3	09-35-207-031-1053	1,252	22,847	\$24,099
21-33099.054-R-3	09-35-207-031-1054	1,252	22,847	\$24,099
21-33099.055-R-3	09-35-207-031-1055	1,039	18,955	\$19,994
21-33099.056-R-3	09-35-207-031-1056	1,224	22,342	\$23,566
21-33099.057-R-3	09-35-207-031-1057	1,252	22,847	\$24,099
21-33099.058-R-3	09-35-207-031-1058	1,816	33,153	\$34,969
21-33099.059-R-3	09-35-207-031-1059	1,252	22,847	\$24,099
21-33099.060-R-3	09-35-207-031-1060	1,015	18,521	\$19,536
21-33099.061-R-3	09-35-207-031-1061	1,224	22,342	\$23,566
21-33099.062-R-3	09-35-207-031-1062	1,738	31,712	\$33,450
21-33099.063-R-3	09-35-207-031-1063	1,382	25,225	\$26,607
21-33099.064-R-3	09-35-207-031-1064	1,287	23,497	\$24,784
21-33099.065-R-3	09-35-207-031-1065	1,287	23,497	\$24,784
21-33099.066-R-3	09-35-207-031-1066	1,287	23,497	\$24,784

21-33099.067-R-3	09-35-207-031-1067	1,287	23,497	\$24,784
21-33099.068-R-3	09-35-207-031-1068	1,287	23,497	\$24,784
21-33099.069-R-3	09-35-207-031-1069	1,287	23,497	\$24,784
21-33099.070-R-3	09-35-207-031-1070	1,287	23,497	\$24,784
21-33099.071-R-3	09-35-207-031-1071	1,718	31,351	\$33,069
21-33099.072-R-3	09-35-207-031-1072	1,287	23,497	\$24,784
21-33099.073-R-3	09-35-207-031-1073	1,866	34,050	\$35,916
21-33099.074-R-3	09-35-207-031-1074	1,287	23,497	\$24,784
21-33099.075-R-3	09-35-207-031-1075	1,698	30,991	\$32,689
21-33099.076-R-3	09-35-207-031-1076	36	647	\$683
21-33099.077-R-3	09-35-207-031-1077	36	647	\$683
21-33099.078-R-3	09-35-207-031-1078	36	647	\$683
21-33099.079-R-3	09-35-207-031-1079	36	647	\$683
21-33099.080-R-3	09-35-207-031-1080	36	647	\$683
21-33099.081-R-3	09-35-207-031-1081	36	647	\$683
21-33099.082-R-3	09-35-207-031-1082	36	647	\$683
21-33099.083-R-3	09-35-207-031-1083	36	647	\$683
21-33099.084-R-3	09-35-207-031-1084	36	647	\$683
21-33099.085-R-3	09-35-207-031-1085	36	647	\$683
21-33099.086-R-3	09-35-207-031-1086	36	647	\$683
21-33099.087-R-3	09-35-207-031-1087	36	647	\$683
21-33099.088-R-3	09-35-207-031-1088	36	647	\$683
21-33099.089-R-3	09-35-207-031-1089	36	647	\$683
21-33099.090-R-3	09-35-207-031-1090	36	647	\$683
21-33099.091-R-3	09-35-207-031-1091	36	647	\$683
21-33099.092-R-3	09-35-207-031-1092	36	647	\$683
21-33099.093-R-3	09-35-207-031-1093	36	647	\$683
21-33099.094-R-3	09-35-207-031-1094	36	647	\$683
21-33099.095-R-3	09-35-207-031-1095	36	647	\$683
21-33099.096-R-3	09-35-207-031-1096	36	647	\$683
21-33099.097-R-3	09-35-207-031-1097	36	647	\$683
21-33099.098-R-3	09-35-207-031-1098	36	647	\$683
21-33099.099-R-3	09-35-207-031-1099	36	647	\$683
21-33099.100-R-3	09-35-207-031-1100	36	647	\$683
21-33099.101-R-3	09-35-207-031-1101	36	647	\$683
21-33099.102-R-3	09-35-207-031-1102	36	647	\$683
21-33099.103-R-3	09-35-207-031-1103	36	647	\$683
21-33099.104-R-3	09-35-207-031-1104	36	647	\$683
21-33099.105-R-3	09-35-207-031-1105	36	647	\$683
21-33099.106-R-3	09-35-207-031-1106	36	647	\$683
21-33099.107-R-3	09-35-207-031-1107	36	647	\$683
21-33099.108-R-3	09-35-207-031-1108	36	647	\$683
21-33099.109-R-3	09-35-207-031-1109	36	647	\$683
21-33099.110-R-3	09-35-207-031-1110	36	647	\$683
21-33099.111-R-3	09-35-207-031-1111	36	647	\$683
21-33099.112-R-3	09-35-207-031-1112	36	647	\$683

21-33099.113-R-3	09-35-207-031-1113	36	647	\$683
21-33099.114-R-3	09-35-207-031-1114	36	647	\$683
21-33099.115-R-3	09-35-207-031-1115	36	647	\$683
21-33099.116-R-3	09-35-207-031-1116	36	647	\$683
21-33099.117-R-3	09-35-207-031-1117	36	647	\$683
21-33099.118-R-3	09-35-207-031-1118	36	647	\$683
21-33099.119-R-3	09-35-207-031-1119	36	647	\$683
21-33099.120-R-3	09-35-207-031-1120	36	647	\$683
21-33099.121-R-3	09-35-207-031-1121	36	647	\$683
21-33099.122-R-3	09-35-207-031-1122	36	647	\$683
21-33099.123-R-3	09-35-207-031-1123	36	647	\$683
21-33099.124-R-3	09-35-207-031-1124	36	647	\$683
21-33099.125-R-3	09-35-207-031-1125	36	647	\$683
21-33099.126-R-3	09-35-207-031-1126	36	647	\$683
21-33099.127-R-3	09-35-207-031-1127	36	647	\$683
21-33099.128-R-3	09-35-207-031-1128	36	647	\$683
21-33099.129-R-3	09-35-207-031-1129	36	647	\$683
21-33099.130-R-3	09-35-207-031-1130	36	647	\$683
21-33099.131-R-3	09-35-207-031-1131	36	647	\$683
21-33099.132-R-3	09-35-207-031-1132	36	647	\$683
21-33099.133-R-3	09-35-207-031-1133	36	647	\$683
21-33099.134-R-3	09-35-207-031-1134	36	647	\$683
21-33099.135-R-3	09-35-207-031-1135	36	647	\$683
21-33099.136-R-3	09-35-207-031-1136	36	647	\$683
21-33099.137-R-3	09-35-207-031-1137	36	647	\$683
21-33099.138-R-3	09-35-207-031-1138	36	647	\$683
21-33099.139-R-3	09-35-207-031-1139	36	647	\$683
21-33099.140-R-3	09-35-207-031-1140	36	647	\$683
21-33099.141-R-3	09-35-207-031-1141	36	647	\$683
21-33099.142-R-3	09-35-207-031-1142	36	647	\$683
21-33099.143-R-3	09-35-207-031-1143	36	648	\$684
21-33099.144-R-3	09-35-207-031-1144	36	648	\$684
21-33099.145-R-3	09-35-207-031-1145	36	648	\$684
21-33099.146-R-3	09-35-207-031-1146	36	648	\$684

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: _____

October 15, 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

Summit 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

Maine Twp. H.S.D. #207, by attorney:
Ares G. Dalianis
Franczek P.C.
300 South Wacker Drive
Suite 3400
Chicago, IL 60606