

Doc#: 0434119037
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 12/08/2004 11:05 AM Pg: 1 of 6

Attorney No. 16203

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

GRAND AVENUE RAILROAD RELOCATION)	
AUTHORITY, a unit of local government)	
Plaintiff,)	No. 03-L-051179
vs.)	Calendar 1
WAYNE P. FILOSA and MARIA PAPPAS,)	
Cook County Treasurer and Ex Officio Cook)	
County Collector,)	
Defendants.)	

Page 1 of 5

FINAL JUDGMENT ORDER

This matter coming on to be heard on the complaint of the GRAND AVENUE RAILROAD RELOCATION AUTHORITY to ascertain the just compensation for taking the property sought to be taken for the purpose of constructing a railroad grade crossing, as more fully set forth in the complaint; the Plaintiff by its attorney Richard J. Ramello of Storino, Ramello & Durkin;

Due notice of this hearing having been given, the Court having heard and considered the stipulations and the representations of counsel;

NOW, THEREFORE, this Court finds that:

1. All of the Defendants have been served with process as provided by statute. The Defendant, WAYNE P. FILOSA, filed an appearance by his attorney, Michael D. Leroy, of the law firm of Neal, Murdock and Leroy, LLC. The Defendant, MARIA PAPPAS, Cook County Treasurer and Ex Officio Cook County Collector filed an appearance by its attorney William Motto, Assistant State's Attorney on behalf of the Honorable Richard A. Devine, State's Attorney of Cook County. The Court having jurisdiction of this proceeding and of all parties;

2. That Motion for the Immediate Vesting of Title in Parcel OF90093 and OF90093TE, both that are legally described in Exhibit "A" attached hereto and incorporated herein by reference, was heretofore file and presented by the Plaintiff. On February 24, 2004, the court found and entered an order fixing preliminary just compensation in this matter in the amount of FORTY-NINE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$49,120.00) and made certain additional findings as required by law.

3. That on March 17, 2004 the Grand Avenue Railroad Relocation Authority deposited with the Cook County Treasurer the sum of FORTY-NINE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$49,120.00) as preliminary just compensation for the taking of Parcel OF90093 and the temporary construction easement (not to exceed three years) of Parcel OF90093TE.

4. That on March 24, 2004 the court entered an order that the Plaintiff be vested with fee simple title to Parcel OF90093 and a temporary construction easement (not to exceed three years) to Parcel OF90093TE, and did authorize the Plaintiff to take possession thereof.

UNOFFICIAL COPY

Attorney No. 16203

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

GRAND AVENUE RAILROAD RELOCATION)	
AUTHORITY, a unit of local government)	
Plaintiff,)	No. 03-L-051179
vs.)	Calendar 1
WAYNE P. FILOSA and MARIA PAPPAS,)	
Cook County Treasurer and Ex Officio Cook)	
County Collector)	
Defendants.)	Page 2 of 5

FINAL JUDGMENT ORDER

5. That the sum of FORTY-NINE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$49,120.00) has been stipulated to be just compensation in full to be paid by the Plaintiff for the fee simple title to Parcel OF90093 and a temporary construction easement (not to exceed three years) to Parcel OF90093TE. The agreed amount includes any claims for interest due from the Plaintiff to the Defendants.

6. The owner and interested parties to Parcels OF90093 and OF90093TE, which are legally described in Exhibit "A" which is attached hereto and incorporated by references are:

- A. Defendant, WAYNE P. FILOSA; and
- B. Defendant, MARIA PAPPAS, Cook County Treasurer and Ex Officio Cook County Collector

Said parties are entitled to receive the sum of FORTY-NINE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$49,120.00) as full and final just compensation for the fee simple title to Parcel OF90093 and a temporary construction easement (not to exceed three years) to Parcel OF90093TE. No other party has a compensable interest in Parcel OF90093 or Parcel OF90093TE.

7. The parties have waived the right to the impaneling of a jury for the viewing of the premises and for the determination of just compensation.

IT IS HEREBY ORDERED THAT:

1. Just compensation to the owner and interested parties for the taking of Parcel OF90093 and the temporary construction easement (not to exceed three years) to Parcel OF90093TE is FORTY-NINE THOUSAND ONE HUNDRED TWENTY DOLLARS (\$49,120.00) and judgment is hereby entered in that amount. The agreed amount includes any claims for interest due from the Plaintiff to the Defendants.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I HEREBY CERTIFY THE ABOVE TO BE CORRECT

DATE

SEP 03 2004

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL
THIS ORDER IS THE COMMAND OF THE CIRCUIT
COURT AND VIOLATION THEREOF IS SUBJECT TO THE
PENALTY OF THE LAW.

UNOFFICIAL COPY**EXHIBIT A****PARCEL 0F90093**

PIN: 12-27-104-054	Owner:	Wayne P. Filosa
12-27-104-057	Route:	F.A.U. 1376 (Grand Avenue)
	Section:	464 SB-78
	County:	Cook
	Job No.:	R-90-011-91
	Parcel:	0F90093

That part of Lot A, in Block 6 in Franklin Park which is included between two lines, drawn parallel with, one on each side of, and each 16.5 feet distant from, the center line of the abandoned track (now removed) of the railroad of the Wisconsin Central Railroad Company's Franklin Park Spur, so called, of the Chicago and Wisconsin Railroad Company, as located over and across said Lot A on February 9, 1891, and as shown on exhibit A to the warranty deed from Lesser Franklin and Wife to said Chicago and Wisconsin Railroad Company dated February 9, 1891, and recorded August 18, 1891 as document 1521525; said Franklin Park being a Subdivision in Fractional Section 27, North of the Indian Boundary Line, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded June 20, 1890 as document 1290329, in Cook County, Illinois described as follows:

Beginning at the northwest corner of said Lot A; thence on an assumed bearing South 65 degrees 43 minutes 08 seconds East, on the northeasterly line of said Lot A, 211.72 feet to the northeasterly line of a 33 foot wide strip of land described above as being between said two parallel lines; thence southeasterly 119.53 feet on said northeasterly line being a curve concave to the southwest, having a radius of 426.77 feet, the chord of said curve bears South 57 degrees 41 minutes 42 seconds East, 119.14 feet; thence North 65 degrees 41 minutes 45 seconds West, 322.61 feet to the west line of said Lot A; thence North 01 degree 02 minutes 34 seconds East, on said west line, 17.96 feet to the Point of Beginning.

Parcel 0F90093 herein described contains 0.109 acre or 4,754 square feet, more or less.

UNOFFICIAL COPY**EXHIBIT B****PARCEL 0F90093TE**

PIN: 12-27-104-054
12-27-104-057

Owner: Wayne P. Filosa
Route: F.A.U. 1376 (Grand Avenue)
Section: 464 SB-78
County: Cook
Job No.: R-90-011-91
Parcel: 0F90093TE

That part of Lot A, in Block 6 in Franklin Park which is included between two lines, drawn parallel with, one on each side of, and each 16.5 feet distant from, the center line of the abandoned track (now removed) of the railroad of the Wisconsin Central Railroad Company's Franklin Park Spur, so called, of the Chicago and Wisconsin Railroad Company, as located over and across said Lot A on February 9, 1891, and as shown on exhibit A to the warranty deed from Lesser Franklin and Wife to said Chicago and Wisconsin Railroad Company dated February 9, 1891, and recorded August 18, 1891 as document 1521525; said Franklin Park being a Subdivision in Fractional Section 27, North of the Indian Boundary Line, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded June 20, 1890 as document 1290329, in Cook County, Illinois described as follows:

Commencing at the northwest corner of said Lot A; thence on an assumed bearing South 1 degree 02 minutes 34 seconds West, on the west line of said Lot A, 17.96 feet; thence South 65 degrees 41 minutes 45 seconds East, 102.40 feet to the Point of Beginning; thence continuing South 65 degrees 41 minutes 45 seconds East, 174.64 feet; thence South 45 degrees 00 minutes 00 seconds East, 139.60 feet to the southwesterly line of said Lot A; thence North 65 degrees 43 minutes 08 seconds West, on said southwesterly line of Lot A, 45.17 feet to the southwesterly line of a 33 foot wide strip of land described above as being between two parallel lines; thence northwesterly 162.36 feet on said southwesterly line being a curve concave to the southwest, having a radius of 393.77 feet, the chord of said curve bears North 53 degrees 54 minutes 25 seconds West, 161.21 feet; thence North 65 degrees 43 minutes 08 seconds West, continuing on said southwesterly line, 58.73 feet; thence North 45 degrees 00 minutes 00 seconds West, 46.52 feet to the Point of Beginning.

Parcel 0F90093TE herein described contains 0.106 acre or 4,622 square feet, more or less.