



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

2139238APPELLANT: Thorndale Beach South Condominium Association
DOCKET NO.: 21-39238.001-R-3 through 21-39238.225-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Thorndale Beach South Condominium 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-39238.001-R-3	14-05-403-021-1001	1,696	23,019	24,715
21-39238.002-R-3	14-05-403-021-1002	1,696	23,019	24,715
21-39238.003-R-3	14-05-403-021-1003	1,435	19,476	20,911
21-39238.004-R-3	14-05-403-021-1004	1,435	19,476	20,911
21-39238.005-R-3	14-05-403-021-1005	992	13,274	14,266
21-39238.006-R-3	14-05-403-021-1006	1,515	20,349	21,864
21-39238.007-R-3	14-05-403-021-1007	1,712	23,003	24,715
21-39238.008-R-3	14-05-403-021-1008	1,712	23,003	24,715
21-39238.009-R-3	14-05-403-021-1009	1,450	19,460	20,910
21-39238.010-R-3	14-05-403-021-1010	1,450	19,460	20,910
21-39238.011-R-3	14-05-403-021-1011	1,088	14,122	15,210
21-39238.012-R-3	14-05-403-021-1012	1,008	13,258	14,266
21-39238.013-R-3	14-05-403-021-1013	1,088	14,122	15,210
21-39238.014-R-3	14-05-403-021-1014	1,008	13,258	14,266
21-39238.015-R-3	14-05-403-021-1015	1,461	19,450	20,911
21-39238.016-R-3	14-05-403-021-1016	1,461	19,450	20,911
21-39238.017-R-3	14-05-403-021-1017	1,728	22,987	24,715
21-39238.018-R-3	14-05-403-021-1018	1,728	22,987	24,715
21-39238.019-R-3	14-05-403-021-1019	1,467	19,444	20,911
21-39238.020-R-3	14-05-403-021-1020	1,467	19,444	20,911
21-39238.021-R-3	14-05-403-021-1021	1,104	15,059	16,163

21-39238.022-R-3	14-05-403-021-1022	1,024	13,242	14,266
21-39238.023-R-3	14-05-403-021-1023	1,104	15,059	16,163
21-39238.024-R-3	14-05-403-021-1024	1,024	13,241	14,265
21-39238.025-R-3	14-05-403-021-1025	1,546	21,271	22,817
21-39238.026-R-3	14-05-403-021-1026	1,546	21,271	22,817
21-39238.027-R-3	14-05-403-021-1027	1,744	23,925	25,669
21-39238.028-R-3	14-05-403-021-1028	1,744	23,925	25,669
21-39238.029-R-3	14-05-403-021-1029	1,482	20,382	21,864
21-39238.030-R-3	14-05-403-021-1030	1,482	20,382	21,864
21-39238.031-R-3	14-05-403-021-1031	1,120	15,043	16,163
21-39238.032-R-3	14-05-403-021-1032	1,040	14,170	15,210
21-39238.033-R-3	14-05-403-021-1033	1,120	15,043	16,163
21-39238.034-R-3	14-05-403-021-1034	1,040	14,170	15,210
21-39238.035-R-3	14-05-403-021-1035	1,493	20,371	21,864
21-39238.036-R-3	14-05-403-021-1036	1,493	20,371	21,864
21-39238.037-R-3	14-05-403-021-1037	1,760	23,909	25,669
21-39238.038-R-3	14-05-403-021-1038	1,760	23,909	25,669
21-39238.039-R-3	14-05-403-021-1039	1,498	20,366	21,864
21-39238.040-R-3	14-05-403-021-1040	1,498	20,366	21,864
21-39238.041-R-3	14-05-403-021-1041	1,136	15,027	16,163
21-39238.042-R-3	14-05-403-021-1042	1,056	14,154	15,210
21-39238.043-R-3	14-05-403-021-1043	1,136	15,027	16,163
21-39238.044-R-3	14-05-403-021-1044	1,056	14,154	15,210
21-39238.045-R-3	14-05-403-021-1045	1,578	21,239	22,817
21-39238.046-R-3	14-05-403-021-1046	1,578	21,239	22,817
21-39238.047-R-3	14-05-403-021-1047	1,776	23,893	25,669
21-39238.048-R-3	14-05-403-021-1048	1,776	23,893	25,669
21-39238.049-R-3	14-05-403-021-1049	1,515	20,349	21,864
21-39238.050-R-3	14-05-403-021-1050	1,515	20,349	21,864
21-39238.051-R-3	14-05-403-021-1051	1,152	15,011	16,163
21-39238.052-R-3	14-05-403-021-1052	1,072	14,138	15,210
21-39238.053-R-3	14-05-403-021-1053	1,152	15,011	16,163
21-39238.054-R-3	14-05-403-021-1054	1,072	14,138	15,210
21-39238.055-R-3	14-05-403-021-1055	1,525	20,339	21,864
21-39238.056-R-3	14-05-403-021-1056	1,525	20,339	21,864
21-39238.057-R-3	14-05-403-021-1057	1,792	23,877	25,669
21-39238.058-R-3	14-05-403-021-1058	1,792	23,877	25,669
21-39238.059-R-3	14-05-403-021-1059	1,530	20,334	21,864
21-39238.060-R-3	14-05-403-021-1060	1,530	20,334	21,864
21-39238.061-R-3	14-05-403-021-1061	1,168	15,947	17,115
21-39238.062-R-3	14-05-403-021-1062	1,088	14,122	15,210
21-39238.063-R-3	14-05-403-021-1063	1,168	15,947	17,115
21-39238.064-R-3	14-05-403-021-1064	1,088	14,122	15,210
21-39238.065-R-3	14-05-403-021-1065	1,611	22,160	23,771
21-39238.066-R-3	14-05-403-021-1066	1,611	22,160	23,771
21-39238.067-R-3	14-05-403-021-1067	1,808	24,814	26,622

21-39238.068-R-3	14-05-403-021-1068	1,808	24,814	26,622
21-39238.069-R-3	14-05-403-021-1069	1,546	21,271	22,817
21-39238.070-R-3	14-05-403-021-1070	1,546	21,271	22,817
21-39238.071-R-3	14-05-403-021-1071	1,184	15,931	17,115
21-39238.072-R-3	14-05-403-021-1072	1,104	15,059	16,163
21-39238.073-R-3	14-05-403-021-1073	1,184	15,931	17,115
21-39238.074-R-3	14-05-403-021-1074	1,104	15,059	16,163
21-39238.075-R-3	14-05-403-021-1075	1,557	21,260	22,817
21-39238.076-R-3	14-05-403-021-1076	1,557	21,260	22,817
21-39238.077-R-3	14-05-403-021-1077	1,824	24,798	26,622
21-39238.078-R-3	14-05-403-021-1078	1,824	24,798	26,622
21-39238.079-R-3	14-05-403-021-1079	1,563	21,255	22,818
21-39238.080-R-3	14-05-403-021-1080	1,563	21,255	22,818
21-39238.081-R-3	14-05-403-021-1081	1,200	15,915	17,115
21-39238.082-R-3	14-05-403-021-1082	1,120	15,043	16,163
21-39238.083-R-3	14-05-403-021-1083	1,200	15,915	17,115
21-39238.084-R-3	14-05-403-021-1084	1,120	15,043	16,163
21-39238.085-R-3	14-05-403-021-1085	1,642	22,128	23,770
21-39238.086-R-3	14-05-403-021-1086	1,642	22,128	23,770
21-39238.087-R-3	14-05-403-021-1087	1,840	24,782	26,622
21-39238.088-R-3	14-05-403-021-1088	1,840	24,782	26,622
21-39238.089-R-3	14-05-403-021-1089	1,578	21,239	22,817
21-39238.090-R-3	14-05-403-021-1090	1,578	21,239	22,817
21-39238.091-R-3	14-05-403-021-1091	1,216	15,899	17,115
21-39238.092-R-3	14-05-403-021-1092	1,136	15,027	16,163
21-39238.093-R-3	14-05-403-021-1093	1,216	15,899	17,115
21-39238.094-R-3	14-05-403-021-1094	1,136	15,027	16,163
21-39238.095-R-3	14-05-403-021-1097	1,856	24,766	26,622
21-39238.096-R-3	14-05-403-021-1098	1,856	24,766	26,622
21-39238.097-R-3	14-05-403-021-1099	1,594	21,223	22,817
21-39238.098-R-3	14-05-403-021-1100	1,594	21,223	22,817
21-39238.099-R-3	14-05-403-021-1101	1,232	16,828	18,060
21-39238.100-R-3	14-05-403-021-1102	1,152	15,011	16,163
21-39238.101-R-3	14-05-403-021-1103	1,232	16,828	18,060
21-39238.102-R-3	14-05-403-021-1104	1,152	15,011	16,163
21-39238.103-R-3	14-05-403-021-1105	1,674	23,040	24,714
21-39238.104-R-3	14-05-403-021-1106	1,674	23,040	24,714
21-39238.105-R-3	14-05-403-021-1107	1,872	25,694	27,566
21-39238.106-R-3	14-05-403-021-1108	1,872	25,694	27,566
21-39238.107-R-3	14-05-403-021-1109	1,611	22,160	23,771
21-39238.108-R-3	14-05-403-021-1110	1,611	22,160	23,771
21-39238.109-R-3	14-05-403-021-1111	1,248	16,812	18,060
21-39238.110-R-3	14-05-403-021-1112	1,168	15,947	17,115
21-39238.111-R-3	14-05-403-021-1113	1,248	16,812	18,060
21-39238.112-R-3	14-05-403-021-1114	1,168	15,947	17,115
21-39238.113-R-3	14-05-403-021-1115	1,621	22,149	23,770

21-39238.114-R-3	14-05-403-021-1116	1,621	22,149	23,770
21-39238.115-R-3	14-05-403-021-1117	1,888	25,678	27,566
21-39238.116-R-3	14-05-403-021-1118	1,888	25,678	27,566
21-39238.117-R-3	14-05-403-021-1119	1,626	22,144	23,770
21-39238.118-R-3	14-05-403-021-1120	1,626	22,144	23,770
21-39238.119-R-3	14-05-403-021-1121	1,264	16,796	18,060
21-39238.120-R-3	14-05-403-021-1122	1,184	15,931	17,115
21-39238.121-R-3	14-05-403-021-1123	1,264	16,796	18,060
21-39238.122-R-3	14-05-403-021-1124	1,184	15,931	17,115
21-39238.123-R-3	14-05-403-021-1125	1,707	23,008	24,715
21-39238.124-R-3	14-05-403-021-1126	1,707	23,008	24,715
21-39238.125-R-3	14-05-403-021-1127	1,904	25,662	27,566
21-39238.126-R-3	14-05-403-021-1128	1,904	25,662	27,566
21-39238.127-R-3	14-05-403-021-1129	1,642	22,128	23,770
21-39238.128-R-3	14-05-403-021-1130	1,642	22,128	23,770
21-39238.129-R-3	14-05-403-021-1131	1,280	16,780	18,060
21-39238.130-R-3	14-05-403-021-1132	1,200	15,915	17,115
21-39238.131-R-3	14-05-403-021-1133	1,280	16,780	18,060
21-39238.132-R-3	14-05-403-021-1134	1,200	15,915	17,115
21-39238.133-R-3	14-05-403-021-1135	1,653	22,117	23,770
21-39238.134-R-3	14-05-403-021-1136	1,653	22,117	23,770
21-39238.135-R-3	14-05-403-021-1137	1,920	25,646	27,566
21-39238.136-R-3	14-05-403-021-1138	1,920	25,646	27,566
21-39238.137-R-3	14-05-403-021-1139	1,659	22,112	23,771
21-39238.138-R-3	14-05-403-021-1140	1,659	22,112	23,771
21-39238.139-R-3	14-05-403-021-1141	1,296	17,717	19,013
21-39238.140-R-3	14-05-403-021-1142	1,216	15,899	17,115
21-39238.141-R-3	14-05-403-021-1143	1,296	17,717	19,013
21-39238.142-R-3	14-05-403-021-1144	1,216	15,899	17,115
21-39238.143-R-3	14-05-403-021-1145	1,739	23,930	25,669
21-39238.144-R-3	14-05-403-021-1146	1,739	23,930	25,669
21-39238.145-R-3	14-05-403-021-1147	1,936	26,584	28,520
21-39238.146-R-3	14-05-403-021-1148	1,936	26,584	28,520
21-39238.147-R-3	14-05-403-021-1149	1,674	23,040	24,714
21-39238.148-R-3	14-05-403-021-1150	1,674	23,040	24,714
21-39238.149-R-3	14-05-403-021-1151	1,312	17,701	19,013
21-39238.150-R-3	14-05-403-021-1152	1,232	16,828	18,060
21-39238.151-R-3	14-05-403-021-1153	1,312	17,701	19,013
21-39238.152-R-3	14-05-403-021-1154	1,232	16,828	18,060
21-39238.153-R-3	14-05-403-021-1155	1,685	23,030	24,715
21-39238.154-R-3	14-05-403-021-1156	1,685	23,030	24,715
21-39238.155-R-3	14-05-403-021-1157	1,952	26,568	28,520
21-39238.156-R-3	14-05-403-021-1158	1,952	26,568	28,520
21-39238.157-R-3	14-05-403-021-1159	1,690	23,024	24,714
21-39238.158-R-3	14-05-403-021-1160	1,690	23,024	24,714
21-39238.159-R-3	14-05-403-021-1161	1,328	17,685	19,013

21-39238.160-R-3	14-05-403-021-1162	1,248	16,812	18,060
21-39238.161-R-3	14-05-403-021-1163	1,328	17,685	19,013
21-39238.162-R-3	14-05-403-021-1164	1,248	16,812	18,060
21-39238.163-R-3	14-05-403-021-1165	1,770	23,898	25,668
21-39238.164-R-3	14-05-403-021-1166	1,770	23,898	25,668
21-39238.165-R-3	14-05-403-021-1167	1,968	26,552	28,520
21-39238.166-R-3	14-05-403-021-1168	1,968	26,552	28,520
21-39238.167-R-3	14-05-403-021-1169	1,707	23,008	24,715
21-39238.168-R-3	14-05-403-021-1170	1,707	23,008	24,715
21-39238.169-R-3	14-05-403-021-1171	1,344	17,669	19,013
21-39238.170-R-3	14-05-403-021-1172	1,264	16,796	18,060
21-39238.171-R-3	14-05-403-021-1173	1,344	17,669	19,013
21-39238.172-R-3	14-05-403-021-1174	1,264	16,796	18,060
21-39238.173-R-3	14-05-403-021-1175	1,717	22,997	24,714
21-39238.174-R-3	14-05-403-021-1176	1,717	22,997	24,714
21-39238.175-R-3	14-05-403-021-1177	1,984	26,536	28,520
21-39238.176-R-3	14-05-403-021-1178	1,984	26,536	28,520
21-39238.177-R-3	14-05-403-021-1179	1,722	22,992	24,714
21-39238.178-R-3	14-05-403-021-1180	1,722	22,992	24,714
21-39238.179-R-3	14-05-403-021-1181	1,360	18,606	19,966
21-39238.180-R-3	14-05-403-021-1182	1,280	16,780	18,060
21-39238.181-R-3	14-05-403-021-1183	1,360	18,606	19,966
21-39238.182-R-3	14-05-403-021-1184	1,280	16,780	18,060
21-39238.183-R-3	14-05-403-021-1185	1,803	24,819	26,622
21-39238.184-R-3	14-05-403-021-1186	1,803	24,819	26,622
21-39238.185-R-3	14-05-403-021-1187	2,000	27,474	29,474
21-39238.186-R-3	14-05-403-021-1188	2,000	27,474	29,474
21-39238.187-R-3	14-05-403-021-1189	1,739	23,930	25,669
21-39238.188-R-3	14-05-403-021-1190	1,739	23,930	25,669
21-39238.189-R-3	14-05-403-021-1191	1,376	18,590	19,966
21-39238.190-R-3	14-05-403-021-1192	1,296	17,717	19,013
21-39238.191-R-3	14-05-403-021-1193	1,376	18,590	19,966
21-39238.192-R-3	14-05-403-021-1194	1,296	17,717	19,013
21-39238.193-R-3	14-05-403-021-1195	1,749	23,919	25,668
21-39238.194-R-3	14-05-403-021-1196	1,749	23,919	25,668
21-39238.195-R-3	14-05-403-021-1197	2,016	27,458	29,474
21-39238.196-R-3	14-05-403-021-1198	2,016	27,458	29,474
21-39238.197-R-3	14-05-403-021-1199	1,755	23,914	25,669
21-39238.198-R-3	14-05-403-021-1200	1,755	23,914	25,669
21-39238.199-R-3	14-05-403-021-1201	1,392	18,574	19,966
21-39238.200-R-3	14-05-403-021-1202	1,312	17,701	19,013
21-39238.201-R-3	14-05-403-021-1203	1,392	18,574	19,966
21-39238.202-R-3	14-05-403-021-1204	1,312	17,701	19,013
21-39238.203-R-3	14-05-403-021-1205	1,835	24,787	26,622
21-39238.204-R-3	14-05-403-021-1206	1,835	24,787	26,622
21-39238.205-R-3	14-05-403-021-1207	2,032	27,442	29,474

21-39238.206-R-3	14-05-403-021-1208	2,032	27,442	29,474
21-39238.207-R-3	14-05-403-021-1209	1,770	23,898	25,668
21-39238.208-R-3	14-05-403-021-1210	1,770	23,898	25,668
21-39238.209-R-3	14-05-403-021-1211	1,408	18,558	19,966
21-39238.210-R-3	14-05-403-021-1212	1,328	17,685	19,013
21-39238.211-R-3	14-05-403-021-1213	1,408	18,558	19,966
21-39238.212-R-3	14-05-403-021-1214	1,328	17,685	19,013
21-39238.213-R-3	14-05-403-021-1215	1,781	23,888	25,669
21-39238.214-R-3	14-05-403-021-1216	1,781	23,888	25,669
21-39238.215-R-3	14-05-403-021-1217	2,048	27,426	29,474
21-39238.216-R-3	14-05-403-021-1218	2,048	27,426	29,474
21-39238.217-R-3	14-05-403-021-1219	1,787	23,882	25,669
21-39238.218-R-3	14-05-403-021-1220	1,787	23,882	25,669
21-39238.219-R-3	14-05-403-021-1221	1,424	19,487	20,911
21-39238.220-R-3	14-05-403-021-1222	1,344	17,669	19,013
21-39238.221-R-3	14-05-403-021-1223	1,424	19,487	20,911
21-39238.222-R-3	14-05-403-021-1224	1,344	17,669	19,013
21-39238.223-R-3	14-05-403-021-1225	1,867	25,699	27,566
21-39238.224-R-3	14-05-403-021-1226	1,867	25,699	27,566
21-39238.225-R-3	14-05-403-021-1227	3,179	43,401	46,580

Subject only to the State multiplier as applicable.

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 21, 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

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Property Tax Appeal Board
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Springfield, IL 62706-4001

APPELLANT

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COUNTY

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