



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

APPELLANT: Highland Towers II Condominium Assn
DOCKET NO.: 21-57911.001-R-1 through 21-57911.109-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Highland Towers II Condominium Assn, 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
21-57911.001-R-1	09-15-202-047-1001	211	12,982	13,193
21-57911.002-R-1	09-15-202-047-1002	147	9,046	9,193
21-57911.003-R-1	09-15-202-047-1003	149	9,167	9,316
21-57911.004-R-1	09-15-202-047-1004	149	9,167	9,316
21-57911.005-R-1	09-15-202-047-1005	211	12,982	13,193
21-57911.006-R-1	09-15-202-047-1006	199	12,220	12,419
21-57911.007-R-1	09-15-202-047-1007	211	12,982	13,193
21-57911.008-R-1	09-15-202-047-1008	199	12,220	12,419
21-57911.009-R-1	09-15-202-047-1009	200	12,264	12,464
21-57911.010-R-1	09-15-202-047-1010	151	9,282	9,433
21-57911.011-R-1	09-15-202-047-1011	163	10,007	10,170
21-57911.012-R-1	09-15-202-047-1012	200	12,264	12,464
21-57911.013-R-1	09-15-202-047-1013	151	9,282	9,433
21-57911.014-R-1	09-15-202-047-1014	211	12,982	13,193
21-57911.015-R-1	09-15-202-047-1015	199	12,220	12,419
21-57911.016-R-1	09-15-202-047-1016	211	12,982	13,193
21-57911.017-R-1	09-15-202-047-1017	199	12,220	12,419
21-57911.018-R-1	09-15-202-047-1018	149	9,167	9,316
21-57911.019-R-1	09-15-202-047-1019	151	9,282	9,433
21-57911.020-R-1	09-15-202-047-1020	149	9,184	9,333
21-57911.021-R-1	09-15-202-047-1021	163	10,007	10,170

21-57911.022-R-1	09-15-202-047-1022	149	9,167	9,316
21-57911.023-R-1	09-15-202-047-1023	151	9,282	9,433
21-57911.024-R-1	09-15-202-047-1024	211	12,982	13,193
21-57911.025-R-1	09-15-202-047-1025	199	12,220	12,419
21-57911.026-R-1	09-15-202-047-1026	211	12,982	13,193
21-57911.027-R-1	09-15-202-047-1027	199	12,220	12,419
21-57911.028-R-1	09-15-202-047-1028	149	9,167	9,316
21-57911.029-R-1	09-15-202-047-1029	151	9,282	9,433
21-57911.030-R-1	09-15-202-047-1030	149	9,184	9,333
21-57911.031-R-1	09-15-202-047-1031	163	10,007	10,170
21-57911.032-R-1	09-15-202-047-1032	149	9,167	9,316
21-57911.033-R-1	09-15-202-047-1033	151	9,282	9,433
21-57911.034-R-1	09-15-202-047-1034	211	12,982	13,193
21-57911.035-R-1	09-15-202-047-1035	199	12,220	12,419
21-57911.036-R-1	09-15-202-047-1036	211	12,982	13,193
21-57911.037-R-1	09-15-202-047-1037	199	12,220	12,419
21-57911.038-R-1	09-15-202-047-1038	149	9,167	9,316
21-57911.039-R-1	09-15-202-047-1039	151	9,282	9,433
21-57911.040-R-1	09-15-202-047-1040	149	9,184	9,333
21-57911.041-R-1	09-15-202-047-1041	163	10,007	10,170
21-57911.042-R-1	09-15-202-047-1042	149	9,167	9,316
21-57911.043-R-1	09-15-202-047-1043	151	9,282	9,433
21-57911.044-R-1	09-15-202-047-1044	211	12,982	13,193
21-57911.045-R-1	09-15-202-047-1045	199	12,220	12,419
21-57911.046-R-1	09-15-202-047-1046	211	12,982	13,193
21-57911.047-R-1	09-15-202-047-1047	199	12,220	12,419
21-57911.048-R-1	09-15-202-047-1048	149	9,167	9,316
21-57911.049-R-1	09-15-202-047-1049	151	9,282	9,433
21-57911.050-R-1	09-15-202-047-1050	149	9,184	9,333
21-57911.051-R-1	09-15-202-047-1051	163	10,007	10,170
21-57911.052-R-1	09-15-202-047-1052	149	9,167	9,316
21-57911.053-R-1	09-15-202-047-1053	151	9,282	9,433
21-57911.054-R-1	09-15-202-047-1054	211	12,982	13,193
21-57911.055-R-1	09-15-202-047-1055	199	12,220	12,419
21-57911.056-R-1	09-15-202-047-1056	211	12,982	13,193
21-57911.057-R-1	09-15-202-047-1057	199	12,220	12,419
21-57911.058-R-1	09-15-202-047-1058	149	9,167	9,316
21-57911.059-R-1	09-15-202-047-1059	151	9,282	9,433
21-57911.060-R-1	09-15-202-047-1060	149	9,184	9,333
21-57911.061-R-1	09-15-202-047-1061	163	10,007	10,170
21-57911.062-R-1	09-15-202-047-1062	149	9,167	9,316
21-57911.063-R-1	09-15-202-047-1063	151	9,282	9,433
21-57911.064-R-1	09-15-202-047-1064	211	12,982	13,193
21-57911.065-R-1	09-15-202-047-1065	199	12,220	12,419
21-57911.066-R-1	09-15-202-047-1066	199	12,260	12,459
21-57911.067-R-1	09-15-202-047-1067	199	12,220	12,419

21-57911.068-R-1	09-15-202-047-1068	149	9,167	9,316
21-57911.069-R-1	09-15-202-047-1069	151	9,282	9,433
21-57911.070-R-1	09-15-202-047-1070	149	9,184	9,333
21-57911.071-R-1	09-15-202-047-1071	163	10,007	10,170
21-57911.072-R-1	09-15-202-047-1072	149	9,167	9,316
21-57911.073-R-1	09-15-202-047-1073	151	9,282	9,433
21-57911.074-R-1	09-15-202-047-1074	211	12,982	13,193
21-57911.075-R-1	09-15-202-047-1075	199	12,220	12,419
21-57911.076-R-1	09-15-202-047-1076	211	12,982	13,193
21-57911.077-R-1	09-15-202-047-1077	199	12,220	12,419
21-57911.078-R-1	09-15-202-047-1078	149	9,167	9,316
21-57911.079-R-1	09-15-202-047-1079	151	9,282	9,433
21-57911.080-R-1	09-15-202-047-1080	149	9,184	9,333
21-57911.081-R-1	09-15-202-047-1081	163	10,007	10,170
21-57911.082-R-1	09-15-202-047-1082	149	9,167	9,316
21-57911.083-R-1	09-15-202-047-1083	151	9,282	9,433
21-57911.084-R-1	09-15-202-047-1084	211	12,982	13,193
21-57911.085-R-1	09-15-202-047-1085	199	12,220	12,419
21-57911.086-R-1	09-15-202-047-1086	211	12,982	13,193
21-57911.087-R-1	09-15-202-047-1087	199	12,220	12,419
21-57911.088-R-1	09-15-202-047-1088	149	9,167	9,316
21-57911.089-R-1	09-15-202-047-1089	151	9,282	9,433
21-57911.090-R-1	09-15-202-047-1090	149	9,184	9,333
21-57911.091-R-1	09-15-202-047-1091	163	10,007	10,170
21-57911.092-R-1	09-15-202-047-1092	149	9,167	9,316
21-57911.093-R-1	09-15-202-047-1093	151	9,282	9,433
21-57911.094-R-1	09-15-202-047-1094	211	12,982	13,193
21-57911.095-R-1	09-15-202-047-1095	199	12,220	12,419
21-57911.096-R-1	09-15-202-047-1096	211	12,982	13,193
21-57911.097-R-1	09-15-202-047-1097	199	12,220	12,419
21-57911.098-R-1	09-15-202-047-1098	149	9,167	9,316
21-57911.099-R-1	09-15-202-047-1099	151	9,282	9,433
21-57911.100-R-1	09-15-202-047-1100	149	9,184	9,333
21-57911.101-R-1	09-15-202-047-1101	163	10,007	10,170
21-57911.102-R-1	09-15-202-047-1102	149	9,167	9,316
21-57911.103-R-1	09-15-202-047-1103	151	9,282	9,433
21-57911.104-R-1	09-15-202-047-1104	211	12,982	13,193
21-57911.105-R-1	09-15-202-047-1105	199	12,220	12,419
21-57911.106-R-1	09-15-202-047-1106	401	24,597	24,998
21-57911.107-R-1	09-15-202-047-1107	238	14,607	14,845
21-57911.108-R-1	09-15-202-047-1108	204	12,533	12,737
21-57911.109-R-1	09-15-202-047-1109	397	24,374	24,771

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

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