

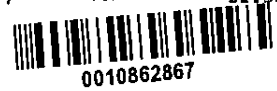
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2001-09-18 11:48:27

Cook County Recorder 31.50



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RECORDING COVER-SHEET

MAIL TO:

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PREPARER:

Francine D. Lynch
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111 West Washington Street, Suite 1700
Chicago, Illinois

FOR RECORDER'S OFFICE USE ONLY

DESCRIPTION OF ATTACHED INSTRUMENT:

FINAL JUDGMENT ORDER

CASE NAME: Chicago Transit Authority, a municipal corporation v. Winnebago Properties, Inc., a corporation of Illinois, First National Bank of Blue Island, Interstate Bank, Builders Bank, Jerry Cedicc, and Unknown Owners.

CASE NO.: 00 L 50867

JURISDICTION: IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

PIN NO.: 14-31-308-053-0000

ADDRESS: 1867-1871 N. Winnebago Avenue

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

CHICAGO TRANSIT AUTHORITY,
a municipal corporation,

Plaintiff,

v.

WINNEBAGO PROPERTIES, INC.,
a corporation of Illinois, FIRST NATIONAL
BANK OF BLUE ISLAND, INTERSTATE BANK,
BUILDERS BANK, JERRY CEDICCI, and
UNKNOWN OWNERS,

Defendants.

CASE NO. 00 L 50867

O'HARE WESTERN

AIR RIGHTS

FINAL JUDGMENT ORDER

THIS MATTER coming to be heard upon the Complaint for Condemnation of the CHICAGO TRANSIT AUTHORITY, a municipal corporation, duly organized and existing under and by virtue of the laws of the State of Illinois, for the ascertainment of just compensation to be paid for the taking by Plaintiff, of property described in the Complaint for Condemnation. The Complaint for Condemnation having been filed September 11, 2000 and the Plaintiff appearing by its attorney, Earl L. Neal & Associates, L.L.C., and the Defendant, Winnebago Properties, Inc., appearing by its attorney, George S. Feiwell, Feiwell and Meenan and it appearing to the Court that all party Defendants herein have been served with process in the manner and form provided by statute and all parties interested in the subject property are before the Court and the Court having jurisdiction of the Plaintiff and all of the Defendants to this suit and of the property legally described herein and the subject matter hereof. The Plaintiff and Defendant through their attorneys herein waive a jury. No evidence being presented to the contrary the Court does find that the Plaintiff has the authority to exercise the right of eminent domain, that the property sought to be taken herein is subject to the exercise of such right and that such right is

not being improperly exercised in this proceeding. The Court further finds that the Just Compensation to be paid pursuant to the agreement of the parties by the Plaintiff herein to the owner for the fee simple ^{air rights}

to the subject property legally described as follows:

(SEE ATTACHED EXHIBIT "A")

is the sum of ELEVEN THOUSAND DOLLARS AND NO/100 (\$11,000.00) and it appearing to the Court that Plaintiff did previously deposit ELEVEN THOUSAND DOLLARS AND NO/100 (\$11,000.00) with the Treasurer of Cook County, Illinois on February 15, 2001, pursuant to an Agreed Order for Preliminary Just Compensation entered by this Court on January 24, 2001. (a copy of said receipt is attached hereto as Exhibit "B")

IT IS THEREFORE ORDERED AND ADJUDGED by the Court that the Plaintiff has paid and satisfied in full the Final Just Compensation to be paid for the acquisition of the subject property.

IT IS FURTHER ORDERED that this Court finds no just reason to delay the enforcement of the Final Judgment Order entered herein. The parties agree not to appeal this Order.

IT IS FURTHER ORDERED that this cause be and is hereby removed from the trial calendar.

ENTER:

JUDGE THOMAS P. QUINN

SEP 17 2001

Circuit Court-238

JUDGE

Langdon D. Neal / Francine D. Lynch
EARL L. NEAL & ASSOCIATES L.L.C.
111 West Washington Street - Suite 1700
Chicago, Illinois
(312) 641-7144
Firm Number # 35615

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EXHIBIT A

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PROJECT: WESTERN/O'HARE STATION AIR RIGHTS

ADDRESS: 1867-1871 N. Winnebago Avenue

PIN: 14-31-308-053-0000

LEGAL DESCRIPTION:

AN AERIAL EASEMENT OVER AND ABOVE THAT PORTION OF LOTS 13 THRU 15 IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTHEASTERLY TWENTY-SEVEN AND FIFTY ONE-HUNDREDTHS FEET (27.50 FEET), IN COOK COUNTY, ILLINOIS.

SAID AERIAL EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE SOUTH 42 DEGREES 24 MINUTES 14 SECONDS WEST ON AN ASSUMED BEARING ALONG THE NORTHWESTERLY LINE OF SAID LOT 13, 27.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 24 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 13, 9.65 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 52 SECONDS EAST PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 13, 24.00 FEET TO THE SOUTHEAST LINE OF SAID LOT 13, THENCE NORTH 42 DEGREES 24 MINUTES 14 SECONDS EAST ALONG SAID SOUTHEAST LINE, 9.65 FEET; THENCE NORTH 47 DEGREES 30 MINUTES 52 SECONDS WEST, 24.00 FEET TO THE POINT OF BEGINNING; THE BOTTOM PLANE OF THE VERTICAL SPACE CONTAINED WITHIN SAID EASEMENT SHALL BE ELEVATION 38.17. AND THE TOP PLANE OF THE VERTICAL SPACE OF SAID EASEMENT SHALL BE ELEVATION 64.00, SAID ELEVATIONS ARE BASED ON CITY OF CHICAGO BENCHMARK NO. 4300 HAVING AN ELEVATION OF 20.738.

AND ALSO

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 14; THENCE SOUTH 42 DEGREES 24 MINUTES 14 SECONDS WEST ON AN ASSUMED BEARING ALONG THE NORTHWESTERLY LINE OF SAID LOT 14, 27.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 24 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 14, 9.65 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 52 SECONDS EAST PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 14, 24.00 FEET TO THE SOUTHEAST LINE OF SAID LOT 14, THENCE NORTH 42 DEGREES 24 MINUTES

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14 SECONDS EAST ALONG SAID SOUTHEAST LINE, 9.65 FEET; THENCE NORTH 47 DEGREES 30 MINUTES 52 SECONDS WEST, 24.00 FEET TO THE POINT OF BEGINNING; THE BOTTOM PLANE OF THE VERTICAL SPACE CONTAINED WITHIN SAID EASEMENT SHALL BE ELEVATION 38.58, AND THE TOP PLANE OF THE VERTICAL SPACE OF SAID EASEMENT SHALL BE ELEVATION 64.50. SAID ELEVATIONS ARE BASED ON CITY OF CHICAGO BENCHMARK NO. 4560, HAVING AN ELEVATION OF 20.738.

AND ALSO

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 15; THENCE SOUTH 42 DEGREES 24 MINUTES 14 SECONDS WEST ON AN ASSUMED BEARING ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, 27.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 24 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, 9.65 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 52 SECONDS EAST PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 15, 24.00 FEET TO THE SOUTHEAST LINE OF SAID LOT 15, THENCE NORTH 42 DEGREES 24 MINUTES 14 SECONDS EAST ALONG SAID SOUTHEAST LINE, 9.65 FEET; THENCE NORTH 47 DEGREES 30 MINUTES 52 SECONDS WEST, 24.00 FEET TO THE POINT OF BEGINNING; THE BOTTOM PLANE OF THE VERTICAL SPACE CONTAINED WITHIN SAID EASEMENT SHALL BE ELEVATION 39.00, AND THE TOP PLANE OF THE VERTICAL SPACE OF SAID EASEMENT SHALL BE ELEVATION 65.00. SAID ELEVATIONS ARE BASED ON CITY OF CHICAGO BENCHMARK NO. 4560, HAVING AN ELEVATION OF 20.738.

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COOK COUNTY, ILLINOIS

OFFICE OF COUNTY TREASURER

MARIA PAPPAS, Treasurer

CHICAGO 60602

2-15 2001

Rec'd of

CHICAGO TRANSIT AUTHORITY

HOW PAID	CASH	CHECK	MONEY ORDER	DRAFT
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Credit Account

CONDEMNATION DEPOSIT

No.

4-133-21

DESCRIPTION

AMOUNT

CASE # 00L50867

PARCEL # NONE

PERM IND 14-31-308-053-0000

11,000 00

JUDGEMENT AWARD \$ 11,000.00

DATE 1-24-2001

Not Valid Unless Officially Received By Cashier

P A I D

FEB 15 2001

MARIA PAPPAS

WMB

GENERAL RECORDS DIVISION

By

WMB

Fund

D

No. D 03187

ORIGINAL

PLAINTIFF'S
EXHIBIT

B