



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

APPELLANT: The Ambassador Condominium Homeowners Association
DOCKET NO.: 21-50990.001-R-3 through 21-50990.038-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Ambassador Condominium Homeowners 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
21-50990.001-R-3	17-04-218-051-1001	15555	218406	233961
21-50990.002-R-3	17-04-218-051-1002	18335	257434	275769
21-50990.003-R-3	17-04-218-051-1003	9514	133595	143109
21-50990.004-R-3	17-04-218-051-1004	10370	145604	155974
21-50990.005-R-3	17-04-218-051-1005	10263	144103	154366
21-50990.006-R-3	17-04-218-051-1006	7430	104324	111754
21-50990.007-R-3	17-04-218-051-1007	10049	141100	151149
21-50990.008-R-3	17-04-218-051-1008	11279	158363	169642
21-50990.009-R-3	17-04-218-051-1009	10477	147105	157582
21-50990.010-R-3	17-04-218-051-1010	6414	90063	96477
21-50990.011-R-3	17-04-218-051-1011	10156	142602	152758
21-50990.012-R-3	17-04-218-051-1012	12348	173374	185722
21-50990.013-R-3	17-04-218-051-1013	10637	149357	159994
21-50990.014-R-3	17-04-218-051-1014	6842	96069	102911
21-50990.015-R-3	17-04-218-051-1015	10904	153109	164013
21-50990.016-R-3	17-04-218-051-1016	12401	174124	186525
21-50990.017-R-3	17-04-218-051-1017	10958	153860	164818
21-50990.018-R-3	17-04-218-051-1018	7269	102073	109342
21-50990.019-R-3	17-04-218-051-1019	11118	156111	167229
21-50990.020-R-3	17-04-218-051-1020	12615	177127	189742
21-50990.021-R-3	17-04-218-051-1021	8873	124589	133462

21-50990.022-R-3	17-04-218-051-1022	8820	123838	132658
21-50990.023-R-3	17-04-218-051-1023	17533	246176	263709
21-50990.024-R-3	17-04-218-051-1024	10744	150857	161601
21-50990.025-R-3	17-04-218-051-1025	15074	211652	226726
21-50990.026-R-3	17-04-218-051-1026	17960	252180	270140
21-50990.027-R-3	17-04-218-051-1027	11225	157613	168838
21-50990.028-R-3	17-04-218-051-1028	15608	219157	234765
21-50990.029-R-3	17-04-218-051-1029	18281	256683	274964
21-50990.030-R-3	17-04-218-051-1030	11813	165868	177681
21-50990.031-R-3	17-04-218-051-1031	16036	225161	241197
21-50990.032-R-3	17-04-218-051-1032	18495	259686	278181
21-50990.033-R-3	17-04-218-051-1033	12134	170371	182505
21-50990.034-R-3	17-04-218-051-1034	16143	226662	242805
21-50990.035-R-3	17-04-218-051-1035	18708	262689	281397
21-50990.036-R-3	17-04-218-051-1036	26353	370015	396368
21-50990.037-R-3	17-04-218-051-1037	34959	490852	525811
21-50990.038-R-3	17-04-218-051-1038	31538	442817	474355

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

The Ambassador Condominium Homeowners 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