



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

APPELLANT: One One One Morgan Condo Association
DOCKET NO.: 22-38171.001-R-3 through 22-38171.199-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are One One One Morgan Condo Association, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; and the Chicago BOE intervenor, by attorney Ares G. Dalianis of Franczek P.C. in Chicago.

The record in this appeal contains a proposed assessment for the subject property submitted by the appellant and agreed to by the intervenor. The board of review was notified of this suggested agreement pursuant to section 1910.55(c) of the PTAB rules and given thirty (30) days to respond if the offer was not acceptable. The board of review did not respond to the Property Tax Appeal Board by the established deadline.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the appellant and agreed to by the intervenor is appropriate.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-38171.001-R-3	17-17-212-016-1168	70	1,910	\$1,980
22-38171.002-R-3	17-17-212-016-1169	70	1,910	\$1,980
22-38171.003-R-3	17-17-212-016-1170	70	1,910	\$1,980
22-38171.004-R-3	17-17-212-016-1171	70	1,910	\$1,980
22-38171.005-R-3	17-17-212-016-1172	70	1,910	\$1,980
22-38171.006-R-3	17-17-212-016-1173	70	1,910	\$1,980
22-38171.007-R-3	17-17-212-016-1174	70	1,910	\$1,980
22-38171.008-R-3	17-17-212-016-1175	70	1,910	\$1,980
22-38171.009-R-3	17-17-212-016-1176	70	1,910	\$1,980
22-38171.010-R-3	17-17-212-016-1177	70	1,910	\$1,980
22-38171.011-R-3	17-17-212-016-1178	70	1,910	\$1,980
22-38171.012-R-3	17-17-212-016-1179	70	1,910	\$1,980
22-38171.013-R-3	17-17-212-016-1180	70	1,910	\$1,980
22-38171.014-R-3	17-17-212-016-1181	70	1,910	\$1,980
22-38171.015-R-3	17-17-212-016-1182	70	1,910	\$1,980

22-38171.016-R-3	17-17-212-016-1183	105	2,866	\$2,971
22-38171.017-R-3	17-17-212-016-1184	70	1,910	\$1,980
22-38171.018-R-3	17-17-212-016-1185	70	1,910	\$1,980
22-38171.019-R-3	17-17-212-016-1186	70	1,910	\$1,980
22-38171.020-R-3	17-17-212-016-1187	70	1,910	\$1,980
22-38171.021-R-3	17-17-212-016-1188	70	1,910	\$1,980
22-38171.022-R-3	17-17-212-016-1189	70	1,910	\$1,980
22-38171.023-R-3	17-17-212-016-1190	70	1,910	\$1,980
22-38171.024-R-3	17-17-212-016-1191	70	1,910	\$1,980
22-38171.025-R-3	17-17-212-016-1192	70	1,910	\$1,980
22-38171.026-R-3	17-17-212-016-1193	70	1,910	\$1,980
22-38171.027-R-3	17-17-212-016-1194	70	1,910	\$1,980
22-38171.028-R-3	17-17-212-016-1195	70	1,910	\$1,980
22-38171.029-R-3	17-17-212-016-1196	70	1,910	\$1,980
22-38171.030-R-3	17-17-212-016-1197	70	1,910	\$1,980
22-38171.031-R-3	17-17-212-016-1198	70	1,910	\$1,980
22-38171.032-R-3	17-17-212-016-1199	70	1,910	\$1,980
22-38171.033-R-3	17-17-212-016-1200	70	1,910	\$1,980
22-38171.034-R-3	17-17-212-016-1201	70	1,910	\$1,980
22-38171.035-R-3	17-17-212-016-1202	70	1,910	\$1,980
22-38171.036-R-3	17-17-212-016-1203	70	1,910	\$1,980
22-38171.037-R-3	17-17-212-016-1204	70	1,910	\$1,980
22-38171.038-R-3	17-17-212-016-1205	70	1,910	\$1,980
22-38171.039-R-3	17-17-212-016-1206	70	1,910	\$1,980
22-38171.040-R-3	17-17-212-016-1207	70	1,910	\$1,980
22-38171.041-R-3	17-17-212-016-1208	70	1,910	\$1,980
22-38171.042-R-3	17-17-212-016-1209	70	1,910	\$1,980
22-38171.043-R-3	17-17-212-016-1210	70	1,910	\$1,980
22-38171.044-R-3	17-17-212-016-1211	70	1,910	\$1,980
22-38171.045-R-3	17-17-212-016-1212	70	1,910	\$1,980
22-38171.046-R-3	17-17-212-016-1213	70	1,910	\$1,980
22-38171.047-R-3	17-17-212-016-1214	70	1,910	\$1,980
22-38171.048-R-3	17-17-212-016-1215	70	1,910	\$1,980
22-38171.049-R-3	17-17-212-016-1216	70	1,910	\$1,980
22-38171.050-R-3	17-17-212-016-1217	105	2,866	\$2,971
22-38171.051-R-3	17-17-212-016-1218	70	1,910	\$1,980
22-38171.052-R-3	17-17-212-016-1219	70	1,910	\$1,980
22-38171.053-R-3	17-17-212-016-1220	70	1,910	\$1,980
22-38171.054-R-3	17-17-212-016-1221	70	1,910	\$1,980
22-38171.055-R-3	17-17-212-016-1222	70	1,910	\$1,980
22-38171.056-R-3	17-17-212-016-1223	70	1,910	\$1,980
22-38171.057-R-3	17-17-212-016-1224	70	1,910	\$1,980
22-38171.058-R-3	17-17-212-016-1225	70	1,910	\$1,980
22-38171.059-R-3	17-17-212-016-1226	70	1,910	\$1,980
22-38171.060-R-3	17-17-212-016-1227	70	1,910	\$1,980
22-38171.061-R-3	17-17-212-016-1228	70	1,910	\$1,980

22-38171.062-R-3	17-17-212-016-1229	70	1,910	\$1,980
22-38171.063-R-3	17-17-212-016-1230	70	1,910	\$1,980
22-38171.064-R-3	17-17-212-016-1231	70	1,910	\$1,980
22-38171.065-R-3	17-17-212-016-1232	70	1,910	\$1,980
22-38171.066-R-3	17-17-212-016-1233	70	1,910	\$1,980
22-38171.067-R-3	17-17-212-016-1234	70	1,910	\$1,980
22-38171.068-R-3	17-17-212-016-1235	70	1,910	\$1,980
22-38171.069-R-3	17-17-212-016-1236	70	1,910	\$1,980
22-38171.070-R-3	17-17-212-016-1237	70	1,910	\$1,980
22-38171.071-R-3	17-17-212-016-1238	70	1,910	\$1,980
22-38171.072-R-3	17-17-212-016-1239	70	1,910	\$1,980
22-38171.073-R-3	17-17-212-016-1240	70	1,910	\$1,980
22-38171.074-R-3	17-17-212-016-1241	70	1,910	\$1,980
22-38171.075-R-3	17-17-212-016-1242	70	1,910	\$1,980
22-38171.076-R-3	17-17-212-016-1243	70	1,910	\$1,980
22-38171.077-R-3	17-17-212-016-1244	70	1,910	\$1,980
22-38171.078-R-3	17-17-212-016-1245	70	1,910	\$1,980
22-38171.079-R-3	17-17-212-016-1246	70	1,910	\$1,980
22-38171.080-R-3	17-17-212-016-1247	70	1,910	\$1,980
22-38171.081-R-3	17-17-212-016-1248	70	1,910	\$1,980
22-38171.082-R-3	17-17-212-016-1249	70	1,910	\$1,980
22-38171.083-R-3	17-17-212-016-1250	70	1,910	\$1,980
22-38171.084-R-3	17-17-212-016-1251	70	1,910	\$1,980
22-38171.085-R-3	17-17-212-016-1252	105	2,866	\$2,971
22-38171.086-R-3	17-17-212-016-1253	70	1,910	\$1,980
22-38171.087-R-3	17-17-212-016-1254	70	1,910	\$1,980
22-38171.088-R-3	17-17-212-016-1255	70	1,910	\$1,980
22-38171.089-R-3	17-17-212-016-1256	70	1,910	\$1,980
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22-38171.091-R-3	17-17-212-016-1258	70	1,910	\$1,980
22-38171.092-R-3	17-17-212-016-1259	70	1,910	\$1,980
22-38171.093-R-3	17-17-212-016-1260	70	1,910	\$1,980
22-38171.094-R-3	17-17-212-016-1261	70	1,910	\$1,980
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22-38171.097-R-3	17-17-212-016-1264	70	1,910	\$1,980
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22-38171.099-R-3	17-17-212-016-1266	70	1,910	\$1,980
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22-38171.104-R-3	17-17-212-016-1271	70	1,910	\$1,980
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22-38171.107-R-3	17-17-212-016-1274	70	1,910	\$1,980

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22-38171.115-R-3	17-17-212-016-1282	70	1,910	\$1,980
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22-38171.129-R-3	17-17-212-016-1296	70	1,910	\$1,980
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22-38171.133-R-3	17-17-212-016-1300	70	1,910	\$1,980
22-38171.134-R-3	17-17-212-016-1301	70	1,910	\$1,980
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22-38171.140-R-3	17-17-212-016-1307	70	1,910	\$1,980
22-38171.141-R-3	17-17-212-016-1308	70	1,910	\$1,980
22-38171.142-R-3	17-17-212-016-1309	70	1,910	\$1,980
22-38171.143-R-3	17-17-212-016-1310	70	1,910	\$1,980
22-38171.144-R-3	17-17-212-016-1311	70	1,910	\$1,980
22-38171.145-R-3	17-17-212-016-1312	70	1,910	\$1,980
22-38171.146-R-3	17-17-212-016-1313	70	1,910	\$1,980
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22-38171.148-R-3	17-17-212-016-1315	70	1,910	\$1,980
22-38171.149-R-3	17-17-212-016-1316	70	1,910	\$1,980
22-38171.150-R-3	17-17-212-016-1317	70	1,910	\$1,980
22-38171.151-R-3	17-17-212-016-1318	70	1,910	\$1,980
22-38171.152-R-3	17-17-212-016-1319	70	1,910	\$1,980
22-38171.153-R-3	17-17-212-016-1320	70	1,910	\$1,980

22-38171.154-R-3	17-17-212-016-1321	70	1,910	\$1,980
22-38171.155-R-3	17-17-212-016-1322	70	1,910	\$1,980
22-38171.156-R-3	17-17-212-016-1323	105	2,866	\$2,971
22-38171.157-R-3	17-17-212-016-1324	70	1,910	\$1,980
22-38171.158-R-3	17-17-212-016-1325	70	1,910	\$1,980
22-38171.159-R-3	17-17-212-016-1326	70	1,910	\$1,980
22-38171.160-R-3	17-17-212-016-1327	70	1,910	\$1,980
22-38171.161-R-3	17-17-212-016-1328	70	1,910	\$1,980
22-38171.162-R-3	17-17-212-016-1329	70	1,910	\$1,980
22-38171.163-R-3	17-17-212-016-1330	70	1,910	\$1,980
22-38171.164-R-3	17-17-212-016-1331	70	1,910	\$1,980
22-38171.165-R-3	17-17-212-016-1332	70	1,910	\$1,980
22-38171.166-R-3	17-17-212-016-1333	70	1,910	\$1,980
22-38171.167-R-3	17-17-212-016-1334	70	1,910	\$1,980
22-38171.168-R-3	17-17-212-016-1335	70	1,910	\$1,980
22-38171.169-R-3	17-17-212-016-1336	70	1,910	\$1,980
22-38171.170-R-3	17-17-212-016-1337	70	1,910	\$1,980
22-38171.171-R-3	17-17-212-016-1338	70	1,910	\$1,980
22-38171.172-R-3	17-17-212-016-1339	70	1,910	\$1,980
22-38171.173-R-3	17-17-212-016-1340	70	1,910	\$1,980
22-38171.174-R-3	17-17-212-016-1341	70	1,910	\$1,980
22-38171.175-R-3	17-17-212-016-1342	70	1,910	\$1,980
22-38171.176-R-3	17-17-212-016-1343	70	1,910	\$1,980
22-38171.177-R-3	17-17-212-016-1344	70	1,910	\$1,980
22-38171.178-R-3	17-17-212-016-1345	70	1,910	\$1,980
22-38171.179-R-3	17-17-212-016-1346	70	1,910	\$1,980
22-38171.180-R-3	17-17-212-016-1347	70	1,910	\$1,980
22-38171.181-R-3	17-17-212-016-1348	70	1,910	\$1,980
22-38171.182-R-3	17-17-212-016-1349	70	1,910	\$1,980
22-38171.183-R-3	17-17-212-016-1350	70	1,910	\$1,980
22-38171.184-R-3	17-17-212-016-1351	70	1,911	\$1,981
22-38171.185-R-3	17-17-212-016-1352	70	1,911	\$1,981
22-38171.186-R-3	17-17-212-016-1353	70	1,911	\$1,981
22-38171.187-R-3	17-17-212-016-1354	70	1,911	\$1,981
22-38171.188-R-3	17-17-212-016-1355	70	1,911	\$1,981
22-38171.189-R-3	17-17-212-016-1356	70	1,911	\$1,981
22-38171.190-R-3	17-17-212-016-1357	70	1,911	\$1,981
22-38171.191-R-3	17-17-212-016-1358	70	1,911	\$1,981
22-38171.192-R-3	17-17-212-016-1359	70	1,911	\$1,981
22-38171.193-R-3	17-17-212-016-1360	70	1,911	\$1,981
22-38171.194-R-3	17-17-212-016-1361	70	1,911	\$1,981
22-38171.195-R-3	17-17-212-016-1362	70	1,911	\$1,981
22-38171.196-R-3	17-17-212-016-1363	70	1,911	\$1,981
22-38171.197-R-3	17-17-212-016-1364	70	1,911	\$1,981
22-38171.198-R-3	17-17-212-016-1365	70	1,911	\$1,981
22-38171.199-R-3	17-17-212-016-1366	70	1,911	\$1,981

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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: _____

September 16, 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

One One One Morgan Condo Association, by attorney:
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COUNTY

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INTERVENOR

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