PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Wells Street Tower Condominium Assoc.
DOCKET NO.: 03-28314.001-R-2 through 03-28314.056-R-2
PARCEL NO.: See below.

The parties of record before the Property Tax Appeal Board are Wells Street Tower Condominium Assoc., the appellant, by attorney Allen A Lefkovitz of Chicago, and the Cook County Board of Review.

At the hearing, the parties reached an agreement as to the fair and equitable valuation of the subject property. Said agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and being fully advised in the premises, 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 No.	Land	Impvmt.	Total
03-28314.001-R-2	17-16-402-050-1016	$ 283	$21,649	$21,932
03-28314.002-R-2	17-16-402-050-1056	$ 294	$ 7,761	$ 8,055
03-28314.003-R-2	17-16-402-050-1120	$ 424	$13,082	$13,506
03-28314.004-R-2	17-16-402-050-1122	$ 317	$12,018	$12,335
03-28314.005-R-2	17-16-402-050-1124	$ 340	$11,259	$11,599
03-28314.006-R-2	17-16-402-050-1126	$ 427	$ 9,788	$10,215
03-28314.007-R-2	17-16-402-050-1166	$ 368	$12,108	$12,476
03-28314.008-R-2	17-16-402-050-1171	$ 39	$ 355	$ 394
03-28314.009-R-2	17-16-402-050-1172	$ 39	$ 355	$ 394
03-28314.010-R-2	17-16-402-050-1173	$ 39	$ 355	$ 394
03-28314.011-R-2	17-16-402-050-1175	$ 39	$ 355	$ 394
03-28314.012-R-2	17-16-402-050-1179	$ 39	$ 1,911	$ 1,950
03-28314.013-R-2	17-16-402-050-1180	$ 38	$ 1,364	$ 1,402
03-28314.014-R-2	17-16-402-050-1181	$ 35	$ 1,641	$ 1,676
03-28314.015-R-2	17-16-402-050-1182	$ 35	$ 1,328	$ 1,363
03-28314.016-R-2	17-16-402-050-1183	$ 35	$ 1,428	$ 1,463
03-28314.017-R-2	17-16-402-050-1184	$ 35	$ 325	$ 360
03-28314.018-R-2	17-16-402-050-1185	$ 35	$ 1,105	$ 1,140
03-28314.019-R-2	17-16-402-050-1186	$ 35	$ 1,105	$ 1,140

Subject only to the State multiplier as applicable.

PTAB/lbs/070690

Docket No. 03-28314.001-R-2 through 03-28314.056-R-2

Docket No.	Parcel No.	Land	Impvmt.	Total
03-28314.020-R-2	17-16-402-050-1187	$ 35	$ 325	$ 360
03-28314.021-R-2	17-16-402-050-1188	$ 35	$ 1,444	$ 1,479
03-28314.022-R-2	17-16-402-050-1189	$ 35	$ 2,185	$ 2,220
03-28314.023-R-2	17-16-402-050-1190	$ 35	$ 820	$ 855
03-28314.024-R-2	17-16-402-050-1191	$ 35	$ 820	$ 855
03-28314.025-R-2	17-16-402-050-1193	$ 35	$ 1,917	$ 1,952
03-28314.026-R-2	17-16-402-050-1194	$ 35	$ 1,739	$ 1,774
03-28314.027-R-2	17-16-402-050-1196	$ 16	$ 152	$ 168
03-28314.028-R-2	17-16-402-050-1197	$ 35	$ 945	$ 980
03-28314.029-R-2	17-16-402-050-1198	$ 35	$ 1,980	$ 2,015
03-28314.030-R-2	17-16-402-050-1199	$ 35	$ 1,382	$ 1,417
03-28314.031-R-2	17-16-402-050-1200	$ 35	$ 1,855	$ 1,890
03-28314.032-R-2	17-16-402-050-1201	$ 35	$ 1,855	$ 1,890
03-28314.033-R-2	17-16-402-050-1202	$ 35	$ 579	$ 614
03-28314.034-R-2	17-16-402-050-1203	$ 35	$ 1,355	$ 1,390
03-28314.035-R-2	17-16-402-050-1204	$ 35	$ 918	$ 953
03-28314.036-R-2	17-16-402-050-1205	$ 35	$ 1,204	$ 1,239
03-28314.037-R-2	17-16-402-050-1206	$ 35	$ 2,194	$ 2,229
03-28314.038-R-2	17-16-402-050-1207	$ 35	$ 2,194	$ 2,229
03-28314.039-R-2	17-16-402-050-1209	$ 35	$ 325	$ 360
03-28314.040-R-2	17-16-402-050-1210	$ 35	$ 325	$ 360
03-28314.041-R-2	17-16-402-050-1214	$ 35	$ 3,103	$ 3,138
03-28314.042-R-2	17-16-402-050-1215	$ 35	$ 3,103	$ 3,138
03-28314.043-R-2	17-16-402-050-1217	$ 35	$ 1,480	$ 1,515
03-28314.044-R-2	17-16-402-050-1218	$ 35	$ 1,338	$ 1,373
03-28314.045-R-2	17-16-402-050-1219	$ 33	$ 811	$ 844
03-28314.046-R-2	17-16-402-050-1220	$ 33	$ 1,103	$ 1,136
03-28314.047-R-2	17-16-402-050-1221	$ 33	$ 1,103	$ 1,136
03-28314.048-R-2	17-16-402-050-1222	$ 33	$ 1,112	$ 1,145
03-28314.049-R-2	17-16-402-050-1263	$ 31	$ 2,279	$ 2,310
03-28314.050-R-2	17-16-402-050-1268	$ 31	$ 152	$ 183
03-28314.051-R-2	17-16-402-050-1270	$ 31	$ 2,123	$ 2,154
03-28314.052-R-2	17-16-402-050-1272	$ 31	$ 2,607	$ 2,638
03-28314.053-R-2	17-16-402-050-1276	$ 31	$ 2,771	$ 2,802
03-28314.054-R-2	17-16-402-050-1288	$ 31	$ 284	$ 315
03-28314.055-R-2	17-16-402-050-1289	$ 31	$ 284	$ 315
03-28314.056-R-2	17-16-402-050-1294	$ 29	$ 1,102	$ 1,131

Docket No. 03-28314.001-R-2 through 03-28314.056-R-2

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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.

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: January 25, 2008

Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

Docket No.	Parcel No.	Land	Impvmt.	Total

"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.