



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

APPELLANT: 1611 North Hermitage Condo Association
DOCKET NO.: 22-59113.001-R-1 through 22-59113.046-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1611 North Hermitage Condo Association, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; and the Cook County Board of Review.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review. The appellant was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant responded to the Property Tax Appeal Board by the established deadline accepting the proposed assessment.

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 board of review 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
22-59113.001-R-1	14-31-429-062-1001	4,778	72,208	\$76,986
22-59113.002-R-1	14-31-429-062-1002	4,448	67,220	\$71,668
22-59113.003-R-1	14-31-429-062-1003	4,448	67,220	\$71,668
22-59113.004-R-1	14-31-429-062-1004	4,448	67,220	\$71,668
22-59113.005-R-1	14-31-429-062-1005	4,448	67,220	\$71,668
22-59113.006-R-1	14-31-429-062-1006	4,613	69,714	\$74,327
22-59113.007-R-1	14-31-429-062-1007	4,382	66,221	\$70,603
22-59113.008-R-1	14-31-429-062-1008	4,283	64,726	\$69,009
22-59113.009-R-1	14-31-429-062-1009	4,283	64,726	\$69,009
22-59113.010-R-1	14-31-429-062-1010	4,283	64,726	\$69,009
22-59113.011-R-1	14-31-429-062-1011	4,283	64,726	\$69,009
22-59113.012-R-1	14-31-429-062-1012	4,283	64,726	\$69,009
22-59113.013-R-1	14-31-429-062-1013	5,009	75,700	\$80,709
22-59113.014-R-1	14-31-429-062-1014	4,844	73,206	\$78,050
22-59113.015-R-1	14-31-429-062-1015	4,844	73,206	\$78,050
22-59113.016-R-1	14-31-429-062-1016	5,109	77,195	\$82,304
22-59113.017-R-1	14-31-429-062-1017	5,934	89,666	\$95,600

22-59113.018-R-1	14-31-429-062-1018	132	1,994	\$2,126
22-59113.019-R-1	14-31-429-062-1019	132	1,994	\$2,126
22-59113.020-R-1	14-31-429-062-1020	132	1,994	\$2,126
22-59113.021-R-1	14-31-429-062-1021	132	1,994	\$2,126
22-59113.022-R-1	14-31-429-062-1022	132	1,994	\$2,126
22-59113.023-R-1	14-31-429-062-1023	132	1,994	\$2,126
22-59113.024-R-1	14-31-429-062-1024	132	1,994	\$2,126
22-59113.025-R-1	14-31-429-062-1025	132	1,994	\$2,126
22-59113.026-R-1	14-31-429-062-1026	132	1,994	\$2,126
22-59113.027-R-1	14-31-429-062-1027	132	1,994	\$2,126
22-59113.028-R-1	14-31-429-062-1028	132	1,994	\$2,126
22-59113.029-R-1	14-31-429-062-1029	132	1,994	\$2,126
22-59113.030-R-1	14-31-429-062-1030	132	1,994	\$2,126
22-59113.031-R-1	14-31-429-062-1031	132	1,994	\$2,126
22-59113.032-R-1	14-31-429-062-1032	132	1,994	\$2,126
22-59113.033-R-1	14-31-429-062-1033	132	1,994	\$2,126
22-59113.034-R-1	14-31-429-062-1034	132	1,994	\$2,126
22-59113.035-R-1	14-31-429-062-1035	132	1,994	\$2,126
22-59113.036-R-1	14-31-429-062-1036	132	1,994	\$2,126
22-59113.037-R-1	14-31-429-062-1037	132	1,994	\$2,126
22-59113.038-R-1	14-31-429-062-1038	132	1,994	\$2,126
22-59113.039-R-1	14-31-429-062-1039	132	1,994	\$2,126
22-59113.040-R-1	14-31-429-062-1040	132	1,994	\$2,126
22-59113.041-R-1	14-31-429-062-1041	132	1,994	\$2,126
22-59113.042-R-1	14-31-429-062-1042	132	1,994	\$2,126
22-59113.043-R-1	14-31-429-062-1043	132	1,994	\$2,126
22-59113.044-R-1	14-31-429-062-1044	132	1,994	\$2,126
22-59113.045-R-1	14-31-429-062-1045	132	1,994	\$2,126
22-59113.046-R-1	14-31-429-062-1046	132	1,994	\$2,126

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:

March 17, 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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COUNTY

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