



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

APPELLANT: Metropolitan Place Condominium  
DOCKET NO.: 09-34076.001-R-3 through 09-34076.212-R-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Metropolitan Place Condominium, the appellant(s), by attorney Daniel G. Pikarski, of Gordon & Pikarski in Chicago; 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
09-34076.001-R-3	17-16-108-033-1001	\$684	\$16,191	\$16,875
09-34076.002-R-3	17-16-108-033-1002	\$1,254	\$29,664	\$30,918
09-34076.003-R-3	17-16-108-033-1003	\$1,084	\$25,635	\$26,719
09-34076.004-R-3	17-16-108-033-1004	\$893	\$21,109	\$22,002
09-34076.005-R-3	17-16-108-033-1005	\$791	\$18,709	\$19,500
09-34076.006-R-3	17-16-108-033-1006	\$1,181	\$27,939	\$29,120
09-34076.007-R-3	17-16-108-033-1007	\$928	\$21,936	\$22,864
09-34076.008-R-3	17-16-108-033-1008	\$675	\$15,967	\$16,642
09-34076.009-R-3	17-16-108-033-1009	\$642	\$15,189	\$15,831
09-34076.010-R-3	17-16-108-033-1010	\$599	\$14,173	\$14,772
09-34076.011-R-3	17-16-108-033-1011	\$599	\$14,173	\$14,772
09-34076.012-R-3	17-16-108-033-1012	\$642	\$15,184	\$15,826
09-34076.013-R-3	17-16-108-033-1013	\$736	\$17,401	\$18,137
09-34076.014-R-3	17-16-108-033-1014	\$966	\$22,835	\$23,801
09-34076.015-R-3	17-16-108-033-1015	\$1,180	\$27,914	\$29,094

09-34076.016-R-3	17-16-108-033-1016	\$749	\$17,726	\$18,475
09-34076.017-R-3	17-16-108-033-1017	\$942	\$22,271	\$23,213
09-34076.018-R-3	17-16-108-033-1018	\$1,191	\$28,153	\$29,344
09-34076.019-R-3	17-16-108-033-1019	\$1,240	\$29,324	\$30,564
09-34076.020-R-3	17-16-108-033-1020	\$683	\$16,167	\$16,850
09-34076.021-R-3	17-16-108-033-1021	\$678	\$16,045	\$16,723
09-34076.022-R-3	17-16-108-033-1022	\$986	\$23,321	\$24,307
09-34076.023-R-3	17-16-108-033-1023	\$1,069	\$25,275	\$26,344
09-34076.024-R-3	17-16-108-033-1024	\$1,069	\$25,275	\$26,344
09-34076.025-R-3	17-16-108-033-1025	\$1,005	\$23,773	\$24,778
09-34076.026-R-3	17-16-108-033-1026	\$707	\$16,720	\$17,427
09-34076.027-R-3	17-16-108-033-1027	\$589	\$13,936	\$14,525
09-34076.028-R-3	17-16-108-033-1028	\$1,159	\$27,409	\$28,568
09-34076.029-R-3	17-16-108-033-1029	\$1,144	\$27,044	\$28,188
09-34076.030-R-3	17-16-108-033-1030	\$912	\$21,561	\$22,473
09-34076.031-R-3	17-16-108-033-1031	\$805	\$19,044	\$19,849
09-34076.032-R-3	17-16-108-033-1032	\$1,110	\$26,243	\$27,353
09-34076.033-R-3	17-16-108-033-1033	\$856	\$20,239	\$21,095
09-34076.034-R-3	17-16-108-033-1034	\$603	\$14,271	\$14,874
09-34076.035-R-3	17-16-108-033-1035	\$570	\$13,493	\$14,063
09-34076.036-R-3	17-16-108-033-1036	\$527	\$12,477	\$13,004
09-34076.037-R-3	17-16-108-033-1037	\$527	\$12,477	\$13,004
09-34076.038-R-3	17-16-108-033-1038	\$570	\$13,493	\$14,063
09-34076.039-R-3	17-16-108-033-1039	\$664	\$15,705	\$16,369
09-34076.040-R-3	17-16-108-033-1040	\$886	\$20,954	\$21,840
09-34076.041-R-3	17-16-108-033-1041	\$1,109	\$26,223	\$27,332
09-34076.042-R-3	17-16-108-033-1042	\$796	\$18,830	\$19,626
09-34076.043-R-3	17-16-108-033-1043	\$1,004	\$23,739	\$24,743
09-34076.044-R-3	17-16-108-033-1044	\$1,250	\$29,552	\$30,802
09-34076.045-R-3	17-16-108-033-1045	\$1,132	\$26,778	\$27,910
09-34076.046-R-3	17-16-108-033-1046	\$588	\$13,911	\$14,499
09-34076.047-R-3	17-16-108-033-1047	\$583	\$13,790	\$14,373
09-34076.048-R-3	17-16-108-033-1048	\$891	\$21,066	\$21,957
09-34076.049-R-3	17-16-108-033-1049	\$973	\$23,020	\$23,993
09-34076.050-R-3	17-16-108-033-1050	\$973	\$23,020	\$23,993
09-34076.051-R-3	17-16-108-033-1051	\$910	\$21,518	\$22,428
09-34076.052-R-3	17-16-108-033-1052	\$611	\$14,465	\$15,076
09-34076.053-R-3	17-16-108-033-1053	\$603	\$14,271	\$14,874
09-34076.054-R-3	17-16-108-033-1054	\$1,178	\$27,856	\$29,034
09-34076.055-R-3	17-16-108-033-1055	\$1,159	\$27,409	\$28,568
09-34076.056-R-3	17-16-108-033-1056	\$931	\$22,023	\$22,954
09-34076.057-R-3	17-16-108-033-1057	\$820	\$19,384	\$20,204
09-34076.058-R-3	17-16-108-033-1058	\$1,129	\$26,695	\$27,824
09-34076.059-R-3	17-16-108-033-1059	\$875	\$20,691	\$21,566
09-34076.060-R-3	17-16-108-033-1060	\$610	\$14,441	\$15,051
09-34076.061-R-3	17-16-108-033-1061	\$585	\$13,833	\$14,418

09-34076.062-R-3	17-16-108-033-1062	\$542	\$12,817	\$13,359
09-34076.063-R-3	17-16-108-033-1063	\$542	\$12,817	\$13,359
09-34076.064-R-3	17-16-108-033-1064	\$585	\$13,833	\$14,418
09-34076.065-R-3	17-16-108-033-1065	\$678	\$16,045	\$16,723
09-34076.066-R-3	17-16-108-033-1066	\$914	\$21,620	\$22,534
09-34076.067-R-3	17-16-108-033-1067	\$1,133	\$26,787	\$27,920
09-34076.068-R-3	17-16-108-033-1068	\$810	\$19,161	\$19,971
09-34076.069-R-3	17-16-108-033-1069	\$1,023	\$24,182	\$25,205
09-34076.070-R-3	17-16-108-033-1070	\$1,270	\$30,024	\$31,294
09-34076.071-R-3	17-16-108-033-1071	\$1,159	\$27,409	\$28,568
09-34076.072-R-3	17-16-108-033-1072	\$602	\$14,251	\$14,853
09-34076.073-R-3	17-16-108-033-1073	\$597	\$14,125	\$14,722
09-34076.074-R-3	17-16-108-033-1074	\$905	\$21,406	\$22,311
09-34076.075-R-3	17-16-108-033-1075	\$988	\$23,355	\$24,343
09-34076.076-R-3	17-16-108-033-1076	\$988	\$23,355	\$24,343
09-34076.077-R-3	17-16-108-033-1077	\$924	\$21,853	\$22,777
09-34076.078-R-3	17-16-108-033-1078	\$626	\$14,805	\$15,431
09-34076.079-R-3	17-16-108-033-1079	\$618	\$14,611	\$15,229
09-34076.080-R-3	17-16-108-033-1080	\$1,197	\$28,308	\$29,505
09-34076.081-R-3	17-16-108-033-1081	\$1,175	\$27,788	\$28,963
09-34076.082-R-3	17-16-108-033-1082	\$951	\$22,485	\$23,436
09-34076.083-R-3	17-16-108-033-1083	\$834	\$19,725	\$20,559
09-34076.084-R-3	17-16-108-033-1084	\$1,148	\$27,147	\$28,295
09-34076.085-R-3	17-16-108-033-1085	\$899	\$21,255	\$22,154
09-34076.086-R-3	17-16-108-033-1086	\$634	\$15,005	\$15,639
09-34076.087-R-3	17-16-108-033-1087	\$599	\$14,173	\$14,772
09-34076.088-R-3	17-16-108-033-1088	\$556	\$13,157	\$13,713
09-34076.089-R-3	17-16-108-033-1089	\$556	\$13,157	\$13,713
09-34076.090-R-3	17-16-108-033-1090	\$599	\$14,173	\$14,772
09-34076.091-R-3	17-16-108-033-1091	\$693	\$16,385	\$17,078
09-34076.092-R-3	17-16-108-033-1092	\$933	\$22,058	\$22,991
09-34076.093-R-3	17-16-108-033-1093	\$1,157	\$27,350	\$28,507
09-34076.094-R-3	17-16-108-033-1094	\$824	\$19,486	\$20,310
09-34076.095-R-3	17-16-108-033-1095	\$1,041	\$24,619	\$25,660
09-34076.096-R-3	17-16-108-033-1096	\$1,290	\$30,501	\$31,791
09-34076.097-R-3	17-16-108-033-1097	\$1,173	\$27,744	\$28,917
09-34076.098-R-3	17-16-108-033-1098	\$617	\$14,591	\$15,208
09-34076.099-R-3	17-16-108-033-1099	\$611	\$14,465	\$15,076
09-34076.100-R-3	17-16-108-033-1100	\$919	\$21,742	\$22,661
09-34076.101-R-3	17-16-108-033-1101	\$1,002	\$23,696	\$24,698
09-34076.102-R-3	17-16-108-033-1102	\$1,002	\$23,696	\$24,698
09-34076.103-R-3	17-16-108-033-1103	\$938	\$22,194	\$23,132
09-34076.104-R-3	17-16-108-033-1104	\$640	\$15,141	\$15,781
09-34076.105-R-3	17-16-108-033-1105	\$632	\$14,951	\$15,583
09-34076.106-R-3	17-16-108-033-1106	\$1,216	\$28,760	\$29,976
09-34076.107-R-3	17-16-108-033-1107	\$1,199	\$28,357	\$29,556

09-34076.108-R-3	17-16-108-033-1108	\$969	\$22,928	\$23,897
09-34076.109-R-3	17-16-108-033-1109	\$848	\$20,060	\$20,908
09-34076.110-R-3	17-16-108-033-1110	\$1,167	\$27,599	\$28,766
09-34076.111-R-3	17-16-108-033-1111	\$923	\$21,819	\$22,742
09-34076.112-R-3	17-16-108-033-1112	\$653	\$15,457	\$16,110
09-34076.113-R-3	17-16-108-033-1113	\$613	\$14,509	\$15,122
09-34076.114-R-3	17-16-108-033-1114	\$570	\$13,493	\$14,063
09-34076.115-R-3	17-16-108-033-1115	\$570	\$13,493	\$14,063
09-34076.116-R-3	17-16-108-033-1116	\$613	\$14,509	\$15,122
09-34076.117-R-3	17-16-108-033-1117	\$707	\$16,720	\$17,427
09-34076.118-R-3	17-16-108-033-1118	\$947	\$22,398	\$23,345
09-34076.119-R-3	17-16-108-033-1119	\$1,171	\$27,691	\$28,862
09-34076.120-R-3	17-16-108-033-1120	\$833	\$19,710	\$20,543
09-34076.121-R-3	17-16-108-033-1121	\$1,060	\$25,061	\$26,121
09-34076.122-R-3	17-16-108-033-1122	\$1,310	\$30,972	\$32,282
09-34076.123-R-3	17-16-108-033-1123	\$1,188	\$28,084	\$29,272
09-34076.124-R-3	17-16-108-033-1124	\$631	\$14,927	\$15,558
09-34076.125-R-3	17-16-108-033-1125	\$626	\$14,805	\$15,431
09-34076.126-R-3	17-16-108-033-1126	\$934	\$22,082	\$23,016
09-34076.127-R-3	17-16-108-033-1127	\$1,016	\$24,031	\$25,047
09-34076.128-R-3	17-16-108-033-1128	\$1,016	\$24,031	\$25,047
09-34076.129-R-3	17-16-108-033-1129	\$953	\$22,534	\$23,487
09-34076.130-R-3	17-16-108-033-1130	\$654	\$15,481	\$16,135
09-34076.131-R-3	17-16-108-033-1131	\$650	\$15,369	\$16,019
09-34076.132-R-3	17-16-108-033-1132	\$1,244	\$29,417	\$30,661
09-34076.133-R-3	17-16-108-033-1133	\$1,228	\$29,042	\$30,270
09-34076.134-R-3	17-16-108-033-1134	\$1,006	\$23,797	\$24,803
09-34076.135-R-3	17-16-108-033-1135	\$879	\$20,784	\$21,663
09-34076.136-R-3	17-16-108-033-1136	\$1,226	\$28,999	\$30,225
09-34076.137-R-3	17-16-108-033-1137	\$999	\$23,627	\$24,626
09-34076.138-R-3	17-16-108-033-1138	\$711	\$16,813	\$17,524
09-34076.139-R-3	17-16-108-033-1139	\$671	\$15,865	\$16,536
09-34076.140-R-3	17-16-108-033-1140	\$628	\$14,849	\$15,477
09-34076.141-R-3	17-16-108-033-1141	\$628	\$14,849	\$15,477
09-34076.142-R-3	17-16-108-033-1142	\$671	\$15,865	\$16,536
09-34076.143-R-3	17-16-108-033-1143	\$764	\$18,077	\$18,841
09-34076.144-R-3	17-16-108-033-1144	\$992	\$23,457	\$24,449
09-34076.145-R-3	17-16-108-033-1145	\$1,224	\$28,940	\$30,164
09-34076.146-R-3	17-16-108-033-1146	\$853	\$20,177	\$21,030
09-34076.147-R-3	17-16-108-033-1147	\$1,094	\$25,863	\$26,957
09-34076.148-R-3	17-16-108-033-1148	\$1,343	\$31,749	\$33,092
09-34076.149-R-3	17-16-108-033-1149	\$1,206	\$28,522	\$29,728
09-34076.150-R-3	17-16-108-033-1150	\$651	\$15,388	\$16,039
09-34076.151-R-3	17-16-108-033-1151	\$761	\$17,999	\$18,760
09-34076.152-R-3	17-16-108-033-1152	\$990	\$23,414	\$24,404
09-34076.153-R-3	17-16-108-033-1153	\$1,077	\$25,480	\$26,557

09-34076.154-R-3	17-16-108-033-1154	\$1,077	\$25,480	\$26,557
09-34076.155-R-3	17-16-108-033-1155	\$1,010	\$23,885	\$24,895
09-34076.156-R-3	17-16-108-033-1156	\$724	\$17,114	\$17,838
09-34076.157-R-3	17-16-108-033-1157	\$671	\$15,865	\$16,536
09-34076.158-R-3	17-16-108-033-1158	\$1,286	\$30,418	\$31,704
09-34076.159-R-3	17-16-108-033-1159	\$1,257	\$29,733	\$30,990
09-34076.160-R-3	17-16-108-033-1160	\$1,035	\$24,473	\$25,508
09-34076.161-R-3	17-16-108-033-1161	\$900	\$21,295	\$22,195
09-34076.162-R-3	17-16-108-033-1162	\$1,252	\$29,606	\$30,858
09-34076.163-R-3	17-16-108-033-1163	\$1,009	\$23,851	\$24,860
09-34076.164-R-3	17-16-108-033-1164	\$720	\$17,037	\$17,757
09-34076.165-R-3	17-16-108-033-1165	\$680	\$16,088	\$16,768
09-34076.166-R-3	17-16-108-033-1166	\$637	\$15,072	\$15,709
09-34076.167-R-3	17-16-108-033-1167	\$637	\$15,072	\$15,709
09-34076.168-R-3	17-16-108-033-1168	\$680	\$16,088	\$16,768
09-34076.169-R-3	17-16-108-033-1169	\$774	\$18,300	\$19,074
09-34076.170-R-3	17-16-108-033-1170	\$1,002	\$23,686	\$24,688
09-34076.171-R-3	17-16-108-033-1171	\$1,249	\$29,538	\$30,787
09-34076.172-R-3	17-16-108-033-1172	\$874	\$20,682	\$21,556
09-34076.173-R-3	17-16-108-033-1173	\$838	\$19,811	\$20,649
09-34076.174-R-3	17-16-108-033-1174	\$1,696	\$40,091	\$41,787
09-34076.175-R-3	17-16-108-033-1175	\$1,249	\$29,528	\$30,777
09-34076.176-R-3	17-16-108-033-1176	\$672	\$15,899	\$16,571
09-34076.177-R-3	17-16-108-033-1177	\$770	\$18,223	\$18,993
09-34076.178-R-3	17-16-108-033-1178	\$999	\$23,637	\$24,636
09-34076.179-R-3	17-16-108-033-1179	\$1,087	\$25,703	\$26,790
09-34076.180-R-3	17-16-108-033-1180	\$1,087	\$25,703	\$26,790
09-34076.181-R-3	17-16-108-033-1181	\$1,020	\$24,114	\$25,134
09-34076.182-R-3	17-16-108-033-1182	\$826	\$19,545	\$20,371
09-34076.183-R-3	17-16-108-033-1183	\$1,782	\$42,133	\$43,915
09-34076.184-R-3	17-16-108-033-1184	\$2,080	\$49,170	\$51,250
09-34076.185-R-3	17-16-108-033-1185	\$1,611	\$38,083	\$39,694
09-34076.186-R-3	17-16-108-033-1186	\$876	\$20,726	\$21,602
09-34076.187-R-3	17-16-108-033-1187	\$2,195	\$51,902	\$54,097
09-34076.188-R-3	17-16-108-033-1188	\$1,504	\$35,565	\$37,069
09-34076.189-R-3	17-16-108-033-1189	\$1,413	\$33,407	\$34,820
09-34076.190-R-3	17-16-108-033-1190	\$706	\$16,711	\$17,417
09-34076.191-R-3	17-16-108-033-1191	\$1,182	\$27,949	\$29,131
09-34076.192-R-3	17-16-108-033-1192	\$705	\$16,677	\$17,382
09-34076.193-R-3	17-16-108-033-1193	\$844	\$19,957	\$20,801
09-34076.194-R-3	17-16-108-033-1194	\$1,520	\$35,950	\$37,470
09-34076.195-R-3	17-16-108-033-1195	\$2,112	\$49,928	\$52,040
09-34076.196-R-3	17-16-108-033-1196	\$1,764	\$41,705	\$43,469
09-34076.197-R-3	17-16-108-033-1197	\$1,639	\$38,745	\$40,384
09-34076.198-R-3	17-16-108-033-1198	\$2,079	\$49,151	\$51,230
09-34076.199-R-3	17-16-108-033-1199	\$1,518	\$35,891	\$37,409

09-34076.200-R-3	17-16-108-033-1200	\$1,577	\$37,291	\$38,868
09-34076.201-R-3	17-16-108-033-1201	\$1,847	\$43,668	\$45,515
09-34076.202-R-3	17-16-108-033-1202	\$1,848	\$43,687	\$45,535
09-34076.203-R-3	17-16-108-033-1203	\$1,571	\$37,155	\$38,726
09-34076.204-R-3	17-16-108-033-1204	\$1,913	\$45,224	\$47,137
09-34076.205-R-3	17-16-108-033-1205	\$876	\$20,726	\$21,602
09-34076.206-R-3	17-16-108-033-1206	\$658	\$15,574	\$16,232
09-34076.207-R-3	17-16-108-033-1207	\$1,063	\$25,129	\$26,192
09-34076.208-R-3	17-16-108-033-1208	\$657	\$15,539	\$16,196
09-34076.209-R-3	17-16-108-033-1209	\$725	\$17,138	\$17,863
09-34076.210-R-3	17-16-108-033-1210	\$1,912	\$45,199	\$47,111
09-34076.211-R-3	17-16-108-033-1211	\$1,704	\$40,280	\$41,984
09-34076.212-R-3	17-16-108-033-1212	\$1,705	\$40,304	\$42,009

Subject only to the State multiplier as applicable.

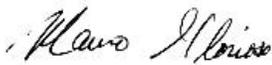
(Continued on Page 2)

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: April 24, 2015



\_\_\_\_\_  
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.