



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

APPELLANT: The Ambassador Condominium Homeowners Association
DOCKET NO.: 22-57370.001-R-3 through 22-57370.036-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are The Ambassador Condominium Homeowners 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
22-57370.001-R-3	17-04-218-051-1001	15555	217671	233226
22-57370.002-R-3	17-04-218-051-1002	18335	256571	274906
22-57370.003-R-3	17-04-218-051-1003	9514	133147	142661
22-57370.004-R-3	17-04-218-051-1004	10370	145116	155486
22-57370.005-R-3	17-04-218-051-1005	10263	143620	153883
22-57370.006-R-3	17-04-218-051-1006	7430	103975	111405
22-57370.007-R-3	17-04-218-051-1007	10049	140628	150677
22-57370.008-R-3	17-04-218-051-1008	11279	157832	169111
22-57370.009-R-3	17-04-218-051-1009	10477	146612	157089
22-57370.010-R-3	17-04-218-051-1010	6414	89762	96176
22-57370.011-R-3	17-04-218-051-1011	10156	142124	152280
22-57370.012-R-3	17-04-218-051-1012	12348	172792	185140
22-57370.013-R-3	17-04-218-051-1013	10637	148856	159493
22-57370.014-R-3	17-04-218-051-1014	6842	95746	102588
22-57370.015-R-3	17-04-218-051-1015	10904	152595	163499
22-57370.016-R-3	17-04-218-051-1016	12401	173541	185942
22-57370.017-R-3	17-04-218-051-1017	10958	153344	164302
22-57370.018-R-3	17-04-218-051-1018	7269	101730	108999
22-57370.019-R-3	17-04-218-051-1019	11118	155588	166706
22-57370.020-R-3	17-04-218-051-1021	8873	124171	133044
22-57370.021-R-3	17-04-218-051-1022	8820	123423	132243

22-57370.022-R-3	17-04-218-051-1023	17533	245351	262884
22-57370.023-R-3	17-04-218-051-1024	10744	150352	161096
22-57370.024-R-3	17-04-218-051-1025	15074	210941	226015
22-57370.025-R-3	17-04-218-051-1026	17960	251334	269294
22-57370.026-R-3	17-04-218-051-1027	11225	157084	168309
22-57370.027-R-3	17-04-218-051-1028	15608	218422	234030
22-57370.028-R-3	17-04-218-051-1029	18281	255822	274103
22-57370.029-R-3	17-04-218-051-1031	16036	224405	240441
22-57370.030-R-3	17-04-218-051-1032	18495	258814	277309
22-57370.031-R-3	17-04-218-051-1033	12134	169800	181934
22-57370.032-R-3	17-04-218-051-1034	16143	225901	242044
22-57370.033-R-3	17-04-218-051-1035	18708	261808	280516
22-57370.034-R-3	17-04-218-051-1036	26353	368773	395126
22-57370.035-R-3	17-04-218-051-1037	34959	489205	524164
22-57370.036-R-3	17-04-218-051-1038	31538	441332	472870

Subject only to the State multiplier as applicable.

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: October 21, 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
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APPELLANT

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COUNTY

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