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2003-02-18 12:04:27

Cook County Recorder 36.50

RECORDING COVER SHEET

MAIL TO:

Kimberly A. Hess

Neal, Murdock & Leroy, L.L.C.

203 North LaSalle Street, Suite 2300

Chicago, Illinois 60601-1213

PREPARER:

Terrance L. Diamond

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FOR RECORDER'S OFFICE USE ONLY

DESCRIPTION OF ATTACHED INSTRUMENT:

AGREED FINAL JUDGMENT ORDER

CASE NAME: THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS AND THE BOARD OF EDUCATION OF THE CITY OF CHICAGO, Plaintiffs, vs. KATRINA R. CHAMBERS, a/k/a KATRINA CHAMBERS BATES, LONG BEACH MORTGAGE COMPANY, LADONNA CHAMBERS, and UNKNOWN OWNERS, Defendants.

CASE NO.: 02 L 50749

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

PIN NO.: 25-16-203-040-0000

ADDRESS: 10340 S. Wentworth Avenue
Chicago, IL

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been compromised and settled by agreement of the parties. The parties have waived trial by jury and have entered into a Stipulation for Final Judgment Order (the "Stipulation") which is attached hereto and incorporated herein as part of this Agreed Order. The parties have requested the Court to set just compensation in this matter based upon the attached Stipulation and representations of counsel.

THE COURT HEREBY FINDS THAT Plaintiffs have the authority to exercise the right of eminent domain; that the Subject 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.

IT IS HEREBY ORDERED THAT: Pursuant to the Stipulation of the parties, judgment shall be and is hereby entered setting the amount to be paid by Plaintiffs as full and final just compensation to the owners and parties interested in the Subject Property legally described on Exhibit A attached hereto, as full just compensation for the fee simple title to said Subject Property, together with all the improvements thereon and any and all claims for damages, free and clear of all liens and encumbrances, to be the sum of **ONE HUNDRED AND TEN THOUSAND DOLLARS (\$110,000)**.

IT IS FURTHER ORDERED that pursuant to the Stipulation of the parties, Plaintiffs shall deposit the sum of **ONE HUNDRED AND TEN THOUSAND DOLLARS (\$110,000)** with the County Treasurer of Cook County on or before December 15, 2002. No interest shall accrue on the judgment award. Real estate taxes on the Subject Property shall be prorated as of the date of filing of the Complaint to Condemn, *i.e.* June 4, 2002.

IT IS FURTHER ORDERED that pursuant to the agreement of the parties, the aforesaid sum shall constitute the final and total compensation for the fee simple title to the

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Subject Property, free and clear of all liens and encumbrances, together with all the improvements thereon, including any and all claims for damages.

IT IS FURTHER ORDERED that upon Plaintiffs' deposit of **ONE HUNDRED AND TEN THOUSAND DOLLARS (\$110,000)** with the Cook County Treasurer, Plaintiffs shall be vested with fee simple title and possession of the property, free and clear of all liens and encumbrances, together with all the improvements thereon.

Purcuant to the Stipulation of the parties, Plaintiffs have agreed to pay Katrina Chambers Bates an additional \$5,000 for her moving and relocation costs.

The Parties have entered into a Right of Entry Agreement and Plaintiff has taken possession of the Subject Property as of September 26, 2002. Plaintiff may demolish the improvements on the Property upon the deposit of the just compensation award and payment of the \$5,000 relocation payment to Katrina Chambers Bates.

IT IS FURTHER ORDERED that this Court accepts the waivers of a jury trial from all parties. This Court retains jurisdiction of this matter for the purpose of awarding writs of assistance to maintain Plaintiffs possession of the Subject Property and for enforcing the terms and conditions of this Final Judgment Order and Stipulation entered herein.

The Court finds that there is no just reason for delaying the enforcement of said judgment. ~~This matter is set for status and for Entry of an Order of satisfaction of Judgment on December _____, 2002 at _____ a.m.~~

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JUDGE TOM CHIOLA

OCT 31 2002

ENTER:

Circuit Court - 1651

JM

T. Chiola
1607
JUDGE

DATED: 10-31-02

AGREED:

Plaintiffs

City of Chicago In Trust for Use of
Schools and Board of Education of
the City of Chicago

By:

Terry Diamond
Earl L. Neal & Associates, L.L.C.
Terry Diamond
203 North LaSalle, Suite 1700
Chicago, IL 60602
(312) 641-7144
Attorney No. 35615

Defendants

Katrina Chambers Bates

By:

Robin Katz
Robin Katz, attorney
823 Kimballwood Lane
Highland Park, 62249

Defendant

Long Beach Mortgage

By:

Paul Brask
Paul Brask
Pierce & Associates, PC
18 South Michigan
Suite 1200
Chicago, IL 60603

Defendant

LaDonna Chambers

By:

LaDonna Chambers
Pro Se

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 4 (EXCEPT THE WEST 10 FEET THEREOF) IN SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE OF BLOCK 5 OF FERNWOOD ADDITION TO PULLMAN A SUBDIVISION OF LOTS 2, 7 THE NORTH 1/2 AND THE NORTH 8 FEET OF THE SOUTH 1/2 OF LOT 10 (EXCEPT THE WEST 33 FEET THEREOF) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-16-203-040-0000

COMMON ADDRESS: 10340 S. Wentworth Ave.
Chicago, IL

OWNER OF RECORD: Katrina R. Chambers, a/k/a Katrina Chambers Bates

INTERESTED PARTIES: Long Beach Mortgage pursuant to mortgage dated October 25, 2000 and recorded December 19, 2000 as document No. 00997254 to secure an indebtedness in the amount of \$99,280 and proceeding pending in Circuit Court in case No. 01C2858 for foreclosure;

Ladonna Chambers pursuant to right title and interest as disclosed by mortgage recorded December 19, 2000 as document No. 00997254; and

Unknown Owners.

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COOK COUNTY, ILLINOIS
OFFICE OF COUNTY TREASURER

MARIA PAPPAS, Treasurer

CHICAGO 60602

Rec'd of The City of Chicago in Trust for the use of schools 12-16-02

HOW PAID	CASH	CHECK	MONEY ORDER	DRAFT
		<input checked="" type="checkbox"/>		

Credit Account 4.2901 02 L50749 No.

DESCRIPTION	AMOUNT
Case # <u>02 L50749</u>	
<u>Parcel: 203-040</u>	
<u>pin # 25-16-203-040</u>	
<u>Judg. date 10-31-02</u>	
<u>Judg award \$110,000.00</u>	<u>110,000.00</u>
<u>12-13-02 Dec.</u>	

Not Valid Unless Officially Receipted by Clerk

PAID RECEIVED
DEC 16 2002
MARIA PAPPAS
DEC 13 2002
COOK COUNTY
TREASURER

GENERAL RECORDS DIVISION
By KB
Fund D No. D 04618

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