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CITY OF CHICAGO
LAW DEPARTMENT



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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - LAW DIVISION

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

v.

THOMAS NICHOLSON, LINDA NICHOLSON AND UNKNOWN OWNERS, et al.,

Defendants.

CONDEMNATION

NO.: 00 L 50087

PROJECT: 51ST AND PRINCETON

PARCEL 1-21

AGREED JUDGMENT ORDER PURSUANT TO STIPULATION

THIS MATTER COMING ON TO BE HEARD upon the Complaint of the CITY OF CHICAGO, a municipal corporation, for the ascertainment of just compensation to be paid for the taking by said Plaintiff, for the uses and purposes in its Complaint mentioned and set forth, of the property described therein, being Parcel 1-21 the said Complaint to Condemn having been heretofore filed on January 28, 2000, and the Plaintiff, the CITY OF CHICAGO, a municipal corporation, appearing by MARA S. GEORGES, Corporation Counsel; KATHLEEN RANSFORD, Chief Assistant Corporation Counsel; and RICK TAYLOR, Assistant Corporation Counsel, its Attorneys, and Defendants, THOMAS NICHOLSON appearing by his attorney VICTOR J. CACCIATORE II, ESQ. of VICTOR J. CACCIATORE II, LTD. and LINDA NICHOLSON, appearing PRO SE with all other parties having been duly served and being found as in cases of default. *but not a party to the stipulation*

The Court believes that process has been served on all Defendants to this proceeding as provided by statute or the Defendants have entered their appearances, and that the Court has jurisdiction of the subject matter of this proceeding and of all parties thereto; that the Plaintiff and all Defendants hereto have waived the demand for trial by jury.

That the Court having heard and considered the representation of Plaintiff's Counsel that this action to condemn Parcel 1-21 is consistent with the authority granted to the City of Chicago, pursuant to Article VII, Section 6, of the Constitution of the State of Illinois of 1970, City of Chicago ordinance authorizing the acquisition of Parcel 1-21 in the 51ST and Princeton Redevelopment Area which was approved by the City Council on February 7, 1997 and the action taken by Plaintiff's Counsel complies with the "Eminent Domain Act" 735 ILCS Section 5/7-101 et seq.

The Court having heard and considered the representations of both Plaintiff and Defendant's Counsels pursuant to an agreement between the parties as set forth in the filed Stipulation for Agreed Judgment Order which states that the owner or owners of and party or parties interested in Parcel 1-21 legally described as follows:

LOT 21 IN BLOCK 2 IN O. A. BOGUE'S SECOND ADDITION TO CHICAGO, BEING THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

5025 SOUTH WELLS STREET
PIN: 20-09-219-044-0000

have agreed to take as just compensation for the above said property the amount of **THIRTY THOUSAND DOLLARS AND 00/100 (\$30,000.00)**

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

A. That **THIRTY THOUSAND DOLLARS AND 00/100 (\$30,000.00)** are herein awarded by agreement of the parties by stipulation and approved by the Court to the owner or owners of and party or parties interested in said real property described herein as Parcel 1-21 as just compensation and judgment is hereby entered for that amount;

B. That the Plaintiff, within (120) days of this Order shall deposit the just compensation award with the County Treasurer of Cook County, Illinois, for the benefit of the Owner or Owners of and parties interested in Parcel 1-21 the sum of **THIRTY THOUSAND DOLLARS AND 00/100 (\$30,000.00)** with 6% statutory interest from the date the Agreed Judgment Order Pursuant to Stipulation is entered by the Court to the date of deposit as full just compensation for the taking of said parcel plus \$208 court costs.

C. That upon payment as aforesaid, the Plaintiff herein shall be immediately vested with the fee simple absolute title to said Parcel of real property paid for by Plaintiff as aforesaid. In addition, Defendant, Thomas Nicholson shall turn over possession of said real property so paid for by the CITY OF CHICAGO within (90) days from the date of deposit of the just compensation award. Upon the deposit by the Plaintiff of the condemnation award all liens, including tax liens, shall attach to the award and shall be extinguished and void as to the Property.

D. If the Defendant THOMAS NICHOLSON, fails to turn possession over to the CITY OF CHICAGO as stated herein, the Court retains jurisdiction of the above entitled Cause for the purpose of awarding Plaintiff Writ or Writs of Assistance to put Plaintiff, the CITY OF CHICAGO, in immediate possession of the parcel of real property with respect to which Plaintiff has acquired the fee simple absolute title and rights of possession, as aforesaid.

THE COURT FINDS that there is no just reason for delaying the enforcement of, or appeal from, said Judgment.

JUDGE JOHN A. ARD

ENTER:

SEP 20 2000

Cook County Court 1337

JUDGE

Agreed by:

THOMAS NICHOLSON, record owner

CITY OF CHICAGO

By: Thomas Nicholson 9-18-00

By: Rick Taylor

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