



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

APPELLANT: Eagle Point of Niles Condo Assn II
DOCKET NO.: 23-56006.001-R-1 through 23-56006.068-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Eagle Point of Niles Condo Assn II, 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
23-56006.001-R-1	10-31-213-069-1001	354	19,992	\$20,346
23-56006.002-R-1	10-31-213-069-1002	447	25,245	\$25,692
23-56006.003-R-1	10-31-213-069-1003	428	24,193	\$24,621
23-56006.004-R-1	10-31-213-069-1004	423	23,898	\$24,321
23-56006.005-R-1	10-31-213-069-1005	625	35,263	\$35,888
23-56006.006-R-1	10-31-213-069-1006	530	29,925	\$30,455
23-56006.007-R-1	10-31-213-069-1007	320	18,067	\$18,387
23-56006.008-R-1	10-31-213-069-1008	392	22,140	\$22,532
23-56006.009-R-1	10-31-213-069-1009	359	20,301	\$20,660
23-56006.010-R-1	10-31-213-069-1010	406	22,929	\$23,335
23-56006.011-R-1	10-31-213-069-1011	280	15,833	\$16,113
23-56006.012-R-1	10-31-213-069-1012	430	24,292	\$24,722
23-56006.013-R-1	10-31-213-069-1013	382	21,565	\$21,947
23-56006.014-R-1	10-31-213-069-1014	435	24,571	\$25,006
23-56006.015-R-1	10-31-213-069-1015	428	24,193	\$24,621
23-56006.016-R-1	10-31-213-069-1016	630	35,559	\$36,189
23-56006.017-R-1	10-31-213-069-1017	533	30,106	\$30,639
23-56006.018-R-1	10-31-213-069-1018	323	18,264	\$18,587
23-56006.019-R-1	10-31-213-069-1019	394	22,239	\$22,633
23-56006.020-R-1	10-31-213-069-1020	361	20,399	\$20,760
23-56006.021-R-1	10-31-213-069-1021	408	23,027	\$23,435

23-56006.022-R-1	10-31-213-069-1022	284	16,030	\$16,314
23-56006.023-R-1	10-31-213-069-1023	435	24,571	\$25,006
23-56006.024-R-1	10-31-213-069-1024	401	22,633	\$23,034
23-56006.025-R-1	10-31-213-069-1025	439	24,768	\$25,207
23-56006.026-R-1	10-31-213-069-1026	433	24,473	\$24,906
23-56006.027-R-1	10-31-213-069-1027	633	35,740	\$36,373
23-56006.028-R-1	10-31-213-069-1028	538	30,402	\$30,940
23-56006.029-R-1	10-31-213-069-1029	327	18,461	\$18,788
23-56006.030-R-1	10-31-213-069-1030	395	22,337	\$22,732
23-56006.031-R-1	10-31-213-069-1031	368	20,793	\$21,161
23-56006.032-R-1	10-31-213-069-1032	411	23,208	\$23,619
23-56006.033-R-1	10-31-213-069-1033	287	16,228	\$16,515
23-56006.034-R-1	10-31-213-069-1034	439	24,768	\$25,207
23-56006.035-R-1	10-31-213-069-1035	407	22,977	\$23,384
23-56006.036-R-1	10-31-213-069-1036	442	24,965	\$25,407
23-56006.037-R-1	10-31-213-069-1037	437	24,670	\$25,107
23-56006.038-R-1	10-31-213-069-1038	636	35,937	\$36,573
23-56006.039-R-1	10-31-213-069-1039	544	30,697	\$31,241
23-56006.040-R-1	10-31-213-069-1040	328	18,560	\$18,888
23-56006.041-R-1	10-31-213-069-1041	401	22,633	\$23,034
23-56006.042-R-1	10-31-213-069-1042	373	21,073	\$21,446
23-56006.043-R-1	10-31-213-069-1043	416	23,504	\$23,920
23-56006.044-R-1	10-31-213-069-1044	290	16,407	\$16,697
23-56006.045-R-1	10-31-213-069-1045	442	24,965	\$25,407
23-56006.046-R-1	10-31-213-069-1046	408	23,027	\$23,435
23-56006.047-R-1	10-31-213-069-1047	447	25,245	\$25,692
23-56006.048-R-1	10-31-213-069-1048	442	24,965	\$25,407
23-56006.049-R-1	10-31-213-069-1049	642	36,232	\$36,874
23-56006.050-R-1	10-31-213-069-1050	549	30,993	\$31,542
23-56006.051-R-1	10-31-213-069-1051	333	18,839	\$19,172
23-56006.052-R-1	10-31-213-069-1052	409	23,126	\$23,535
23-56006.053-R-1	10-31-213-069-1053	378	21,368	\$21,746
23-56006.054-R-1	10-31-213-069-1054	425	23,996	\$24,421
23-56006.055-R-1	10-31-213-069-1055	296	16,703	\$16,999
23-56006.056-R-1	10-31-213-069-1056	447	25,245	\$25,692
23-56006.057-R-1	10-31-213-069-1057	413	23,306	\$23,719
23-56006.058-R-1	10-31-213-069-1058	457	25,836	\$26,293
23-56006.059-R-1	10-31-213-069-1059	452	25,540	\$25,992
23-56006.060-R-1	10-31-213-069-1060	654	36,906	\$37,560
23-56006.061-R-1	10-31-213-069-1061	561	31,666	\$32,227
23-56006.062-R-1	10-31-213-069-1062	344	19,430	\$19,774
23-56006.063-R-1	10-31-213-069-1063	423	23,898	\$24,321
23-56006.064-R-1	10-31-213-069-1064	389	21,960	\$22,349
23-56006.065-R-1	10-31-213-069-1065	437	24,670	\$25,107
23-56006.066-R-1	10-31-213-069-1066	304	17,197	\$17,501
23-56006.067-R-1	10-31-213-069-1067	456	25,737	\$26,193

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23-56006.068-R-1	10-31-213-069-1068	423	23,898	\$24,321
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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: _____

June 17, 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

Eagle Point of Niles Condo Assn II, by attorney:
Joanne Elliott
Elliott & Associates Attorneys, PLLC
1430 Lee Street
Des Plaines, IL 60018

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602