



**ELLIOTT & ASSOCIATES**  
**A T T O R N E Y S** *at law*

1430 Lee Street, Des Plaines, IL 60018

Phone 847.298.8300  
Fax 847.298.8388

June 6, 2013

Dana Point Condo. Assoc.  
c/o Lisette Ray, Lieberman Management Services, Inc.  
1519 E. Central Rd.  
Arlington Hts., IL 60005

Matter #: 25189-01  
Property Address: 1519 E. Central Rd.  
Arlington Hts.  
Township: Elk Grove

Dear Lisette:

Our firm recently filed a complaint on your behalf to the Cook County Assessor to contest your 2013 assessment and caused that assessment to be reduced. Enclosed is a notice from the Assessor, which advises of this reduction. The decision did not include Unit 201A (Pin 1147). This unit owner filed on their own behalf and therefore voided the appeal we had filed for them.

The assessment is the primary component of your real estate tax bill. Because it has been reduced, you will appreciate a tax savings on the bills issued in the fall of 2014, 2015, and 2016. The tax savings has been projected as set forth below.

	<u>Assessor Level</u>
Proposed Assessment	\$5,124,791
Final Assessment - Assessor	<u>\$3,997,219</u>
Assessment Reduction	\$1,127,572
Equalization Factor	2.9706
Tax Rate	<u>7.992%</u>
Projected Tax Savings – 2013	\$267,697
Projected Tax Savings – 2014	\$267,697
Projected Tax Savings – 2015	\$267,697
Total Tax Savings	<u>\$803,091</u>

**Appeal Rights**

You have the right to appeal this decision to the Cook County Board of Review. I recommend that an appeal be filed to the Board of Review.

Our office will file a complaint to contest the assessment prior to the applicable filing deadline. We will then file a written brief and documentation in support of our contention that the assessment should be lowered. Our brief and supporting documentation must be submitted shortly after the complaint-filing deadline.

The Board will then advise us in writing of their decision about 60 to 90 days after the complaint-filing deadline. We will then write you to advise of the outcome.

**Billing**

Since we will be filing an appeal to the Cook County Board of Review, we are electing not to bill you for the reduction we obtained from the Assessor at this time. Rather, we will wait until we have completed our appeal at the Board of Review and will bill you for our services at that time.

\* \* \* \* \*

Thank you for giving us this opportunity to represent you. Please feel free to contact us if you should have any questions.

Very truly yours,

Joanne P. Elliott

JPE/hl

Enclosures