



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

APPELLANT: One One One Morgan Condominium Assoc.
DOCKET NO.: 21-33104.001-R-3 through 21-33104.199-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are One One One Morgan Condominium Assoc., the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; and the Chicago B.O.E. intervenor, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

The record in this appeal contains a proposed assessment for the subject property signed and agreed to by counsels for the appellant and the intervenor. The Cook County Board of Review was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the appellant and the intervenor is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-33104.001-R-3	17-17-212-016-1168	71	1,909	\$1,980
21-33104.002-R-3	17-17-212-016-1169	71	1,909	\$1,980
21-33104.003-R-3	17-17-212-016-1170	71	1,909	\$1,980
21-33104.004-R-3	17-17-212-016-1171	71	1,909	\$1,980
21-33104.005-R-3	17-17-212-016-1172	71	1,909	\$1,980
21-33104.006-R-3	17-17-212-016-1173	71	1,909	\$1,980
21-33104.007-R-3	17-17-212-016-1174	71	1,909	\$1,980
21-33104.008-R-3	17-17-212-016-1175	71	1,909	\$1,980
21-33104.009-R-3	17-17-212-016-1176	71	1,909	\$1,980
21-33104.010-R-3	17-17-212-016-1177	71	1,909	\$1,980
21-33104.011-R-3	17-17-212-016-1178	71	1,909	\$1,980
21-33104.012-R-3	17-17-212-016-1179	71	1,909	\$1,980
21-33104.013-R-3	17-17-212-016-1180	71	1,909	\$1,980
21-33104.014-R-3	17-17-212-016-1181	71	1,909	\$1,980
21-33104.015-R-3	17-17-212-016-1182	71	1,909	\$1,980

21-33104.016-R-3	17-17-212-016-1183	106	2,865	\$2,971
21-33104.017-R-3	17-17-212-016-1184	71	1,909	\$1,980
21-33104.018-R-3	17-17-212-016-1185	71	1,909	\$1,980
21-33104.019-R-3	17-17-212-016-1186	71	1,909	\$1,980
21-33104.020-R-3	17-17-212-016-1187	71	1,909	\$1,980
21-33104.021-R-3	17-17-212-016-1188	71	1,909	\$1,980
21-33104.022-R-3	17-17-212-016-1189	71	1,909	\$1,980
21-33104.023-R-3	17-17-212-016-1190	71	1,909	\$1,980
21-33104.024-R-3	17-17-212-016-1191	71	1,909	\$1,980
21-33104.025-R-3	17-17-212-016-1192	71	1,909	\$1,980
21-33104.026-R-3	17-17-212-016-1193	71	1,909	\$1,980
21-33104.027-R-3	17-17-212-016-1194	71	1,909	\$1,980
21-33104.028-R-3	17-17-212-016-1195	71	1,909	\$1,980
21-33104.029-R-3	17-17-212-016-1196	71	1,909	\$1,980
21-33104.030-R-3	17-17-212-016-1197	71	1,909	\$1,980
21-33104.031-R-3	17-17-212-016-1198	71	1,909	\$1,980
21-33104.032-R-3	17-17-212-016-1199	71	1,909	\$1,980
21-33104.033-R-3	17-17-212-016-1200	71	1,909	\$1,980
21-33104.034-R-3	17-17-212-016-1201	71	1,909	\$1,980
21-33104.035-R-3	17-17-212-016-1202	71	1,909	\$1,980
21-33104.036-R-3	17-17-212-016-1203	71	1,909	\$1,980
21-33104.037-R-3	17-17-212-016-1204	71	1,909	\$1,980
21-33104.038-R-3	17-17-212-016-1205	71	1,909	\$1,980
21-33104.039-R-3	17-17-212-016-1206	71	1,909	\$1,980
21-33104.040-R-3	17-17-212-016-1207	71	1,909	\$1,980
21-33104.041-R-3	17-17-212-016-1208	71	1,909	\$1,980
21-33104.042-R-3	17-17-212-016-1209	71	1,909	\$1,980
21-33104.043-R-3	17-17-212-016-1210	71	1,909	\$1,980
21-33104.044-R-3	17-17-212-016-1211	71	1,909	\$1,980
21-33104.045-R-3	17-17-212-016-1212	71	1,909	\$1,980
21-33104.046-R-3	17-17-212-016-1213	71	1,909	\$1,980
21-33104.047-R-3	17-17-212-016-1214	71	1,909	\$1,980
21-33104.048-R-3	17-17-212-016-1215	71	1,909	\$1,980
21-33104.049-R-3	17-17-212-016-1216	71	1,909	\$1,980
21-33104.050-R-3	17-17-212-016-1217	106	2,865	\$2,971
21-33104.051-R-3	17-17-212-016-1218	71	1,909	\$1,980
21-33104.052-R-3	17-17-212-016-1219	71	1,909	\$1,980
21-33104.053-R-3	17-17-212-016-1220	71	1,909	\$1,980
21-33104.054-R-3	17-17-212-016-1221	71	1,909	\$1,980
21-33104.055-R-3	17-17-212-016-1222	71	1,909	\$1,980
21-33104.056-R-3	17-17-212-016-1223	71	1,909	\$1,980
21-33104.057-R-3	17-17-212-016-1224	71	1,909	\$1,980
21-33104.058-R-3	17-17-212-016-1225	71	1,909	\$1,980
21-33104.059-R-3	17-17-212-016-1226	71	1,909	\$1,980
21-33104.060-R-3	17-17-212-016-1227	71	1,909	\$1,980
21-33104.061-R-3	17-17-212-016-1228	71	1,909	\$1,980

21-33104.062-R-3	17-17-212-016-1229	71	1,909	\$1,980
21-33104.063-R-3	17-17-212-016-1230	71	1,909	\$1,980
21-33104.064-R-3	17-17-212-016-1231	71	1,909	\$1,980
21-33104.065-R-3	17-17-212-016-1232	71	1,909	\$1,980
21-33104.066-R-3	17-17-212-016-1233	71	1,909	\$1,980
21-33104.067-R-3	17-17-212-016-1234	71	1,909	\$1,980
21-33104.068-R-3	17-17-212-016-1235	71	1,909	\$1,980
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21-33104.070-R-3	17-17-212-016-1237	71	1,909	\$1,980
21-33104.071-R-3	17-17-212-016-1238	71	1,909	\$1,980
21-33104.072-R-3	17-17-212-016-1239	71	1,909	\$1,980
21-33104.073-R-3	17-17-212-016-1240	71	1,909	\$1,980
21-33104.074-R-3	17-17-212-016-1241	71	1,909	\$1,980
21-33104.075-R-3	17-17-212-016-1242	71	1,909	\$1,980
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21-33104.079-R-3	17-17-212-016-1246	71	1,909	\$1,980
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21-33104.083-R-3	17-17-212-016-1250	71	1,909	\$1,980
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21-33104.094-R-3	17-17-212-016-1261	71	1,909	\$1,980
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21-33104.140-R-3	17-17-212-016-1307	71	1,909	\$1,980
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21-33104.142-R-3	17-17-212-016-1309	71	1,909	\$1,980
21-33104.143-R-3	17-17-212-016-1310	71	1,909	\$1,980
21-33104.144-R-3	17-17-212-016-1311	71	1,909	\$1,980
21-33104.145-R-3	17-17-212-016-1312	71	1,909	\$1,980
21-33104.146-R-3	17-17-212-016-1313	71	1,909	\$1,980
21-33104.147-R-3	17-17-212-016-1314	71	1,909	\$1,980
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21-33104.153-R-3	17-17-212-016-1320	71	1,909	\$1,980

21-33104.154-R-3	17-17-212-016-1321	71	1,909	\$1,980
21-33104.155-R-3	17-17-212-016-1322	71	1,909	\$1,980
21-33104.156-R-3	17-17-212-016-1323	106	2,865	\$2,971
21-33104.157-R-3	17-17-212-016-1324	71	1,909	\$1,980
21-33104.158-R-3	17-17-212-016-1325	71	1,909	\$1,980
21-33104.159-R-3	17-17-212-016-1326	71	1,909	\$1,980
21-33104.160-R-3	17-17-212-016-1327	71	1,909	\$1,980
21-33104.161-R-3	17-17-212-016-1328	71	1,909	\$1,980
21-33104.162-R-3	17-17-212-016-1329	71	1,909	\$1,980
21-33104.163-R-3	17-17-212-016-1330	71	1,909	\$1,980
21-33104.164-R-3	17-17-212-016-1331	71	1,909	\$1,980
21-33104.165-R-3	17-17-212-016-1332	71	1,909	\$1,980
21-33104.166-R-3	17-17-212-016-1333	71	1,909	\$1,980
21-33104.167-R-3	17-17-212-016-1334	71	1,909	\$1,980
21-33104.168-R-3	17-17-212-016-1335	71	1,909	\$1,980
21-33104.169-R-3	17-17-212-016-1336	71	1,909	\$1,980
21-33104.170-R-3	17-17-212-016-1337	71	1,909	\$1,980
21-33104.171-R-3	17-17-212-016-1338	71	1,909	\$1,980
21-33104.172-R-3	17-17-212-016-1339	71	1,909	\$1,980
21-33104.173-R-3	17-17-212-016-1340	71	1,909	\$1,980
21-33104.174-R-3	17-17-212-016-1341	71	1,909	\$1,980
21-33104.175-R-3	17-17-212-016-1342	71	1,909	\$1,980
21-33104.176-R-3	17-17-212-016-1343	71	1,909	\$1,980
21-33104.177-R-3	17-17-212-016-1344	71	1,909	\$1,980
21-33104.178-R-3	17-17-212-016-1345	71	1,909	\$1,980
21-33104.179-R-3	17-17-212-016-1346	71	1,909	\$1,980
21-33104.180-R-3	17-17-212-016-1347	71	1,909	\$1,980
21-33104.181-R-3	17-17-212-016-1348	71	1,909	\$1,980
21-33104.182-R-3	17-17-212-016-1349	71	1,909	\$1,980
21-33104.183-R-3	17-17-212-016-1350	71	1,909	\$1,980
21-33104.184-R-3	17-17-212-016-1351	71	1,910	\$1,981
21-33104.185-R-3	17-17-212-016-1352	71	1,910	\$1,981
21-33104.186-R-3	17-17-212-016-1353	71	1,910	\$1,981
21-33104.187-R-3	17-17-212-016-1354	71	1,910	\$1,981
21-33104.188-R-3	17-17-212-016-1355	71	1,910	\$1,981
21-33104.189-R-3	17-17-212-016-1356	71	1,910	\$1,981
21-33104.190-R-3	17-17-212-016-1357	71	1,910	\$1,981
21-33104.191-R-3	17-17-212-016-1358	71	1,910	\$1,981
21-33104.192-R-3	17-17-212-016-1359	71	1,910	\$1,981
21-33104.193-R-3	17-17-212-016-1360	71	1,910	\$1,981
21-33104.194-R-3	17-17-212-016-1361	71	1,910	\$1,981
21-33104.195-R-3	17-17-212-016-1362	71	1,910	\$1,981
21-33104.196-R-3	17-17-212-016-1363	71	1,910	\$1,981
21-33104.197-R-3	17-17-212-016-1364	71	1,910	\$1,981
21-33104.198-R-3	17-17-212-016-1365	71	1,910	\$1,981
21-33104.199-R-3	17-17-212-016-1366	71	1,910	\$1,981

Docket No: 21-33104.001-R-3 through 21-33104.199-R-3

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:

December 23, 2025



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

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INTERVENOR

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