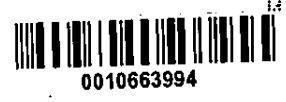


IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - LAW DIVISION



CITY OF CHICAGO, a municipal corporation,

Plaintiff,

v.

CHICAGO TITLE AND TRUST COMPANY TRUST #1101857, AND UNKNOWN OWNERS,

Defendants.

CONDEMNATION

NO.: 99 L 50700

PROJECT: Western-Ogden Redevelopment Project Area

PARCEL: 7-4

**AGREED JUDGMENT ORDER**

This matter is before the court upon the Complaint of the City of Chicago, a municipal corporation ("City"), for the ascertainment of just compensation to be paid for the property described therein, being Parcel 7-4, located at 2621-61 W Polk Street, Chicago, Illinois; the Complaint to Condemn having been filed on July 12, 1999, and the City appearing by Mara S. Georges, Corporation Counsel and Eileen M. Letts, Assistant Corporation Counsel, its attorneys, and Defendant, Chicago Title and Trust Company Trust #1101857, appearing by William E. Ryan.

The Court finds that all Defendants to this proceeding have been served by process as provided by statute or have entered their appearances, and that the Court has jurisdiction of the subject matter of this proceeding and of all parties thereto; that the demand for trial by jury has been waived and that the City possesses the authority to exercise the right of eminent domain and such right is being properly exercised in this proceeding.

The Court having heard and considered the representations of counsel pursuant to the Stipulation for Agreed Judgment Order, finds that the owner or owners of and any parties interested in Parcel 7-4 legally described as follows:

***LOTS 8 THROUGH 25 BOTH INCLUSIVE, IN BLOCK 7 OF CARTER H. HARRISON'S ADDITION TO CHICAGO BEING THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY ADJOINING SAID LOTS ON THE SOUTH SIDE OF***

# UNOFFICIAL COPY

## THE LAND

**Address:** 2621-61 W. Polk Street, Chicago, Illinois  
**PIN:** 16-13-413-001 through 008

are awarded as full and just compensation for the fee simple title to the aforesaid Parcel 7-4, the sum of Three Hundred Forty-Three Thousand Five Hundred Four Dollars and 09/100 (\$343,504.09).

"Just Compensation" as used in this Judgment shall include, but not be limited to the fair cash market value of the property acquired on the date of filing the Complaint for Condemnation, July 12, 1999.

### IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

A. That Three Hundred Forty-Three Thousand Five Hundred Four Dollars and 09/100 (\$343,504.09) is herein awarded by the Court pursuant to the Stipulation for Agreed Judgment Order to the owner or owners of and party or parties interested in said real property described herein as Parcel 7-4.

B. The City shall, within ninety (90) days from the entry of this Order, pay to the Treasurer of Cook County, Illinois, for the benefit of the Owner or Owners of Parcel 7-4 the sum of Three Hundred Forty-Three Thousand Five Hundred Four Dollars and 09/100 (\$343,504.09) as full compensation for the taking of said parcel plus 6% interest from 30 days after the entry of this Order plus \$104.00 court costs.

C. That upon payment, the City shall be vested with the fee simple absolute title to the property; and the City shall be authorized and empowered to enter upon and take immediate possession of the property. Upon deposit by the City of the condemnation award and statutory interest, all liens, including tax liens, shall attach to the award and shall be extinguished and void as to the Property.

D. The parties acknowledge that the agreed amount of just compensation includes certain adjustments due to the environmental conditions currently known to exist on the subject property. In consideration of this adjustment the City agrees not to seek reimbursement from the current owner for the costs of remediating said conditions.

E. The parties acknowledge that pursuant to a Redevelopment Agreement recorded as document number 00681576 the City of Chicago is required to take all appropriate steps to obtain a "No Further Remediation Letter" from the Illinois Environmental Protection Agency for the project site which includes the property which is the subject of this lawsuit. The City agrees that in consideration of the settlement and compromise set forth in the Stipulation filed herein it will not seek to require the owner to undertake any remediation work upon the site or to contribute to the cost of such remediation.

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F. That the Stipulation for Agreed Judgment Order is incorporated herein as if stated verbatim.

G. There is no just reason for delaying the entry, enforcement or appeal from this Judgment Order.

9208

ENTERED:

*Joanne L. Lanigan*  
Judge Joanne L. Lanigan  
1602

AGREED:

JUDGE JOANNE L. LANIGAN

CITY OF CHICAGO MAR 07 2001 CHICAGO TITLE & TRUST COMPANY TRUST #1101857  
Circuit Court - 1602

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Attorney Number: 19070.

I HEREBY CERTIFY THE ABOVE TO BE CORRECT

JUL 20 2001

DATE

*Dorothy Brown*  
CLERK OF THE COURT

COURT AND VIOLATION THEREOF IS SUBJECT TO THE PENALTY OF THE LAW.