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## RECORDING COVER SHEET

MAIL TO:

Leah Lacy

Neal & Leroy, L.L.C.

203 N. LaSalle Street, Suite 2300

Chicago, Illinois 60601

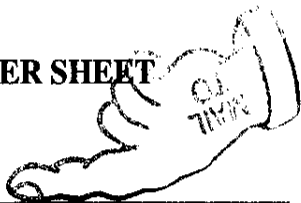
PREPARER:

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Chicago, Illinois 60601



Doc#: 0523503100 Fee: \$34.50  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/23/2005 04:39 PM Pg: 1 of 6

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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. Sebastian Painting & Decorating, Inc., LaSalle Bank National Association, Jose Gonzalez, Miguel Medina, Roberto Carbajal and Unknown Owners.

CASE NO.: 99 L 051348 - CONDEMNATION - FULL TAKE

JURISDICTION: IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

PIN NO.: 11-31-222-003-0000

ADDRESS: 6923 North Clark, Chicago, Illinois

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

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

PLAINTIFFS, )

vs. )

SEBASTIAN PAINTING & DECORATING INC, )  
LASALLE BANK NATIONAL ASSOCIATION, )  
JOSE GONZALEZ, MIGUEL MEDINA, )  
ROBERTO CARBAJAL AND UNKNOWN )  
OWNERS )

DEFENDANTS. )

CASE NO.: 99 L 51348

CONDEMNATION-FULL TAKE

6923 N. CLARK STREET,  
CHICAGO, ILLINOIS  
PIN: 11-31-222-003-0000

JUDGE JOANNE L. LANIGAN

### AGREED FINAL JUDGMENT ORDER

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 of the fee simple title to the property described in the Complaint. The Subject Property is commonly known as 6923 N. Clark Street, Chicago, Illinois.

Plaintiffs have appeared by Earl L. Neal & Associates, L.L.C., Defendant Owner, Sebastian Painting & Decorating Inc., ("Sebastian") has appeared by its attorneys Ryan and Ryan. An Order of Default has been entered against Defendants: Jose Gonzalez, Miguel Medina, Roberto Carbajal And Unknown Owners. Defendant Owner represents that there are no written leases for the Subject Property. All of the tenants in the property are month-to-month.

The Court has jurisdiction of all of the parties to this suit and the subject matter hereof. The Court has been informed by these parties that all matters in controversy have

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been compromised and settled by agreement of the parties. The parties have waived trial by jury, entered into a Stipulation for Final Judgment Order (the "Stipulation"). The Stipulation is attached hereto and made a part hereof and incorporated herein. The parties have request the Court 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 such right is not being improperly exercised herein.

**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 owner, or owners, and party or 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 including any and all claims for damages, free and clear of all liens and encumbrances, to be the sum of **TWO HUNDRED AND SEVENTY THOUSAND DOLLARS (\$270,000)**. Plaintiff has also agreed to pay an additional **FIVE THOUSAND DOLLARS (\$5,000)** for Defendant Owners' relocation and moving expenses.

**IT IS THEREFORE ORDERED** that pursuant to the Stipulation of the parties, Plaintiffs shall deposit the sum of **TWO HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS (\$275,000)** with the County Treasurer of Cook County, Illinois on or before June 1, 2000. Real estate taxes on the Subject Property shall be prorated as of the date of filing of the Complaint to Condemn, *i.e.* December 30, 1999.

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IT IS FURTHER ORDERED, upon Plaintiffs' deposit of TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$275,000) with the Cook County Treasurer, Plaintiffs shall be vested with fee simple title to the Subject Property, free and clear of all liens and encumbrances, together with all the improvements thereon. Plaintiffs shall be vested with and have the right to possession of the Subject Property on July 1, 2000. Defendant Owner agrees to tender possession of the Property to Plaintiffs on or before July 1, 2000.

IT IS FURTHER ORDERED 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 place Plaintiffs in possession of the Property on July 1, 2000 and for enforcing the terms and conditions of this Final Judgment Order and Stipulation.

The Court finds that there is no just reason for delaying the enforcement of said judgment. This matter is ~~to be removed from the trial call.~~ *DISMISSED. THE COURT RETAINS JURISDICTION FOR PURPOSES OF POSSESSION AND WITHDRAWAL.*

ENTER:

JUDGE JUDITH K. LANIGAN

DATED: APR 27 2000

Circuit Court 1512

AGREED:

Plaintiffs

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

By: [Signature]  
Earl L. Neal & Associates, L.L.C.

Earl L. Neal & Associates, L.L.C.  
111 West Washington Suite 1700  
Chicago, Illinois 60602  
(312) 641-7144

Defendants

Sebastian Painting & Decorating, Inc.

By: [Signature]  
William Ryan

Ryan and Ryan  
33 N. Dearborn Suite 402  
Chicago, Illinois 60602  
(312) 236-1386

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## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1:

THE NORTH 25 FEET OF THE SOUTH 50 FEET OF THE WEST 90 FEET OF LOTS 1 AND 2 (AS A TRACT) IN THE SUBDIVISION OF LOTS 18 TO 24 INCLUSIVE AND A STRIP OF LAND 20 FEET WIDE EAST OF AND ADJOINING SAID LOTS IN BLOCK 38 IN ROGERS PARK IN SECTIONS 30 AND 31 AND SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR PRIVATE ALLEY OVER THE EAST 10 FEET OF THE SOUTH 50 FEET OF LOTS 1 AND 2 AFORESAID FOR PRIVATE ALLEY FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN DEED FROM WILLIAM H. MULHOLAND AND GERTRUDE H. MULHOLAND, HIS WIFE AND FRED D. P. SNELLING AND MARTHA A. SNELLING, HIS WIFE TO HENRY WITTEKIND RECORDED MAR 13, 1907 AS DOCUMENT 4002907.

### PROPERTY ADDRESS:

6923 NORTH CLARK STREET, CHICAGO, ILLINOIS

### PROPERTY TAX IDENTIFICATION NUMBER:

11-31-222-003-0000

### OWNERS OF RECORD:

SEBASTIAN PAINTING & DECORATING, INC.

### OTHER PARTIES HAVING OR CLAIMING AN INTEREST IN THE PROPERTY

LASALLE BANK NATIONAL ASSOCIATION, MORTGAGEE UNDER MORTGAGE DATED MARCH 5, 1999

JOSE GONZALEZ, MIGUEL MEDINA, ROBERTO CARBAJAL, TENANTS IN POSSESSION

AND UNKNOWN OWNERS

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COOK COUNTY, ILLINOIS

## OFFICE OF COUNTY TREASURER

MARIA PAPPAS, Treasurer

CHICAGO 60602

6-1 2000

Rec'd of

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

HOW PAID	CASH	CHECK	MONEY ORDER	DRAFT
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Credit Account

CONDEMNATION DEPOSIT

No. 4-133-21

DESCRIPTION	AMOUNT
CASE # 99L51348	THE SUM OF \$275,000dds 00cts
PARCEL # 1,2	
PERM IND 11-31-111-003-0900	
JUDGEMENT AWARD \$ 275,000.00	
DATE 4-17-2000	

Not Valid Unless Officially Receipted By Cashier

**PAID**

JUN - 1 2000

MARIA PAPPAS

WB

GENERAL RECORDS DIVISION

By

WB

and

D

No. D 02504

ORIGINAL