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3315 (4/27/99) CCG 0015
Memorandum of Judgment



Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 06/19/2003 09:27 AM Pg: 1 of 5

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

Novak Construction Company

Plaintiff

v.

Tarra Investments International,
LLC

Defendant

Recorder's Stamp

No. 03 CH 00831

MEMORANDUM OF JUDGMENT

On May 6th, 2003, judgment was entered in this court


in favor of the plaintiff Novak Construction Company

and against defendant Tarra Investments International, LLC

4200 N. River Road, Schiller Park, IL 60176. PIN Nos. 12-15-304-014-0000,
whose address is 12-15-304-015-0000, 12-15-309-023-0000, 12-15-310-002-0000, 12-15-310-003-0000,
12-15-314-002-0000, 12-15-314-004-0000, 12-15-314-018-0000. (See Legal Description Attached As Exhibit A)

in the amount of \$40,000.00 plus interest at the Illinois legal rate of 9% per annum from December 17, 2002 through the date of payment; and \$40,753.00 plus interest at the rate of 12% per annum from July 1, 2001, until paid in full. (See copy of Judgment attached as Exhibit B.)


Judge


Judge's No.

Atty. No.: 30568
Name: Steven J. Rotunno/Manuel J. Placencia
Atty. for: Plaintiff(s)
Address: 20 S. Clark Street, 29th Floor
City/Zip: Chicago, IL 60603
Telephone: (312) 630-9600

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH SECTION OF ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWEST LINE OF DES PLAINES RIVER ROAD AND LYING NORTH OF THE NORTH LINE OF BLOCK 6 IN SUPERIOR COURT PARTITION OF PART OF THE SOUTH SECTION OF ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 6 IN SUPERIOR COURT PARTITION OF PART OF THE SOUTH SECTION OF ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND NORTHWESTERLY OF THE NORTH AND NORTHWESTERLY LINE OF THAT PART OF SAID BLOCK 6, DEDICATED FOR PUBLIC STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 1 IN KOLZE'S SUBDIVISION OF THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 15 AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, ALL IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 1, 12 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT BEING DISTANT 155 FEET, SOUTHEASTERLY FROM THE INTERSECTION OF THE WEST LINE OF LOT 7 IN KOLZE'S SUBDIVISION WITH SAID LINE (12 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTH LINE OF SAID LOT 1), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

ALL THAT PART OF LOTS OR BLOCKS 1 AND 7 IN KOLZE'S SUBDIVISION OF THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 15 AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, ALL IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WISCONSIN RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1896, BOOK 70 OF PLATS, PAGE 25, DOCUMENT 2412430 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 1, 44.96 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7 AND RUNNING SOUTHWESTERLY TO A POINT ON A LINE 12 FEET SOUTHERLY



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OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, SAID POINT BEING DISTANT 155 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE WEST LINE OF SAID LOT 7 WITH SAID LINE (12 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1); THENCE NORTHWESTERLY ALONG SAID LINE 12 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 1 TO THE WEST LINE OF SAID LOT 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOTS 7 AND 1 TO THE NORTH LINE OF THE SOUTH 1 ACRE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED LAND THAT PART THEREOF FALLING WITH LOT 7 OF KOLZE'S SUBDIVISION AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN OLD GROVE SHOPPING CENTER SUBDIVISION RECORDED APRIL 25, 1961 AS DOCUMENT NUMBER 18144541, THENCE NORTH ALONG THE EAST LINE OF DES PLAINES RIVER ROAD AS LOCATED ACCORDING TO VOLK BROS. SECOND ADDITION TO SCHILLER PARK RECORDED AUGUST 23, 1923, AS DOCUMENT NUMBER 8075065, AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 142.61 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTH 1 ACRE OF LOT 1 IN THE SUBDIVISION OF THE FRACTIONAL SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 WITH SAID EAST LINE OF RIVER ROAD, THENCE SOUTH 75 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID SOUTH 1 ACRE OF LOT 1 IN THE SUBDIVISION OF THE FRACTIONAL SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 WITH SAID EAST LINE OF RIVER ROAD, THENCE SOUTH 75 DEGREES 54 MINUTES 29 SECONDS EAST ALONG SAID NORTHERLY LINE OF SAID SOUTH 1 ACRE OF LOT 1 A DISTANCE OF 374.10 FEET TO THE EAST LINE OF LOT 1 IN THE SUBDIVISION OF FRACTIONAL SOUTHWEST $\frac{1}{4}$ OF SECTION 15; THENCE NORTH ALONG THE AFORESAID EAST LINE OF LOT ONE TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF DES PLAINES RIVER ROAD; THENCE NORTH 42 DEGREES, 14 MINUTES, 34 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 87.99 FEET TO THE SOUTHERLY LINE OF OLD RIVER ROAD CUTOFF 294.56 FEET TO THE INTERSECTION WITH A LINE 17.0 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF DES PLAINES RIVER ROAD LOCATED ACCORDING TO VOLK BROTHERS SECOND ADDITION TO SCHILLER PARK; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS ALONG SAID PARALLEL LINE 337.93 FEET TO THE INTERSECTION WITH THE

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SOUTHWESTERLY LINE OF DES PLAINES RIVER ROAD ACCORDING TO EASEMENT RECORDED DECEMBER 19, 1934 AS DOCUMENT 11527429, SAID LINE BEING A CURVED LINE CONVEXED TO THE SOUTHWEST WITH A RECORDED RADIUS OF 1049.72 FEET (MEASURED 1069.10 FEET); THENCE NORHTWESTERLY ALONG SAID CURVED LINE 44.78 FEET TO THE INTERSECTION WITH SAID EAST LINE OF RIVER ROAD AS LOCATED ACCORDING TO SAID VOLK BROS. SECOND ADDITION; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS ALONG SAID EAST LINE OF RIVER ROAD 455.23 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6.

LOT 11 IN VOLK BROTHERS, SECOND ADDITION TO SCHILLER PARK, BEING PART OF LOT 6 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Novak Construction Company

v.

No. 03 CH 00831

Terra Investments International, LLC

This cause coming to be heard on **ORDER** Novak Construction's Motion to Confirm Arbitration Award, all parties having due notice and the Court advised in the premises; **IT IS HEREBY ORDERED THAT:**

1. The Court confirms the Stipulated Partial Arbitration Award in the amount of \$40,000.00 entered on December 17, 2002, and enters judgment thereon; and,
2. The Court confirms the Arbitration Award in the amount of \$40,753.00 plus interest at the rate of 12% (twelve percent) per annum from July 1, 2001, until paid in full, and enters judgment thereon.

Atty. No.: 30568
 Name: Kubasiak Eglston et al
 Atty. for: Novak Construction
 Address: 20 S. Clark 29th Floor
 City/State/Zip: Chicago IL 60603
 Telephone: 312-630-9600

ENTER:

Judge

Judge's No.

JUDGE PETER FLYNN

MAY 08 2003

Circuit Court

DOROTHY BROWN, CLERK OF THE

EXHIBIT
B

OF COOK COUNTY, ILLINOIS