



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

APPELLANT: Golf Towers Condominium Association  
DOCKET NO.: 21-57890.001-R-1 through 21-57890.173-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Golf Towers 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
21-57890.001-R-1	09-15-207-037-1001	1,354	10,932	\$12286
21-57890.002-R-1	09-15-207-037-1002	1,354	10,932	\$12286
21-57890.003-R-1	09-15-207-037-1003	1,354	10,932	\$12286
21-57890.004-R-1	09-15-207-037-1004	1,354	10,932	\$12286
21-57890.005-R-1	09-15-207-037-1005	1,354	10,932	\$12286
21-57890.006-R-1	09-15-207-037-1006	1,354	10,932	\$12286
21-57890.007-R-1	09-15-207-037-1007	1,354	10,932	\$12286
21-57890.008-R-1	09-15-207-037-1008	1,354	10,932	\$12286
21-57890.009-R-1	09-15-207-037-1009	1,354	10,932	\$12286
21-57890.010-R-1	09-15-207-037-1010	1,354	10,932	\$12286
21-57890.011-R-1	09-15-207-037-1011	1116	9,014	\$10,130
21-57890.012-R-1	09-15-207-037-1012	1116	9,014	\$10,130
21-57890.013-R-1	09-15-207-037-1013	1116	9,014	\$10,130
21-57890.014-R-1	09-15-207-037-1014	1116	9,014	\$10,130
21-57890.015-R-1	09-15-207-037-1015	1116	9,014	\$10,130
21-57890.016-R-1	09-15-207-037-1016	1116	9,014	\$10,130
21-57890.017-R-1	09-15-207-037-1017	1116	9,014	\$10,130
21-57890.018-R-1	09-15-207-037-1018	1116	9,014	\$10,130
21-57890.019-R-1	09-15-207-037-1019	1116	9,014	\$10,130
21-57890.020-R-1	09-15-207-037-1020	1116	9,014	\$10,130
21-57890.021-R-1	09-15-207-037-1021	991	8,015	\$9,006

21-57890.022-R-1	09-15-207-037-1022	991	8,015	\$9,006
21-57890.023-R-1	09-15-207-037-1023	991	8,015	\$9,006
21-57890.024-R-1	09-15-207-037-1024	991	8,015	\$9,006
21-57890.025-R-1	09-15-207-037-1025	991	8,015	\$9,006
21-57890.026-R-1	09-15-207-037-1026	991	8,015	\$9,006
21-57890.027-R-1	09-15-207-037-1027	991	8,015	\$9,006
21-57890.028-R-1	09-15-207-037-1028	991	8,015	\$9,006
21-57890.029-R-1	09-15-207-037-1029	991	8,015	\$9,006
21-57890.030-R-1	09-15-207-037-1030	991	8,015	\$9,006
21-57890.031-R-1	09-15-207-037-1031	726	5,867	\$6,593
21-57890.032-R-1	09-15-207-037-1032	1045	8,445	\$9,490
21-57890.033-R-1	09-15-207-037-1033	1045	8,445	\$9,490
21-57890.034-R-1	09-15-207-037-1034	1045	8,445	\$9,490
21-57890.035-R-1	09-15-207-037-1035	1045	8,445	\$9,490
21-57890.036-R-1	09-15-207-037-1036	1045	8,445	\$9,490
21-57890.037-R-1	09-15-207-037-1037	1045	8,445	\$9,490
21-57890.038-R-1	09-15-207-037-1038	1045	8,445	\$9,490
21-57890.039-R-1	09-15-207-037-1039	1045	8,445	\$9,490
21-57890.040-R-1	09-15-207-037-1040	1045	8,445	\$9,490
21-57890.041-R-1	09-15-207-037-1041	971	7,845	\$8,816
21-57890.042-R-1	09-15-207-037-1042	971	7,845	\$8,816
21-57890.043-R-1	09-15-207-037-1043	971	7,845	\$8,816
21-57890.044-R-1	09-15-207-037-1044	971	7,845	\$8,816
21-57890.045-R-1	09-15-207-037-1045	971	7,845	\$8,816
21-57890.046-R-1	09-15-207-037-1046	971	7,845	\$8,816
21-57890.047-R-1	09-15-207-037-1047	971	7,845	\$8,816
21-57890.048-R-1	09-15-207-037-1048	971	7,845	\$8,816
21-57890.049-R-1	09-15-207-037-1049	1,033	8,348	\$9,381
21-57890.050-R-1	09-15-207-037-1050	1,033	8,348	\$9,381
21-57890.051-R-1	09-15-207-037-1051	1,033	8,348	\$9,381
21-57890.052-R-1	09-15-207-037-1052	1,033	8,348	\$9,381
21-57890.053-R-1	09-15-207-037-1053	1,033	8,348	\$9,381
21-57890.054-R-1	09-15-207-037-1054	1,033	8,348	\$9,381
21-57890.055-R-1	09-15-207-037-1055	1,033	8,348	\$9,381
21-57890.056-R-1	09-15-207-037-1056	1,033	8,348	\$9,381
21-57890.057-R-1	09-15-207-037-1058	1,354	10,942	\$12,296
21-57890.058-R-1	09-15-207-037-1059	1,354	10,942	\$12,296
21-57890.059-R-1	09-15-207-037-1060	1,354	10,942	\$12,296
21-57890.060-R-1	09-15-207-037-1061	1,354	10,942	\$12,296
21-57890.061-R-1	09-15-207-037-1062	1,354	10,942	\$12,296
21-57890.062-R-1	09-15-207-037-1063	1,354	10,942	\$12,296
21-57890.063-R-1	09-15-207-037-1064	1,354	10,942	\$12,296
21-57890.064-R-1	09-15-207-037-1065	1,354	10,942	\$12,296
21-57890.065-R-1	09-15-207-037-1066	1,354	10,942	\$12,296
21-57890.066-R-1	09-15-207-037-1067	1,354	10,942	\$12,296
21-57890.067-R-1	09-15-207-037-1068	1,410	11,395	\$12,805

21-57890.068-R-1	09-15-207-037-1069	1,410	11,395	\$12,805
21-57890.069-R-1	09-15-207-037-1070	1,410	11,395	\$12,805
21-57890.070-R-1	09-15-207-037-1071	1,410	11,395	\$12,805
21-57890.071-R-1	09-15-207-037-1072	1,410	11,395	\$12,805
21-57890.072-R-1	09-15-207-037-1073	1,410	11,395	\$12,805
21-57890.073-R-1	09-15-207-037-1074	1,410	11,395	\$12,805
21-57890.074-R-1	09-15-207-037-1075	1,410	11,395	\$12,805
21-57890.075-R-1	09-15-207-037-1076	1,410	11,395	\$12,805
21-57890.076-R-1	09-15-207-037-1077	1,021	8,251	\$9,272
21-57890.077-R-1	09-15-207-037-1078	1,021	8,251	\$9,272
21-57890.078-R-1	09-15-207-037-1079	1,021	8,251	\$9,272
21-57890.079-R-1	09-15-207-037-1080	1,021	8,251	\$9,272
21-57890.080-R-1	09-15-207-037-1081	1,021	8,251	\$9,272
21-57890.081-R-1	09-15-207-037-1082	1,021	8,251	\$9,272
21-57890.082-R-1	09-15-207-037-1083	1,021	8,251	\$9,272
21-57890.083-R-1	09-15-207-037-1084	1,021	8,251	\$9,272
21-57890.084-R-1	09-15-207-037-1085	1,021	8,251	\$9,272
21-57890.085-R-1	09-15-207-037-1086	1,021	8,251	\$9,272
21-57890.086-R-1	09-15-207-037-1087	2,056	16,594	\$18,650
21-57890.087-R-1	09-15-207-037-1088	1,354	10,942	\$12,296
21-57890.088-R-1	09-15-207-037-1089	1,354	10,942	\$12,296
21-57890.089-R-1	09-15-207-037-1090	1,354	10,942	\$12,296
21-57890.090-R-1	09-15-207-037-1091	1,354	10,942	\$12,296
21-57890.091-R-1	09-15-207-037-1092	1,354	10,942	\$12,296
21-57890.092-R-1	09-15-207-037-1093	1,354	10,942	\$12,296
21-57890.093-R-1	09-15-207-037-1094	1,354	10,942	\$12,296
21-57890.094-R-1	09-15-207-037-1095	1,354	10,942	\$12,296
21-57890.095-R-1	09-15-207-037-1096	1,354	10,942	\$12,296
21-57890.096-R-1	09-15-207-037-1097	1,354	10,942	\$12,296
21-57890.097-R-1	09-15-207-037-1098	1116	9,011	\$10,127
21-57890.098-R-1	09-15-207-037-1099	1116	9,011	\$10,127
21-57890.099-R-1	09-15-207-037-1100	1116	9,011	\$10,127
21-57890.100-R-1	09-15-207-037-1101	1116	9,011	\$10,127
21-57890.101-R-1	09-15-207-037-1102	1116	9,011	\$10,127
21-57890.102-R-1	09-15-207-037-1103	1116	9,011	\$10,127
21-57890.103-R-1	09-15-207-037-1104	1116	9,011	\$10,127
21-57890.104-R-1	09-15-207-037-1105	1116	9,011	\$10,127
21-57890.105-R-1	09-15-207-037-1106	1116	9,011	\$10,127
21-57890.106-R-1	09-15-207-037-1107	1116	9,011	\$10,127
21-57890.107-R-1	09-15-207-037-1108	991	8,007	\$8,998
21-57890.108-R-1	09-15-207-037-1109	991	8,007	\$8,998
21-57890.109-R-1	09-15-207-037-1110	991	8,007	\$8,998
21-57890.110-R-1	09-15-207-037-1111	991	8,007	\$8,998
21-57890.111-R-1	09-15-207-037-1112	991	8,007	\$8,998
21-57890.112-R-1	09-15-207-037-1113	991	8,007	\$8,998
21-57890.113-R-1	09-15-207-037-1114	991	8,007	\$8,998

21-57890.114-R-1	09-15-207-037-1115	991	8,007	\$8,998
21-57890.115-R-1	09-15-207-037-1116	991	8,007	\$8,998
21-57890.116-R-1	09-15-207-037-1117	991	8,007	\$8,998
21-57890.117-R-1	09-15-207-037-1118	726	5,867	\$6,593
21-57890.118-R-1	09-15-207-037-1119	1,045	8,445	\$9,490
21-57890.119-R-1	09-15-207-037-1120	1,045	8,445	\$9,490
21-57890.120-R-1	09-15-207-037-1121	1,045	8,445	\$9,490
21-57890.121-R-1	09-15-207-037-1122	1,045	8,445	\$9,490
21-57890.122-R-1	09-15-207-037-1123	1,045	8,445	\$9,490
21-57890.123-R-1	09-15-207-037-1124	1,045	8,445	\$9,490
21-57890.124-R-1	09-15-207-037-1125	1,045	8,445	\$9,490
21-57890.125-R-1	09-15-207-037-1126	1,045	8,445	\$9,490
21-57890.126-R-1	09-15-207-037-1127	1,045	8,445	\$9,490
21-57890.127-R-1	09-15-207-037-1128	971	7,845	\$8,816
21-57890.128-R-1	09-15-207-037-1129	971	7,845	\$8,816
21-57890.129-R-1	09-15-207-037-1130	971	7,845	\$8,816
21-57890.130-R-1	09-15-207-037-1131	971	7,845	\$8,816
21-57890.131-R-1	09-15-207-037-1132	971	7,845	\$8,816
21-57890.132-R-1	09-15-207-037-1133	971	7,845	\$8,816
21-57890.133-R-1	09-15-207-037-1134	971	7,845	\$8,816
21-57890.134-R-1	09-15-207-037-1135	971	7,845	\$8,816
21-57890.135-R-1	09-15-207-037-1136	1,033	8,348	\$9,381
21-57890.136-R-1	09-15-207-037-1137	1,033	8,348	\$9,381
21-57890.137-R-1	09-15-207-037-1138	1,033	8,348	\$9,381
21-57890.138-R-1	09-15-207-037-1139	1,033	8,348	\$9,381
21-57890.139-R-1	09-15-207-037-1140	1,033	8,348	\$9,381
21-57890.140-R-1	09-15-207-037-1141	1,033	8,348	\$9,381
21-57890.141-R-1	09-15-207-037-1142	1,033	8,348	\$9,381
21-57890.142-R-1	09-15-207-037-1143	1,033	8,348	\$9,381
21-57890.143-R-1	09-15-207-037-1144	1,033	8,348	\$9,381
21-57890.144-R-1	09-15-207-037-1145	1,354	10,942	\$12,296
21-57890.145-R-1	09-15-207-037-1146	1,354	10,942	\$12,296
21-57890.146-R-1	09-15-207-037-1147	1,354	10,942	\$12,296
21-57890.147-R-1	09-15-207-037-1148	1,354	10,942	\$12,296
21-57890.148-R-1	09-15-207-037-1149	1,354	10,942	\$12,296
21-57890.149-R-1	09-15-207-037-1150	1,354	10,942	\$12,296
21-57890.150-R-1	09-15-207-037-1151	1,354	10,942	\$12,296
21-57890.151-R-1	09-15-207-037-1152	1,354	10,942	\$12,296
21-57890.152-R-1	09-15-207-037-1153	1,354	10,942	\$12,296
21-57890.153-R-1	09-15-207-037-1154	1,354	10,942	\$12,296
21-57890.154-R-1	09-15-207-037-1155	1,410	11,395	\$12,805
21-57890.155-R-1	09-15-207-037-1156	1,410	11,395	\$12,805
21-57890.156-R-1	09-15-207-037-1157	1,410	11,395	\$12,805
21-57890.157-R-1	09-15-207-037-1158	1,410	11,395	\$12,805
21-57890.158-R-1	09-15-207-037-1159	1,410	11,395	\$12,805
21-57890.159-R-1	09-15-207-037-1160	1,410	11,395	\$12,805

21-57890.160-R-1	09-15-207-037-1161	1,410	11,395	\$12,805
21-57890.161-R-1	09-15-207-037-1162	1,410	11,395	\$12,805
21-57890.162-R-1	09-15-207-037-1163	1,410	11,395	\$12,805
21-57890.163-R-1	09-15-207-037-1164	1,021	8,251	\$9,272
21-57890.164-R-1	09-15-207-037-1165	1,021	8,251	\$9,272
21-57890.165-R-1	09-15-207-037-1166	1,021	8,251	\$9,272
21-57890.166-R-1	09-15-207-037-1167	1,021	8,251	\$9,272
21-57890.167-R-1	09-15-207-037-1168	1,021	8,251	\$9,272
21-57890.168-R-1	09-15-207-037-1169	1,021	8,251	\$9,272
21-57890.169-R-1	09-15-207-037-1170	1,021	8,251	\$9,272
21-57890.170-R-1	09-15-207-037-1171	1,021	8,251	\$9,272
21-57890.171-R-1	09-15-207-037-1172	1,021	8,251	\$9,272
21-57890.172-R-1	09-15-207-037-1173	1,021	8,251	\$9,272
21-57890.173-R-1	09-15-207-037-1174	2,056	16,593	\$18,649

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:

April 21, 2026



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

Golf Towers Condominium Association, by attorney:  
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1430 Lee Street  
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COUNTY

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