



COOK COUNTY BOARD OF REVIEW

118 NORTH CLARK STREET
ROOM 601 COUNTY BUILDING
CHICAGO, ILLINOIS 60602
TEL: (312) 603-5542
FAX: (312) 603-3479

MICHAEL M. CABONARGI
CHAIRMAN

DAN PATLAK
COMMISSIONER

LARRY R. ROGERS JR.
COMMISSIONER

RECEIVED

AUG 29 2017

Initial: AW

08-25-2017

RE: Permanent Index Number : 29-09-300-011-0000
Volume Number(s) : 201
Tax Code(s) : 37258
Township(s) : THORNTON
Class : 0-00
Tax Year : 2014
Board of Review Complaint Number(s) : 3715113-001
Board of Review Internal Process Code : P
PTAB Docket Number : 14-34157.001-C-2

Dear Sir or Madam:

35 ILCS 200/16-180 (Sec. 16-180) of the Illinois Property Tax Code provides, in part, that where a taxpayer files an appeal before the Illinois Property Tax Appeal Board (PTAB):

"...A copy of the appellant's petition shall be mailed by the clerk of the Property Tax Appeal Board to the board of review or board of appeals whose decision is being appealed. In all cases where a change in assessed valuation of \$100,000 or more is sought, the board of review or board of appeals shall serve a copy of the petition on all taxing districts as shown on the last available tax bill..."

The Board of Review of Cook County is in receipt of a petition appealing its decision with respect to the above-captioned property which seeks a change in assessed valuation of 100,000 or more. Pursuant to the statute, this notice is hereby provided to you and a copy of said petition follows.

Yours very truly,

Secretary of the Board

SCHOOL DISTRICT 152
16106 SOUTH PARK AVENUE
SOUTH HOLLAND IL 60473
04-1040-000

04-1040-000

COMMERCIAL APPEAL

State of Illinois – Property Tax Appeal Board

For Assessment Year 2014

Room 402 Stratton Office Building
401 South Spring Street
Springfield, IL 62706-4001
(T) 217.782.6076
(TTY) 217.785.4427

Suburban North Regional Office Facility
9511 West Harrison Street, Suite LL-54
Des Plaines, IL 60016-1563
(T) 847.294.4121

Information on how to complete this form may be found at ptabil.com

Failure to properly complete this form and provide the necessary documentation shall result in dismissal of your appeal.

- ☐ I would like the PTAB to make its decision based on the evidence provided (no oral hearing necessary).
☒ I would like to present my case in person at a hearing. (Note: Location, date, and time will be determined by PTAB.)
 If neither box is checked, your appeal will be written based on the evidence.

Are you appealing off a recently issued township equalization factor? (Multiplier) ☐ Yes ☒ No (Not applicable to Cook County.)

Did you file an appeal with the Property Tax Appeal Board on this Tax Parcel for the prior year? If yes, indicate the Property Tax Appeal Board docket number assigned to the prior appeal: **13-35066**

Section I You **MUST** submit **3 copies** of this form, **2 copies** of all evidence and **2 copies** of the board of review's final decision letter, and if your requested assessed valuation change is \$100,000 or more, you **MUST** submit an additional copy of all evidence.

This form must be completed and postmarked within 30 days of the date of notice on the decision you received from the Board of Review. Written evidence must be submitted with this PTAB form. If you are unable to submit evidence with this form, you must request an extension of time in writing for filing the additional evidence with this form. Without a written request for an extension, no additional evidence will be accepted after the submission of this appeal form. All Appeals **MUST** be filed at the **Springfield Address** listed above. A separate appeal must be filed on each individual Property Identification Number (P.I.N.), or a breakdown may be submitted on an Addendum form (see 2c below). **Faxed appeals will not be accepted.**

Section II

Appellant (Taxpayer) Information

Last Name **Shakir**
First Name **Khaldoon**

Address Line 1 **c/o 16475 Van Dam Road**
Address Line 2 _____
City **South Holland**
State **IL** ZIP **60473**
Telephone **312-867-1515**
Email Address _____

Information on Attorney for Appellant

Last Name **Sandrick**
First Name **William**
Firm Name **Sandrick Law Firm, LLC**
Address Line 1 **16475 Van Dam Road**
Address Line 2 _____
City **South Holland**
State **IL** ZIP **60473**
Telephone **312-867-1515**
Email Address **tmosk@sbtaxlaw.com**

Petition is hereby made to appeal from the final, written decision of the **Cook** County Board of Review which has a date of notice of **03/17/2016**. You **MUST** submit 2 copies of the Notice of Final Decision by the Board of Review.

2a Property ID No. (P.I.N) **29-09-300-011-0000** Township **Thornton**
Address of property **14750 Wallace, Harvey, IL**

2b If appellant is other than owner, give name and address of owner. Name **SAME**
Address Line 1 _____ Address Line 2 _____
City _____ State _____ ZIP _____

2c The assessments of the property for the year as made by the (P.I.N. only):
(Use the "Addendum to Petition" form for multiple parcels, which may be found at www.ptabil.com)

1. Board of Review Assessment	Land 183,422	Impr./Building 55,939	Total 239,361
2. Appellant Assessment Requested	Land 12,500	Impr./Building 0	Total 12,500

Lines 1 and 2 above **MUST** be completed. Line #1 information is available from the Supervisor of Assessments/County Assessor or the Board of Review offices, or may be on the Notice itself.

2d This appeal is based on (you must check one or more boxes):

- | | |
|---|--|
| <input type="checkbox"/> Recent sale – complete Section IV | <input type="checkbox"/> Assessment equity – complete Section V |
| <input type="checkbox"/> Comparable sales – complete Section V | <input type="checkbox"/> Recent construction – complete Section VI |
| <input type="checkbox"/> Contention of law – submit legal brief | <input checked="" type="checkbox"/> Recent appraisal (enclose 2 copies of the appraisal) |
- Evidence:**
☒ I certify that All Evidence is attached to this Appeal Petition.

2e Date **3/6/17**

PTAB10A (rev. 02/12)

Signature _____

Attorney or Appellant only

PAGE 1 OF 4

Property Characteristics for PIN:

29-09-300-011-0000**PROPERTY ADDRESS**

14750 WALLACE AVE
 HARVEY
 60426
 Township: THORNTON

MAILING ADDRESS

HARVEY PROP MGT LLC
 430 E 162ND ST #380
 SO HOLLAND, IL 60473

INFO FOR TAX YEAR 2016

Estimated Property Value:
 Total Assessed Value: 70,845
 Lot Size (SqFt): 209,626
 Building (SqFt):
 Property Class: 5-90
 Tax Rate (2016): 23.092
 Tax Code (2016): 37258

**TAX BILLED AMOUNTS
& TAX HISTORY**

2016: \$45,859.10 Paid in Full
 2015: \$44,037.31 Payment History
 2014: \$0.00 Exempt PIN
 2013: \$0.00 Exempt PIN
 2012: \$0.00 Exempt PIN

*=(1st Install Only)

EXEMPTIONS

2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received

APPEALS

2016: Appeal Filed
 2015: Not Accepting Appeals
 2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2016: Tax Sale Has Not Occurred
 2015: No Tax Sale
 2014: No Tax Sale
 2013: No Tax Sale
 2012: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1330119062 - QUIT CLAIM DEED - 10/28/2013
 1019647053 - RELEASE - 07/15/2010
 0922622043 - MECHANICS LIEN - 08/14/2009
 0801847030 - DEED - 01/18/2008
 0635447089 - LIS PENDENS - 12/20/2006

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Google Maps 14700 Wallace St



Image capture: Sep 2016 © 2017 Google United States

Harvey, Illinois

Street View - Sep 2016

