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Cook County Recorder of Deeds  
Date: 04/22/2004 04:39 PM Pg: 1 of 6

## RECORDING COVER SHEET

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### PREPARER:

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## DESCRIPTION OF ATTACHED INSTRUMENT:

### AGREED FINAL JUDGMENT ORDER and DEPOSIT SLIP

CASE NAME: The City of Chicago in Trust for the Use of Schools and the Board of Education of the City of Chicago vs. Continental Assurance Company, and Unknown Owners.

CASE NO.: 99 L 050773 - CONDEMNATION

JURISDICTION: IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

PIN NO.: 17-16-212-016, 17-16-212-017 and 17-16-212-018

ADDRESS: 125 South Clark, Chicago, Illinois 60603.

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## IN THE CIRCUIT COURT OF COOK COUNTY LAW DEPARTMENT, LAW DIVISION

THE CITY OF CHICAGO IN TRUST FOR THE USE OF )  
SCHOOLS AND THE BOARD OF EDUCATION OF THE CITY )  
OF CHICAGO )

Plaintiff, )

vs. )

Case No. 99 L 50773

CONTINENTAL ASSURANCE COMPANY, AND UNKNOWN )  
OWNERS, )

Defendants )

### AGREED JUDGMENT

**THIS MATTER COMES ON TO BE HEARD** on the Complaint for Condemnation by the City of Chicago in Trust for the Use of Schools and the Board of Education of the City of Chicago, (hereinafter "Plaintiffs") for the ascertainment of the just compensation to be paid for the taking by Plaintiffs of the leased fee interest in the property described in the Complaint for Condemnation and known herein the Subject Property, being, the leased fee interest in the property legally described on Exhibit A, together with all the improvements thereon, subject to the leasehold interest as also described on Exhibit A and rights arising thereunder ("Subject Property"). Plaintiffs appeared by Neal, Murdock & Leroy, L.L.C., Ryan and Ryan appeared on behalf of Defendant, Continental Assurance Company, and Defendants, Unknown Owners being found as in cases of default.

All parties defendant herein have been served with process in the manner and form provided for by statute. All parties interested in the Subject Property are before the Court and the Court has jurisdiction of all of the parties to this suit and the subject matter hereof. The parties have waived trial by jury, entered into the attached Stipulation for Agreed Judgment (the

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"Stipulation"), and have requested the Court to set just compensation in this matter based upon the Stipulation.

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 FURTHER ORDERED, pursuant to the Stipulation of the parties, that Judgment shall be and is hereby entered setting the award to be paid by Plaintiffs as full and final just compensation to the owner or owners, and any other party or parties, having an interest in the leased fee interest in the Subject Property in the amount of **NINE HUNDRED THOUSAND AND NO/100 DOLLARS (\$900,000)**, for the Subject Property, being, the leased fee interest in the property legally described on Exhibit A, together with all the improvements thereon, subject to the leasehold interest as also described on Exhibit A and rights arising thereunder.

IT IS FURTHER ORDERED, pursuant to the Stipulation of the parties, that Plaintiffs shall deposit on or before December 31, 2003, the above described sum of **NINE HUNDRED THOUSAND AND NO/100 DOLLARS (\$900,000)**, statutory interest being waived, with the County Treasurer of Cook County, Illinois for the benefit of the owner or owners of, and any other party or parties, interested in said Subject Property, and that upon said deposit, Plaintiffs shall be vested with the leased fee interest in the Subject Property. Real estate taxes shall abate as of the date of filing of the Complaint for Condemnation, July 23, 1999.

IT IS FURTHER ORDERED that Defendants, Unknown Owners, are found as in cases of default.

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IT IS FURTHER ORDERED that this Court accepts the waivers of a jury trial from all parties and to enforce the terms and conditions of the Stipulation entered herein and the Agreed Judgment.

The Court finds that there is no just reason for delaying the enforcement of said judgment.

The parties hereto agree not to appeal this judgment.

IT IS FURTHER ORDERED THAT this matter be and is hereby removed from the trial calendar.

Assoc. Judge Francis J. Burke

ENTER:

NOV 20 2003

Circuit Court-1744




\_\_\_\_\_  
Judge

AGREED:

Plaintiffs

**City of Chicago in Trust for Use of Schools and the Board of Education of the City of Chicago**

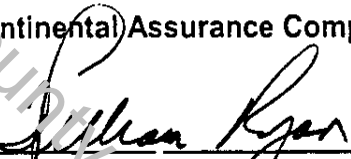
By \_\_\_\_\_

  
Neal, Murdock & Leroy, L.L.C.  
203 LaSalle Street, Suite 203  
Chicago, IL 60601  
(312) 641-7144  
Atty. No. 39824

Defendant

**Continental Assurance Company**

By \_\_\_\_\_

  
William Ryan, Esq.  
Ryan and Ryan  
33 North Dearborn Street  
Suite 402  
Chicago, IL 60602

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## EXHIBIT A

### SUBJECT PROPERTY:

Leased fee interest subject to the leasehold interest created by the Lease dated May 1, 1905 and recorded October 26, 1905 as document number 3773911 demising the land for a term of years ending April 30, 2103.

### PROPERTY ADDRESS:

125 South Clark Street, Chicago, Illinois 60603.

### TAX IDENTIFICATION NUMBER:

17-16-212-018-0000

### LEGAL DESCRIPTION:

The West ½ of Lot 7, except the North 9 Feet thereof taken for alley, and the South 87 feet of Lot 8, in Block 120 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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COOK COUNTY, ILLINOIS

## OFFICE OF COUNTY TREASURER

MARIA PAPPAS, Treasurer

CHICAGO 60602

12/16 2003

Rec'd of CITY of CHICAGO  
FOR THE USE of SCHOOLS

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

Credit Account 4.2901 94L 50773 No.

| DESCRIPTION                            | AMOUNT            |
|--|-------------------|
| <u>PIN #'S 17-16-212-016, 017, 018</u> |                   |
| <u>JUDGEMENT DATE 11/20/03</u>         |                   |
| <u>JUDGEMENT AWARD 900,000.00</u>      | <u>900,000.00</u> |

Not Valid Unless Officially Received By Cashier

**PAID** RECEIVED

DEC 16 2003

DEC 16 2003

MARIA PAPPAS

COOK COUNTY  
TREASURER

GENERAL RECORDS DIVISION

SB

Fund

No. D 5314

ORIGINAL