



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

APPELLANT: Woods Edge II Condominium Association  
DOCKET NO.: 22-28397.001-R-2 through 22-28397.080-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Woods Edge II Condominium Association, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; the Cook County Board of Review; the C.H.S.D. #230, and Green Hills Public Library District, and Palos C.C.S.D. #118, intervenors, by attorney Mallory A. Milluzzi of Klein, Thorpe, & Jenkins, Ltd. in Chicago.

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>
22-28397.001-R-2	23-22-200-045-1001	1,026	10,679	11,705
22-28397.002-R-2	23-22-200-045-1002	978	10,178	11,156
22-28397.003-R-2	23-22-200-045-1003	1,046	10,878	11,924
22-28397.004-R-2	23-22-200-045-1004	998	10,379	11,377
22-28397.005-R-2	23-22-200-045-1005	1,007	10,479	11,486
22-28397.006-R-2	23-22-200-045-1006	959	9,979	10,938
22-28397.007-R-2	23-22-200-045-1007	978	10,178	11,156
22-28397.008-R-2	23-22-200-045-1008	978	10,178	11,156
22-28397.009-R-2	23-22-200-045-1009	998	10,379	11,377
22-28397.010-R-2	23-22-200-045-1010	998	10,379	11,377
22-28397.011-R-2	23-22-200-045-1011	959	9,979	10,938
22-28397.012-R-2	23-22-200-045-1012	959	9,979	10,938
22-28397.013-R-2	23-22-200-045-1013	1,209	12,578	13,787
22-28397.014-R-2	23-22-200-045-1014	1,257	13,078	14,335
22-28397.015-R-2	23-22-200-045-1015	1,228	12,778	14,006
22-28397.016-R-2	23-22-200-045-1016	1,276	13,276	14,552
22-28397.017-R-2	23-22-200-045-1017	1,190	12,378	13,568
22-28397.018-R-2	23-22-200-045-1018	1,238	12,877	14,115
22-28397.019-R-2	23-22-200-045-1019	1,026	10,678	11,704

22-28397.020-R-2	23-22-200-045-1020	978	10,177	11,155
22-28397.021-R-2	23-22-200-045-1021	1,046	10,877	11,923
22-28397.022-R-2	23-22-200-045-1022	998	10,379	11,377
22-28397.023-R-2	23-22-200-045-1023	1,007	10,479	11,486
22-28397.024-R-2	23-22-200-045-1024	959	9,979	10,938
22-28397.025-R-2	23-22-200-045-1025	978	10,178	11,156
22-28397.026-R-2	23-22-200-045-1026	978	10,178	11,156
22-28397.027-R-2	23-22-200-045-1027	998	10,379	11,377
22-28397.028-R-2	23-22-200-045-1028	998	10,379	11,377
22-28397.029-R-2	23-22-200-045-1029	959	9,979	10,938
22-28397.030-R-2	23-22-200-045-1030	956	9,942	10,898
22-28397.031-R-2	23-22-200-045-1031	1,209	12,578	13,787
22-28397.032-R-2	23-22-200-045-1032	1,209	12,577	13,786
22-28397.033-R-2	23-22-200-045-1033	1,228	12,778	14,006
22-28397.034-R-2	23-22-200-045-1034	1,228	12,778	14,006
22-28397.035-R-2	23-22-200-045-1035	1,190	12,378	13,568
22-28397.036-R-2	23-22-200-045-1036	1,190	12,378	13,568
22-28397.037-R-2	23-22-200-045-1037	978	10,177	11,155
22-28397.038-R-2	23-22-200-045-1038	978	10,177	11,155
22-28397.039-R-2	23-22-200-045-1039	998	10,378	11,376
22-28397.040-R-2	23-22-200-045-1040	998	10,378	11,376
22-28397.041-R-2	23-22-200-045-1041	959	9,978	10,937
22-28397.042-R-2	23-22-200-045-1042	959	9,978	10,937
22-28397.043-R-2	23-22-200-045-1043	1,132	11,779	12,911
22-28397.044-R-2	23-22-200-045-1044	1,171	12,178	13,349
22-28397.045-R-2	23-22-200-045-1045	1,151	11,978	13,129
22-28397.046-R-2	23-22-200-045-1046	1,142	11,879	13,021
22-28397.047-R-2	23-22-200-045-1047	1,113	11,579	12,692
22-28397.048-R-2	23-22-200-045-1048	1,151	11,978	13,129
22-28397.049-R-2	23-22-200-045-1049	1,123	11,678	12,801
22-28397.050-R-2	23-22-200-045-1050	1,132	11,779	12,911
22-28397.051-R-2	23-22-200-045-1051	1,103	11,479	12,582
22-28397.052-R-2	23-22-200-045-1052	1,190	12,378	13,568
22-28397.053-R-2	23-22-200-045-1053	940	9,779	10,719
22-28397.054-R-2	23-22-200-045-1054	1,113	11,578	12,691
22-28397.055-R-2	23-22-200-045-1055	978	10,177	11,155
22-28397.056-R-2	23-22-200-045-1056	978	10,177	11,155
22-28397.057-R-2	23-22-200-045-1057	998	10,378	11,376
22-28397.058-R-2	23-22-200-045-1058	998	10,378	11,376
22-28397.059-R-2	23-22-200-045-1059	959	9,978	10,937
22-28397.060-R-2	23-22-200-045-1060	959	9,978	10,937
22-28397.061-R-2	23-22-200-045-1061	1,411	14,678	16,089
22-28397.062-R-2	23-22-200-045-1062	1,363	14,178	15,541
22-28397.063-R-2	23-22-200-045-1063	1,449	15,077	16,526
22-28397.064-R-2	23-22-200-045-1064	1,401	14,578	15,979
22-28397.065-R-2	23-22-200-045-1065	1,315	13,679	14,994

22-28397.066-R-2	23-22-200-045-1066	1,363	14,179	15,542
22-28397.067-R-2	23-22-200-045-1067	1,353	14,078	15,431
22-28397.068-R-2	23-22-200-045-1068	1,401	14,578	15,979
22-28397.069-R-2	23-22-200-045-1069	1,248	12,978	14,226
22-28397.070-R-2	23-22-200-045-1070	1,248	12,978	14,226
22-28397.071-R-2	23-22-200-045-1071	1,267	13,178	14,445
22-28397.072-R-2	23-22-200-045-1072	1,267	13,178	14,445
22-28397.073-R-2	23-22-200-045-1073	1,228	12,778	14,006
22-28397.074-R-2	23-22-200-045-1074	1,228	12,778	14,006
22-28397.075-R-2	23-22-200-045-1075	1,248	12,978	14,226
22-28397.076-R-2	23-22-200-045-1076	1,248	12,978	14,226
22-28397.077-R-2	23-22-200-045-1077	1,267	13,178	14,445
22-28397.078-R-2	23-22-200-045-1078	1,267	13,178	14,445
22-28397.079-R-2	23-22-200-045-1079	1,228	12,778	14,006
22-28397.080-R-2	23-22-200-045-1080	1,228	12,778	14,006

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:

May 21, 2024



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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