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Cook County Recorder 30.50

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FOR RECORDER'S OFFICE USE ONLY

DESCRIPTION OF ATTACHED INSTRUMENT:

FINAL JUDGMENT ORDER

CASE NAME: Public Building Commission of Chicago v. Angelo Tosado, Sr.,
United States Business Administrator, et al.

CASE NO.: 02 L 050352

JURISDICTION: IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

PIN NO.: 13-25-320-069-000

ADDRESS: 3020-30 W. Fullerton Avenue, Chicago, Illinois

PUBLIC BUILDING COMMISSION OF)
CHICAGO, a municipal corporation,)

Plaintiff,)

v.)

ANGELO TOSADO, SR., UNITED STATES)
SMALL BUSINESS ADMINISTRATION,)
CITIBANK FEDERAL SAVINGS BANK,)
WESTBANK, ANGELO TOSADO, JR., NOEMI)
VARGAS, VALERIE TOSADO, RIVERPOINT)
COLLISION CENTER AND UNKNOWN)
OWNERS,)

Defendants.

NO. 02 L 050352

Calendar 4

PARCEL: 320-069

FULL TAKING

35th Ward Library

STIPULATION FOR FINAL JUDGMENT ORDER

Plaintiff, the Public Building Commission of Chicago, by its attorneys Earl L. Neal & Associates, LLC and defendants, Angelo Tosa do, Sr., Noemi Vargas, Angelo Tosado, Jr., Valerie Tosado, and Riverpoint Collision Center ("Defendants"), appearing by their attorney, Alan Bernstein, hereby stipulate and agree to the following, to wit:

1. Plaintiff has the authority to exercise the right of eminent domain; 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 proceedings.

2. Plaintiff and Defendants have agreed to the entry of an Agreed Final Judgment Order in the amount of **ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (\$1,100,000.00) DOLLARS** as full and final compensation for the acquisition of the property, including any and all claims arising out of the exercise of the right of eminent domain to acquire this property ("Compensation Award").

3. The parties hereto waive the right to the impaneling of a jury for the viewing of the premises and for the determination of just compensation.

4. Possession of the subject property will be immediately delivered to Plaintiff upon deposit of the Compensation Award with the Cook County Treasurer.

5. The parties stipulate that the sum of **ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (\$1,100,000.00) DOLLARS** is full and just compensation to be paid by Plaintiff for the fee simple title taking of the property described on Exhibit "A" including any claims for damages arising out of or resulting from this action, and all claims for reimbursement of relocation costs and other relocation claims.

6. The parties hereto agree to the entering of an Agreed Final Judgment Order in conformity with this Stipulation for the taking of the fee simple title to the property described on Exhibit "A" and setting forth the conditions and provisions of this Stipulation.

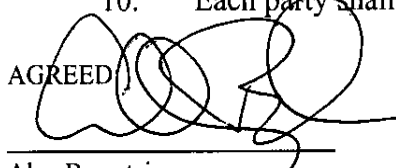
7. The parties hereto agree that defendants will vacate the premises on or before November 6, 2002.

8. The parties further agree that plaintiff shall not be required to deposit the Compensation Award until plaintiff has received independent confirmation that the subject property is vacant.

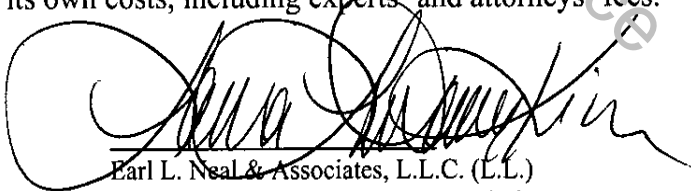
9. The PBC, acting by and through its designated representative shall have the right to inspect the property prior to depositing the Compensation Award in order to verify that all personal property has been removed from the property and the property is in a "Broom Clean" condition.

10. Each party shall bear its own costs, including experts' and attorneys' fees.

AGREED



Alan Bernstein
Attorney for Defendants, Angelo Tosado, Sr.,
Noemi Vargas, Angelo Tosado, Jr., Valerie
Tosado, and Riverpoint Collision Center



Earl L. Neal & Associates, L.L.C. (L.L.)
Attorney for Public Building Commission

Langdon D. Neal
Laura LeDoux Kim
Earl L. Neal & Associates, L.L.C.
203 North LaSalle Street, Suite 2300
Chicago, Illinois 60601
312-641-7144/Firm No.: 35615

INTEREST TO BE ACQUIRED: Fee Simple

COMMON ADDRESS: 3020-30 West Fullerton Avenue
Chicago, IL

PIN: 13-25-320-069-0000

LEGAL DESCRIPTION: LOTS 25, 26, 27, 28, AND 29 IN BLOCK 2 IN INGHAM'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

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