



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

APPELLANT: 1611 North Hermitage Condominium Assn  
DOCKET NO.: 23-42098.001-R-2 through 23-42098.046-R-2  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 1611 North Hermitage Condominium Assn, 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
23-42098.001-R-2	14-31-429-062-1001	4778	72208	76986
23-42098.002-R-2	14-31-429-062-1002	4448	67220	71668
23-42098.003-R-2	14-31-429-062-1003	4448	67220	71668
23-42098.004-R-2	14-31-429-062-1004	4448	67220	71668
23-42098.005-R-2	14-31-429-062-1005	4448	67220	71668
23-42098.006-R-2	14-31-429-062-1006	4613	69714	74327
23-42098.007-R-2	14-31-429-062-1007	4382	66221	70603
23-42098.008-R-2	14-31-429-062-1008	4283	64726	69009
23-42098.009-R-2	14-31-429-062-1009	4283	64726	69009
23-42098.010-R-2	14-31-429-062-1010	4283	64726	69009
23-42098.011-R-2	14-31-429-062-1011	4283	64726	69009
23-42098.012-R-2	14-31-429-062-1012	4283	64726	69009
23-42098.013-R-2	14-31-429-062-1013	5009	75700	80709
23-42098.014-R-2	14-31-429-062-1014	4844	73206	78050
23-42098.015-R-2	14-31-429-062-1015	4844	73206	78050
23-42098.016-R-2	14-31-429-062-1016	5109	77195	82304
23-42098.017-R-2	14-31-429-062-1017	5934	89666	95600
23-42098.018-R-2	14-31-429-062-1018	132	1994	2126
23-42098.019-R-2	14-31-429-062-1019	132	1994	2126
23-42098.020-R-2	14-31-429-062-1020	132	1994	2126
23-42098.021-R-2	14-31-429-062-1021	132	1994	2126

23-42098.022-R-2	14-31-429-062-1022	132	1994	2126
23-42098.023-R-2	14-31-429-062-1023	132	1994	2126
23-42098.024-R-2	14-31-429-062-1024	132	1994	2126
23-42098.025-R-2	14-31-429-062-1025	132	1994	2126
23-42098.026-R-2	14-31-429-062-1026	132	1994	2126
23-42098.027-R-2	14-31-429-062-1027	132	1994	2126
23-42098.028-R-2	14-31-429-062-1028	132	1994	2126
23-42098.029-R-2	14-31-429-062-1029	132	1994	2126
23-42098.030-R-2	14-31-429-062-1030	132	1994	2126
23-42098.031-R-2	14-31-429-062-1031	132	1994	2126
23-42098.032-R-2	14-31-429-062-1032	132	1994	2126
23-42098.033-R-2	14-31-429-062-1033	132	1994	2126
23-42098.034-R-2	14-31-429-062-1034	132	1994	2126
23-42098.035-R-2	14-31-429-062-1035	132	1994	2126
23-42098.036-R-2	14-31-429-062-1036	132	1994	2126
23-42098.037-R-2	14-31-429-062-1037	132	1994	2126
23-42098.038-R-2	14-31-429-062-1038	132	1994	2126
23-42098.039-R-2	14-31-429-062-1039	132	1994	2126
23-42098.040-R-2	14-31-429-062-1040	132	1994	2126
23-42098.041-R-2	14-31-429-062-1041	132	1994	2126
23-42098.042-R-2	14-31-429-062-1042	132	1994	2126
23-42098.043-R-2	14-31-429-062-1043	132	1994	2126
23-42098.044-R-2	14-31-429-062-1044	132	1994	2126
23-42098.045-R-2	14-31-429-062-1045	132	1994	2126
23-42098.046-R-2	14-31-429-062-1046	132	1994	2126

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: \_\_\_\_\_

April 15, 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

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COUNTY

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