

Doc#: 0332245105 Eugene "Gene" Moore Fee: \$30.50 Cook County Recorder of Deeds Date: 11/18/2003 11:14 AM Pg: 1 of 4

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

CITY OF CHICAGO, a municipal corporation Plantiff,) Condemnation) Project: Pulaski Corridor TIF) Project Area
v. Of C) No. 02 L 51163
TALENI DAEL MOHMOU	Parcel: 30-13
MOSTAFA MALEKI RAEI; MOHMOU AYOUB and SAM ZADEN d/b/a	Full Taking
QUALITY VEHICLES; and UNKNOWN	
OWNERS, et al.,	
Defendant(s)) 40%
Detendands)	<i>y</i>

AGREED JUDGMENT ORDER PURSUANT TO STIPULATION

THIS MATTER COMING ON TO BE HEARD upon the Complaint of the City of Chicago, a municipal corporation, for the ascertainment of just compensation to be paid for the property described therein, being Parcel 30-13; the said Complaint to Condemn karing been heretofore filed on September 19, 2002, and Plaintiff, the CITY OF CHICAGO, a municipal corporation, appearing by Mara Georges, Corporation Counsel, Kathleen Ransford, Chief Assistant Corporation Counsel, and Rita Lewandowski, Assistant Corporation Counsel, attorneys, and Defendant Mostafa Maleki Raei, by his attorney, Daniel J. Pierce.

The Court believes that the Defendants to this proceeding have been served by process as provided by statute or have entered their appearance, 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 by the Plaintiff and the Defendants hereto.

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 30-13 legally described as follows:

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LOTS 18 AND 19 IN BLOCK 30 IN GARFIELD, A SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4254-56 W. North Avenue, Chicago, Illinois 60639

PIN: 13-34-425-029

are awarded 2, full just compensation for the fee simple title to the aforesaid Parcel 30-13 the sum of One Hundred Ninety Thousand Dollars and 00/100 (\$190,000.00).

"Just Compensation" as used in this Order shall include, but not be limited the market value of the property acquired on the date of filing the Complaint for Condemnation, September 19, 2002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

- a. One Hundred Ninety The us and Dollars and 00/100 (\$190,000.00) is herein awarded by the Court to the owner or owners of and party or parties interested in said real property described herein as Parcel 30-13 as just compensation.
- b. That Plaintiff, within One Hundred Twenty (120) days from the entry of this Order, pay to the County Treasurer of Cook County, Illinois, for the benefit of the Owner or Owners of Parcel 30-13 the sum of One Hundred Ninety Thousana Follars and 00/100 (\$190,000.00) as full compensation for the taking of said parcel aforesaid plus 6% interest from the date of this Order and \$104 court costs, for the uses and purposes set forth in its Complaint herein.
 - c. That upon payment as aforesaid, the Plaintiff herein shall be vested with the fee simple absolute title to said Parcel of real property paid for by Plaintiff as aforesaid; and thereupon said Plaintiff, the CITY OF CHICAGO, shall be authorized and empowered to enter upon and take immediate possession of said real property so paid for. Upon the 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. That the Stipulation is incorporated herein as if stated verbatim.

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THE COURT FINDS that there is no just reason for delaying the enforcement of, or appeal from, said Judgment.

ENTER:

Judge Joanne L. Lanigan

JUDGE SEP 1 6 2003

Circuit Court - 160

Agreed by: Plaintiff, CITY OF CHICAGO Defendant, MOSTAFA MALEKI RAEI

Rita Lewandowski

Assistant Corporation Counsel Real Estate & Land Use Division

30 N. LaSalle Street, #1610

Chicago, IL 60602

(312) 744-8731

Attorney No.: 90909

Bv:

Daniel J. Pierce, P.

3500 Three First National Plaza

Chicago, IL 60602

(312) 977-9293

Attorney No.: 70430

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COOK COUNTY, ILLINOIS

OFFICE OF COUNTY TREASURER

MARIA PAPPAS, Treasurer

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