



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

APPELLANT: Towers Condominium Association
DOCKET NO.: 22-57175.001-R-2 through 22-57175.199-R-2
PARCEL NO.: See Below

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

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-57175.001-R-2	17-04-224-047-1001	3,043	15,669	18,712
22-57175.002-R-2	17-04-224-047-1002	3,237	16,669	19,906
22-57175.003-R-2	17-04-224-047-1003	3,846	19,802	23,648
22-57175.004-R-2	17-04-224-047-1004	3,871	19,930	23,801
22-57175.005-R-2	17-04-224-047-1009	2,946	15,166	18,112
22-57175.006-R-2	17-04-224-047-1010	3,018	15,540	18,558
22-57175.007-R-2	17-04-224-047-1012	3,919	20,179	24,098
22-57175.008-R-2	17-04-224-047-1014	3,043	15,669	18,712
22-57175.009-R-2	17-04-224-047-1015	2,994	15,415	18,409
22-57175.010-R-2	17-04-224-047-1016	2,848	14,664	17,512
22-57175.011-R-2	17-04-224-047-1017	2,994	15,415	18,409
22-57175.012-R-2	17-04-224-047-1018	3,722	19,164	22,886
22-57175.013-R-2	17-04-224-047-1020	3,092	15,918	19,010
22-57175.014-R-2	17-04-224-047-1021	3,237	16,669	19,906
22-57175.015-R-2	17-04-224-047-1022	3,043	15,669	18,712
22-57175.016-R-2	17-04-224-047-1023	3,262	16,794	20,056
22-57175.017-R-2	17-04-224-047-1024	3,968	20,433	24,401
22-57175.018-R-2	17-04-224-047-1026	3,092	15,918	19,010
22-57175.019-R-2	17-04-224-047-1027	3,092	15,918	19,010
22-57175.020-R-2	17-04-224-047-1028	3,018	15,540	18,558
22-57175.021-R-2	17-04-224-047-1030	3,933	20,249	24,182

22-57175.022-R-2	17-04-224-047-1031	3,116	16,043	19,159
22-57175.023-R-2	17-04-224-047-1032	3,043	15,669	18,712
22-57175.024-R-2	17-04-224-047-1034	3,141	16,171	19,312
22-57175.025-R-2	17-04-224-047-1035	3,944	20,304	24,248
22-57175.026-R-2	17-04-224-047-1036	4,065	20,931	24,996
22-57175.027-R-2	17-04-224-047-1037	3,092	15,918	19,010
22-57175.028-R-2	17-04-224-047-1038	2,896	14,914	17,810
22-57175.029-R-2	17-04-224-047-1039	2,896	14,914	17,810
22-57175.030-R-2	17-04-224-047-1041	3,822	19,678	23,500
22-57175.031-R-2	17-04-224-047-1042	4,017	20,682	24,699
22-57175.032-R-2	17-04-224-047-1044	3,067	15,793	18,860
22-57175.033-R-2	17-04-224-047-1045	3,092	15,918	19,010
22-57175.034-R-2	17-04-224-047-1046	3,384	17,424	20,808
22-57175.035-R-2	17-04-224-047-1048	4,066	20,934	25,000
22-57175.036-R-2	17-04-224-047-1050	2,921	15,042	17,963
22-57175.037-R-2	17-04-224-047-1051	2,921	15,042	17,963
22-57175.038-R-2	17-04-224-047-1052	3,067	15,793	18,860
22-57175.039-R-2	17-04-224-047-1053	3,919	20,179	24,098
22-57175.040-R-2	17-04-224-047-1054	3,993	20,557	24,550
22-57175.041-R-2	17-04-224-047-1055	3,165	16,295	19,460
22-57175.042-R-2	17-04-224-047-1057	3,554	18,299	21,853
22-57175.043-R-2	17-04-224-047-1058	3,287	16,922	20,209
22-57175.044-R-2	17-04-224-047-1059	4,114	21,184	25,298
22-57175.045-R-2	17-04-224-047-1060	4,114	21,184	25,298
22-57175.046-R-2	17-04-224-047-1063	2,946	15,166	18,112
22-57175.047-R-2	17-04-224-047-1064	7,109	36,601	43,710
22-57175.048-R-2	17-04-224-047-1065	4,114	21,184	25,298
22-57175.049-R-2	17-04-224-047-1066	3,189	16,421	19,610
22-57175.050-R-2	17-04-224-047-1067	3,116	16,043	19,159
22-57175.051-R-2	17-04-224-047-1069	3,432	17,673	21,105
22-57175.052-R-2	17-04-224-047-1070	4,089	21,055	25,144
22-57175.053-R-2	17-04-224-047-1071	3,944	20,304	24,248
22-57175.054-R-2	17-04-224-047-1073	3,116	16,043	19,159
22-57175.055-R-2	17-04-224-047-1078	3,287	16,922	20,209
22-57175.056-R-2	17-04-224-047-1079	3,262	16,797	20,059
22-57175.057-R-2	17-04-224-047-1081	4,212	21,686	25,898
22-57175.058-R-2	17-04-224-047-1082	4,139	21,308	25,447
22-57175.059-R-2	17-04-224-047-1084	3,140	16,167	19,307
22-57175.060-R-2	17-04-224-047-1085	2,994	15,415	18,409
22-57175.061-R-2	17-04-224-047-1086	3,141	16,171	19,312
22-57175.062-R-2	17-04-224-047-1088	4,212	21,686	25,898
22-57175.063-R-2	17-04-224-047-1090	3,335	17,170	20,505
22-57175.064-R-2	17-04-224-047-1091	3,383	17,420	20,803
22-57175.065-R-2	17-04-224-047-1093	3,067	15,793	18,860
22-57175.066-R-2	17-04-224-047-1096	4,358	22,437	26,795
22-57175.067-R-2	17-04-224-047-1097	3,578	18,425	22,003

22-57175.068-R-2	17-04-224-047-1098	3,383	17,420	20,803
22-57175.069-R-2	17-04-224-047-1099	2,946	15,166	18,112
22-57175.070-R-2	17-04-224-047-1100	3,286	16,918	20,204
22-57175.071-R-2	17-04-224-047-1101	3,724	19,176	22,900
22-57175.072-R-2	17-04-224-047-1102	3,871	19,930	23,801
22-57175.073-R-2	17-04-224-047-1103	3,067	15,793	18,860
22-57175.074-R-2	17-04-224-047-1104	2,921	15,042	17,963
22-57175.075-R-2	17-04-224-047-1105	2,921	15,042	17,963
22-57175.076-R-2	17-04-224-047-1106	6,987	35,973	42,960
22-57175.077-R-2	17-04-224-047-1108	3,043	15,669	18,712
22-57175.078-R-2	17-04-224-047-1109	3,383	17,420	20,803
22-57175.079-R-2	17-04-224-047-1110	3,092	15,918	19,010
22-57175.080-R-2	17-04-224-047-1111	3,906	20,111	24,017
22-57175.081-R-2	17-04-224-047-1112	3,700	19,050	22,750
22-57175.082-R-2	17-04-224-047-1114	2,946	15,166	18,112
22-57175.083-R-2	17-04-224-047-1115	2,946	15,166	18,112
22-57175.084-R-2	17-04-224-047-1116	3,311	17,047	20,358
22-57175.085-R-2	17-04-224-047-1117	3,846	19,802	23,648
22-57175.086-R-2	17-04-224-047-1118	3,919	20,179	24,098
22-57175.087-R-2	17-04-224-047-1119	3,092	15,918	19,010
22-57175.088-R-2	17-04-224-047-1120	3,018	15,540	18,558
22-57175.089-R-2	17-04-224-047-1121	3,043	15,669	18,712
22-57175.090-R-2	17-04-224-047-1123	3,933	20,249	24,182
22-57175.091-R-2	17-04-224-047-1125	3,116	16,043	19,159
22-57175.092-R-2	17-04-224-047-1126	3,189	16,421	19,610
22-57175.093-R-2	17-04-224-047-1127	3,189	16,421	19,610
22-57175.094-R-2	17-04-224-047-1128	3,116	16,043	19,159
22-57175.095-R-2	17-04-224-047-1129	3,968	20,433	24,401
22-57175.096-R-2	17-04-224-047-1130	3,895	20,056	23,951
22-57175.097-R-2	17-04-224-047-1131	3,116	16,043	19,159
22-57175.098-R-2	17-04-224-047-1132	3,043	15,669	18,712
22-57175.099-R-2	17-04-224-047-1133	3,067	15,793	18,860
22-57175.100-R-2	17-04-224-047-1134	3,141	16,171	19,312
22-57175.101-R-2	17-04-224-047-1136	4,017	20,682	24,699
22-57175.102-R-2	17-04-224-047-1137	3,287	16,922	20,209
22-57175.103-R-2	17-04-224-047-1138	2,994	15,415	18,409
22-57175.104-R-2	17-04-224-047-1139	2,994	15,415	18,409
22-57175.105-R-2	17-04-224-047-1141	3,798	19,553	23,351
22-57175.106-R-2	17-04-224-047-1142	3,238	16,673	19,911
22-57175.107-R-2	17-04-224-047-1143	3,067	15,793	18,860
22-57175.108-R-2	17-04-224-047-1144	3,092	15,918	19,010
22-57175.109-R-2	17-04-224-047-1145	3,311	17,047	20,358
22-57175.110-R-2	17-04-224-047-1146	4,114	21,184	25,298
22-57175.111-R-2	17-04-224-047-1148	3,165	16,295	19,460
22-57175.112-R-2	17-04-224-047-1150	3,018	15,540	18,558
22-57175.113-R-2	17-04-224-047-1151	3,384	17,424	20,808

22-57175.114-R-2	17-04-224-047-1152	4,066	20,934	25,000
22-57175.115-R-2	17-04-224-047-1153	4,066	20,934	25,000
22-57175.116-R-2	17-04-224-047-1154	3,165	16,295	19,460
22-57175.117-R-2	17-04-224-047-1155	3,092	15,918	19,010
22-57175.118-R-2	17-04-224-047-1156	3,335	17,170	20,505
22-57175.119-R-2	17-04-224-047-1159	4,114	21,184	25,298
22-57175.120-R-2	17-04-224-047-1160	3,359	17,296	20,655
22-57175.121-R-2	17-04-224-047-1162	3,043	15,669	18,712
22-57175.122-R-2	17-04-224-047-1163	7,328	37,728	45,056
22-57175.123-R-2	17-04-224-047-1167	3,213	16,544	19,757
22-57175.124-R-2	17-04-224-047-1168	3,944	20,304	24,248
22-57175.125-R-2	17-04-224-047-1169	4,211	21,682	25,893
22-57175.126-R-2	17-04-224-047-1170	3,213	16,544	19,757
22-57175.127-R-2	17-04-224-047-1171	3,067	15,793	18,860
22-57175.128-R-2	17-04-224-047-1172	3,067	15,793	18,860
22-57175.129-R-2	17-04-224-047-1173	3,432	17,673	21,105
22-57175.130-R-2	17-04-224-047-1174	4,163	21,433	25,596
22-57175.131-R-2	17-04-224-047-1175	4,163	21,433	25,596
22-57175.132-R-2	17-04-224-047-1176	3,432	17,673	21,105
22-57175.133-R-2	17-04-224-047-1178	3,165	16,295	19,460
22-57175.134-R-2	17-04-224-047-1179	3,237	16,669	19,906
22-57175.135-R-2	17-04-224-047-1180	2,191	11,282	13,473
22-57175.136-R-2	17-04-224-047-1182	3,237	16,669	19,906
22-57175.137-R-2	17-04-224-047-1184	3,262	16,794	20,056
22-57175.138-R-2	17-04-224-047-1185	3,383	17,420	20,803
22-57175.139-R-2	17-04-224-047-1187	4,212	21,686	25,898
22-57175.140-R-2	17-04-224-047-1188	3,457	17,798	21,255
22-57175.141-R-2	17-04-224-047-1189	3,335	17,170	20,505
22-57175.142-R-2	17-04-224-047-1190	3,237	16,669	19,906
22-57175.143-R-2	17-04-224-047-1191	3,165	16,295	19,460
22-57175.144-R-2	17-04-224-047-1194	4,406	22,685	27,091
22-57175.145-R-2	17-04-224-047-1196	3,457	17,798	21,255
22-57175.146-R-2	17-04-224-047-1197	3,237	16,669	19,906
22-57175.147-R-2	17-04-224-047-1203	3,092	15,918	19,010
22-57175.148-R-2	17-04-224-047-1204	3,237	16,669	19,906
22-57175.149-R-2	17-04-224-047-1205	3,141	16,171	19,312
22-57175.150-R-2	17-04-224-047-1206	2,970	15,292	18,262
22-57175.151-R-2	17-04-224-047-1207	3,165	16,295	19,460
22-57175.152-R-2	17-04-224-047-1209	3,092	15,918	19,010
22-57175.153-R-2	17-04-224-047-1210	3,481	17,925	21,406
22-57175.154-R-2	17-04-224-047-1211	3,116	16,043	19,159
22-57175.155-R-2	17-04-224-047-1212	4,163	21,433	25,596
22-57175.156-R-2	17-04-224-047-1213	4,212	21,686	25,898
22-57175.157-R-2	17-04-224-047-1214	3,141	16,171	19,312
22-57175.158-R-2	17-04-224-047-1218	4,114	21,184	25,298
22-57175.159-R-2	17-04-224-047-1219	6,914	35,595	42,509

22-57175.160-R-2	17-04-224-047-1220	3,043	15,669	18,712
22-57175.161-R-2	17-04-224-047-1223	3,116	16,043	19,159
22-57175.162-R-2	17-04-224-047-1224	3,067	15,793	18,860
22-57175.163-R-2	17-04-224-047-1225	3,311	17,047	20,358
22-57175.164-R-2	17-04-224-047-1228	2,921	15,042	17,963
22-57175.165-R-2	17-04-224-047-1230	3,237	16,669	19,906
22-57175.166-R-2	17-04-224-047-1232	3,141	16,171	19,312
22-57175.167-R-2	17-04-224-047-1233	3,055	15,731	18,786
22-57175.168-R-2	17-04-224-047-1235	3,311	17,047	20,358
22-57175.169-R-2	17-04-224-047-1237	3,189	16,421	19,610
22-57175.170-R-2	17-04-224-047-1239	7,767	39,985	47,752
22-57175.171-R-2	17-04-224-047-1240	3,164	16,291	19,455
22-57175.172-R-2	17-04-224-047-1241	2,946	15,166	18,112
22-57175.173-R-2	17-04-224-047-1244	3,749	19,300	23,049
22-57175.174-R-2	17-04-224-047-1245	3,797	19,550	23,347
22-57175.175-R-2	17-04-224-047-1246	3,020	15,547	18,567
22-57175.176-R-2	17-04-224-047-1247	3,968	20,429	24,397
22-57175.177-R-2	17-04-224-047-1248	3,993	20,557	24,550
22-57175.178-R-2	17-04-224-047-1249	7,352	37,849	45,201
22-57175.179-R-2	17-04-224-047-1250	4,309	22,184	26,493
22-57175.180-R-2	17-04-224-047-1254	3,847	19,806	23,653
22-57175.181-R-2	17-04-224-047-1255	3,092	15,918	19,010
22-57175.182-R-2	17-04-224-047-1259	4,163	21,433	25,596
22-57175.183-R-2	17-04-224-047-1260	2,994	15,415	18,409
22-57175.184-R-2	17-04-224-047-1261	3,749	19,304	23,053
22-57175.185-R-2	17-04-224-047-1263	3,237	16,669	19,906
22-57175.186-R-2	17-04-224-047-1264	7,377	37,981	45,358
22-57175.187-R-2	17-04-224-047-1265	3,360	17,299	20,659
22-57175.188-R-2	17-04-224-047-1267	3,749	19,304	23,053
22-57175.189-R-2	17-04-224-047-1268	6,818	35,102	41,920
22-57175.190-R-2	17-04-224-047-1270	5,014	25,815	30,829
22-57175.191-R-2	17-04-224-047-1271	3,700	19,050	22,750
22-57175.192-R-2	17-04-224-047-1273	3,092	15,918	19,010
22-57175.193-R-2	17-04-224-047-1274	3,116	16,043	19,159
22-57175.194-R-2	17-04-224-047-1275	4,966	25,566	30,532
22-57175.195-R-2	17-04-224-047-1276	3,700	19,050	22,750
22-57175.196-R-2	17-04-224-047-1278	3,452	17,623	21,075
22-57175.197-R-2	17-04-224-047-1279	5,130	26,193	31,323
22-57175.198-R-2	17-04-224-047-1281	3,388	17,297	20,685
22-57175.199-R-2	17-04-224-047-1282	5,131	26,197	31,328

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 15, 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
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Springfield, IL 62706-4001

APPELLANT

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