

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: 3500 Lake Shore Co-op
DOCKET NO.: 03-25824.001-R-3
PARCEL NO.: 14-21-112-010

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are 3500 Lake Shore Co-op, the appellant, by Attorneys Gordon Millner and David Bass with the law firm of Fagel Haber in Chicago; the Cook County Board of Review; and the intervenor, Chicago Board of Education, by Attorney Ares Dalianis with the law firm of Franczek Sullivan PC in Chicago.

Pursuant to Section 1910.73 of the PTAB's official rules, a pre-hearing conference was held at which time the aforementioned parties were present. As a result of said conferences, the appellant and the board of review reached an agreement as to the correct assessment of the subject property. The intervenor adopted the evidence submitted by the Cook County board of review. This assessment agreement was presented to and considered by the PTAB.

After reviewing the record and considering the evidence submitted, the PTAB finds that it has jurisdiction over the parties and the subject matter of this Cook County appeal. The

LAND:	\$	84,560
IMPR.:	\$	2,698,995
TOTAL:	\$	2,783,555

Subject only to the State multiplier as applicable.

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Final administrative decisions of the Property Tax Appeal Board are 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.

PTAB/KPP

PTAB further finds that the agreement of the parties is proper, and that the correct assessed valuation of the property is as follows:

This is a final administrative decision of the Property Tax Appeal Board are 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.



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: September 28, 2007



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 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 the subsequent year 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.

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.