



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

APPELLANT: Lincoln Terrace Condominium Association  
DOCKET NO.: 24-57738.001-R-1 through 24-57738.044-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lincoln Terrace Condominium 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 valuation information submitted by the appellant. The record also contains documentation submitted by the board of review indicating that the board agrees with the assessment conclusion contained in the appellant's documentation.

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 further finds that the assessment conclusion documented by the appellant and agreed to by the board of review is correct and that a reduction in the assessed valuation of the subject property 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
24-57738.001-R-1	10-21-130-020-1001	1,368	11,931	\$13,299
24-57738.002-R-1	10-21-130-020-1002	1,684	14,690	\$16,374
24-57738.003-R-1	10-21-130-020-1003	1,743	15,202	\$16,945
24-57738.004-R-1	10-21-130-020-1004	1,736	15,138	\$16,874
24-57738.005-R-1	10-21-130-020-1005	1,677	14,624	\$16,301
24-57738.006-R-1	10-21-130-020-1006	1,684	14,690	\$16,374
24-57738.007-R-1	10-21-130-020-1007	1,677	14,624	\$16,301
24-57738.008-R-1	10-21-130-020-1008	1,736	15,138	\$16,874
24-57738.009-R-1	10-21-130-020-1009	1,743	15,202	\$16,945
24-57738.010-R-1	10-21-130-020-1010	1,684	14,690	\$16,374
24-57738.011-R-1	10-21-130-020-1011	1,368	11,931	\$13,299
24-57738.012-R-1	10-21-130-020-1012	1,383	12,059	\$13,442
24-57738.013-R-1	10-21-130-020-1013	1,699	14,817	\$16,516
24-57738.014-R-1	10-21-130-020-1014	1,765	15,395	\$17,160
24-57738.015-R-1	10-21-130-020-1015	1,750	15,267	\$17,017
24-57738.016-R-1	10-21-130-020-1016	1,691	14,754	\$16,445
24-57738.017-R-1	10-21-130-020-1017	1,699	14,817	\$16,516

24-57738.018-R-1	10-21-130-020-1018	1,691	14,754	\$16,445
24-57738.019-R-1	10-21-130-020-1019	1,750	15,267	\$17,017
24-57738.020-R-1	10-21-130-020-1020	1,765	15,395	\$17,160
24-57738.021-R-1	10-21-130-020-1021	1,699	14,817	\$16,516
24-57738.022-R-1	10-21-130-020-1022	1,383	12,059	\$13,442
24-57738.023-R-1	10-21-130-020-1023	1,405	12,252	\$13,657
24-57738.024-R-1	10-21-130-020-1024	1,721	15,010	\$16,731
24-57738.025-R-1	10-21-130-020-1025	1,780	15,523	\$17,303
24-57738.026-R-1	10-21-130-020-1026	1,772	15,460	\$17,232
24-57738.027-R-1	10-21-130-020-1027	1,706	14,883	\$16,589
24-57738.028-R-1	10-21-130-020-1028	1,721	15,010	\$16,731
24-57738.029-R-1	10-21-130-020-1029	1,706	14,883	\$16,589
24-57738.030-R-1	10-21-130-020-1030	1,772	15,460	\$17,232
24-57738.031-R-1	10-21-130-020-1031	1,780	15,523	\$17,303
24-57738.032-R-1	10-21-130-020-1032	1,721	15,010	\$16,731
24-57738.033-R-1	10-21-130-020-1033	1,405	12,252	\$13,657
24-57738.034-R-1	10-21-130-020-1034	1,419	12,381	\$13,800
24-57738.035-R-1	10-21-130-020-1035	1,736	15,138	\$16,874
24-57738.036-R-1	10-21-130-020-1036	1,802	15,716	\$17,518
24-57738.037-R-1	10-21-130-020-1037	1,787	15,587	\$17,374
24-57738.038-R-1	10-21-130-020-1038	1,728	15,075	\$16,803
24-57738.039-R-1	10-21-130-020-1039	1,736	15,138	\$16,874
24-57738.040-R-1	10-21-130-020-1040	1,728	15,075	\$16,803
24-57738.041-R-1	10-21-130-020-1041	1,787	15,587	\$17,374
24-57738.042-R-1	10-21-130-020-1042	1,802	15,716	\$17,518
24-57738.043-R-1	10-21-130-020-1043	1,736	15,138	\$16,874
24-57738.044-R-1	10-21-130-020-1044	1,419	12,381	\$13,800

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

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Member



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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 16, 2026



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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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401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

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COUNTY

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