FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: The Hanover Condominium Association
DOCKET NO.:   22-57574.001-R-3 through 22-57574.165-R-3
PARCEL NO.:   See Below

The parties of record before the Property Tax Appeal Board are The Hanover Condominium Association, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; the Cook County Board of Review; the Chicago BOE intervenor, by attorney Ares G. Dalianis of Franczek P.C. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-57574.001-R-3	17-04-224-043-1001	2,640	15,783	$18,423
22-57574.002-R-3	17-04-224-043-1002	1,214	7,030	$8,244
22-57574.003-R-3	17-04-224-043-1003	1,214	7,030	$8,244
22-57574.004-R-3	17-04-224-043-1004	1,214	7,030	$8,244
22-57574.005-R-3	17-04-224-043-1005	1,214	7,030	$8,244
22-57574.006-R-3	17-04-224-043-1006	3,452	20,796	$24,248
22-57574.007-R-3	17-04-224-043-1007	1,896	10,712	$12,608
22-57574.008-R-3	17-04-224-043-1008	1,881	10,728	$12,609
22-57574.009-R-3	17-04-224-043-1009	1,881	10,728	$12,609
22-57574.010-R-3	17-04-224-043-1012	3,520	20,728	$24,248
22-57574.011-R-3	17-04-224-043-1013	2,769	16,629	$19,398
22-57574.012-R-3	17-04-224-043-1014	3,452	20,796	$24,248
22-57574.013-R-3	17-04-224-043-1015	1,896	10,712	$12,608
22-57574.014-R-3	17-04-224-043-1016	1,881	10,728	$12,609
22-57574.015-R-3	17-04-224-043-1017	1,881	10,728	$12,609
22-57574.016-R-3	17-04-224-043-1018	1,896	10,712	$12,608
22-57574.017-R-3	17-04-224-043-1019	3,475	20,773	$24,248
22-57574.018-R-3	17-04-224-043-1020	3,460	20,788	$24,248
22-57574.019-R-3	17-04-224-043-1021	1,912	11,667	$13,579
22-57574.020-R-3	17-04-224-043-1022	1,912	11,667	$13,579

22-57574.021-R-3	17-04-224-043-1023	2,655	15,773	$18,428
22-57574.022-R-3	17-04-224-043-1024	3,505	20,743	$24,248
22-57574.023-R-3	17-04-224-043-1025	3,467	20,781	$24,248
22-57574.024-R-3	17-04-224-043-1026	1,912	11,667	$13,579
22-57574.025-R-3	17-04-224-043-1027	1,896	10,712	$12,608
22-57574.026-R-3	17-04-224-043-1028	1,896	10,712	$12,608
22-57574.027-R-3	17-04-224-043-1029	1,912	11,667	$13,579
22-57574.028-R-3	17-04-224-043-1030	3,490	20,758	$24,248
22-57574.029-R-3	17-04-224-043-1031	2,731	16,667	$19,398
22-57574.030-R-3	17-04-224-043-1032	2,670	15,758	$18,428
22-57574.031-R-3	17-04-224-043-1033	1,927	11,652	$13,579
22-57574.032-R-3	17-04-224-043-1034	2,670	15,758	$18,428
22-57574.033-R-3	17-04-224-043-1035	3,520	20,728	$24,248
22-57574.034-R-3	17-04-224-043-1036	3,482	20,766	$24,248
22-57574.035-R-3	17-04-224-043-1037	1,927	11,652	$13,579
22-57574.036-R-3	17-04-224-043-1038	1,912	11,667	$13,579
22-57574.037-R-3	17-04-224-043-1039	1,912	11,667	$13,579
22-57574.038-R-3	17-04-224-043-1040	1,927	11,652	$13,579
22-57574.039-R-3	17-04-224-043-1041	3,505	20,743	$24,248
22-57574.040-R-3	17-04-224-043-1043	1,942	11,637	$13,579
22-57574.041-R-3	17-04-224-043-1044	1,942	11,637	$13,579
22-57574.042-R-3	17-04-224-043-1045	2,686	15,742	$18,428
22-57574.043-R-3	17-04-224-043-1046	3,536	21,682	$25,218
22-57574.044-R-3	17-04-224-043-1047	3,498	20,750	$24,248
22-57574.045-R-3	17-04-224-043-1048	1,942	11,637	$13,579
22-57574.046-R-3	17-04-224-043-1049	1,927	11,652	$13,579
22-57574.047-R-3	17-04-224-043-1050	1,927	11,652	$13,579
22-57574.048-R-3	17-04-224-043-1051	2,701	15,727	$18,428
22-57574.049-R-3	17-04-224-043-1052	2,762	16,636	$19,398
22-57574.050-R-3	17-04-224-043-1053	3,505	20,743	$24,248
22-57574.051-R-3	17-04-224-043-1054	1,957	11,622	$13,579
22-57574.052-R-3	17-04-224-043-1055	1,957	11,622	$13,579
22-57574.053-R-3	17-04-224-043-1056	2,701	15,727	$18,428
22-57574.054-R-3	17-04-224-043-1057	3,551	21,667	$25,218
22-57574.055-R-3	17-04-224-043-1058	2,777	16,621	$19,398
22-57574.056-R-3	17-04-224-043-1059	2,716	15,712	$18,428
22-57574.057-R-3	17-04-224-043-1060	1,942	11,637	$13,579
22-57574.058-R-3	17-04-224-043-1061	19,42	11,637	$13,579
22-57574.059-R-3	17-04-224-043-1062	1,957	11,622	$13,579
22-57574.060-R-3	17-04-224-043-1063	3,536	21,682	$25,218
22-57574.061-R-3	17-04-224-043-1064	3,520	20,728	$24,248
22-57574.062-R-3	17-04-224-043-1065	1,972	11,607	$13,579
22-57574.063-R-3	17-04-224-043-1066	1,972	11,607	$13,579
22-57574.064-R-3	17-04-224-043-1067	2,716	15,712	$18,428
22-57574.065-R-3	17-04-224-043-1068	3,566	21,652	$25,218
22-57574.066-R-3	17-04-224-043-1069	3,528	20,720	$24,248

22-57574.067-R-3	17-04-224-043-1070	1,972	11,607	$13,579
22-57574.068-R-3	17-04-224-043-1071	1,957	11,622	$13,579
22-57574.069-R-3	17-04-224-043-1072	1,957	11,622	$13,579
22-57574.070-R-3	17-04-224-043-1073	1,972	11,607	$13,579
22-57574.071-R-3	17-04-224-043-1074	3,551	21,667	$25,218
22-57574.072-R-3	17-04-224-043-1075	3,536	21,682	$25,218
22-57574.073-R-3	17-04-224-043-1076	1,987	11,591	$13,578
22-57574.074-R-3	17-04-224-043-1077	1,987	11,591	$13,578
22-57574.075-R-3	17-04-224-043-1078	2,731	16,667	$19,398
22-57574.076-R-3	17-04-224-043-1079	3,581	21,637	$25,218
22-57574.077-R-3	17-04-224-043-1080	2,807	16,591	$19,398
22-57574.078-R-3	17-04-224-043-1081	2,746	16,652	$19,398
22-57574.079-R-3	17-04-224-043-1082	1,972	11,607	$13,579
22-57574.080-R-3	17-04-224-043-1083	1,972	11,607	$13,579
22-57574.081-R-3	17-04-224-043-1084	1,987	11,591	$13,578
22-57574.082-R-3	17-04-224-043-1087	2,003	11,576	$13,579
22-57574.083-R-3	17-04-224-043-1088	2,003	11,576	$13,579
22-57574.084-R-3	17-04-224-043-1089	2,746	16,652	$19,398
22-57574.085-R-3	17-04-224-043-1090	3,596	21,622	$25,218
22-57574.086-R-3	17-04-224-043-1091	3,558	21,660	$25,218
22-57574.087-R-3	17-04-224-043-1092	2,003	11,576	$13,579
22-57574.088-R-3	17-04-224-043-1093	1,987	11,591	$13,578
22-57574.089-R-3	17-04-224-043-1094	1,987	11,591	$13,578
22-57574.090-R-3	17-04-224-043-1095	2,003	11,576	$13,579
22-57574.091-R-3	17-04-224-043-1096	3,581	21,637	$25,218
22-57574.092-R-3	17-04-224-043-1097	3,566	21,652	$25,218
22-57574.093-R-3	17-04-224-043-1098	2,018	11,561	$13,579
22-57574.094-R-3	17-04-224-043-1099	2,018	11,561	$13,579
22-57574.095-R-3	17-04-224-043-1100	2,762	16,636	$19,398
22-57574.096-R-3	17-04-224-043-1101	3,611	21,607	$25,218
22-57574.097-R-3	17-04-224-043-1102	3,573	21,645	$25,218
22-57574.098-R-3	17-04-224-043-1103	2,018	11,561	$13,579
22-57574.099-R-3	17-04-224-043-1104	2,003	11,576	$13,579
22-57574.100-R-3	17-04-224-043-1105	2,003	11,576	$13,579
22-57574.101-R-3	17-04-224-043-1106	2,018	11,561	$13,579
22-57574.102-R-3	17-04-224-043-1107	3,596	21,622	$25,218
22-57574.103-R-3	17-04-224-043-1108	3,581	21,637	$25,218
22-57574.104-R-3	17-04-224-043-1109	2,033	11,546	$13,579
22-57574.105-R-3	17-04-224-043-1110	2,033	11,546	$13,579
22-57574.106-R-3	17-04-224-043-1111	2,777	16,621	$19,398
22-57574.107-R-3	17-04-224-043-1112	3,627	21,591	$25,218
22-57574.108-R-3	17-04-224-043-1113	2,853	16,545	$19,398
22-57574.109-R-3	17-04-224-043-1114	2,792	16,606	$19,398
22-57574.110-R-3	17-04-224-043-1115	2,018	11,561	$13,579
22-57574.111-R-3	17-04-224-043-1116	2,018	11,561	$13,579
22-57574.112-R-3	17-04-224-043-1117	2,033	11,546	$13,579

22-57574.113-R-3	17-04-224-043-1118	3,611	21,607	$25,218
22-57574.114-R-3	17-04-224-043-1119	3,596	21,622	$25,218
22-57574.115-R-3	17-04-224-043-1120	2,048	12,501	$14,549
22-57574.116-R-3	17-04-224-043-1121	2,048	12,501	$14,549
22-57574.117-R-3	17-04-224-043-1122	2,792	16,606	$19,398
22-57574.118-R-3	17-04-224-043-1123	3,642	21,576	$25,218
22-57574.119-R-3	17-04-224-043-1124	2,868	17,500	$20,368
22-57574.120-R-3	17-04-224-043-1125	2,807	16,591	$19,398
22-57574.121-R-3	17-04-224-043-1126	2,033	11,546	$13,579
22-57574.122-R-3	17-04-224-043-1127	2,033	11,546	$13,579
22-57574.123-R-3	17-04-224-043-1128	2,048	12,501	$14,549
22-57574.124-R-3	17-04-224-043-1129	3,627	21,591	$25,218
22-57574.125-R-3	17-04-224-043-1130	3,611	21,607	$25,218
22-57574.126-R-3	17-04-224-043-1131	2,063	12,486	$14,549
22-57574.127-R-3	17-04-224-043-1132	2,063	12,486	$14,549
22-57574.128-R-3	17-04-224-043-1133	2,807	16,591	$19,398
22-57574.129-R-3	17-04-224-043-1134	3,657	21,561	$25,218
22-57574.130-R-3	17-04-224-043-1135	3,619	21,599	$25,218
22-57574.131-R-3	17-04-224-043-1136	2,063	12,486	$14,549
22-57574.132-R-3	17-04-224-043-1137	2,048	12,501	$14,549
22-57574.133-R-3	17-04-224-043-1138	2,048	12,501	$14,549
22-57574.134-R-3	17-04-224-043-1139	2,063	12,486	$14,549
22-57574.135-R-3	17-04-224-043-1140	3,642	21,576	$25,218
22-57574.136-R-3	17-04-224-043-1141	3,627	21,591	$25,218
22-57574.137-R-3	17-04-224-043-1142	2,079	12,470	$14,549
22-57574.138-R-3	17-04-224-043-1143	2,079	12,470	$14,549
22-57574.139-R-3	17-04-224-043-1144	2,822	16,576	$19,398
22-57574.140-R-3	17-04-224-043-1145	3,672	22,516	$26,188
22-57574.141-R-3	17-04-224-043-1146	3,634	21,584	$25,218
22-57574.142-R-3	17-04-224-043-1147	2,079	12,470	$14,549
22-57574.143-R-3	17-04-224-043-1148	2,063	12,486	$14,549
22-57574.144-R-3	17-04-224-043-1149	2,063	12,486	$14,549
22-57574.145-R-3	17-04-224-043-1150	2,079	12,470	$14,549
22-57574.146-R-3	17-04-224-043-1151	3,657	21,561	$25,218
22-57574.147-R-3	17-04-224-043-1152	3,642	21,576	$25,218
22-57574.148-R-3	17-04-224-043-1153	2,094	12,455	$14,549
22-57574.149-R-3	17-04-224-043-1154	2,094	12,455	$14,549
22-57574.150-R-3	17-04-224-043-1155	2,837	16,561	$19,398
22-57574.151-R-3	17-04-224-043-1156	3,687	22,501	$26,188
22-57574.152-R-3	17-04-224-043-1157	3,793	22,394	$26,187
22-57574.153-R-3	17-04-224-043-1158	4,325	25,743	$30,068
22-57574.154-R-3	17-04-224-043-1159	3,414	20,834	$24,248
22-57574.155-R-3	17-04-224-043-1160	4,021	24,107	$28,128
22-57574.156-R-3	17-04-224-043-1161	4,021	24,107	$28,128
22-57574.157-R-3	17-04-224-043-1162	3,642	21,576	$25,218
22-57574.158-R-3	17-04-224-043-1163	3,035	18,303	$21,338

22-57574.159-R-3	17-04-224-043-1164	4,173	24,925	$29,098
22-57574.160-R-3	17-04-224-043-1165	4,780	29,168	$33,948
22-57574.161-R-3	17-04-224-043-1166	6,829	41,669	$48,498
22-57574.162-R-3	17-04-224-043-1167	6,070	36,608	$42,678
22-57574.163-R-3	17-04-224-043-1168	15,175	92,490	$107,665
22-57574.164-R-3	17-04-224-043-1169	5,372	32,456	$37,828
22-57574.165-R-3	17-04-224-043-1170	7,117	42,558	$49,675

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:

C E R T I F I C A T I O N

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: March 18, 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 <u>PETITION AND EVIDENCE</u> 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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Property Tax Appeal Board
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APPELLANT

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