



Doc#: 0730234134 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/29/2007 03:01 PM Pg: 1 of 3

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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	
)	PROJECT: GREATER HUMBOLDT
v.)	CONDEMNATION
)	
LASALLE NATIONAL BANK, T/U/T/A #106827, et al.)	NO. 05 L 50295
)	PARCEL: 17-16
)	CALENDAR 2
Defendants.)	

AGREED JUDGMENT ORDER

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 taking by said Plaintiff, for the uses and purposes in its Complaint mentioned and set forth, of the property described therein, being Parcel 17-6 the said Complaint to Condemn having been heretofore filed on February 1, 2005, and the Plaintiff, the CITY OF CHICAGO, a municipal corporation ("PLAINTIFF"), appearing by MARA S. GEORGES, Corporation Counsel; STEVEN J. HOLLER, Deputy Corporation Counsel; and RICK TAYLOR, Assistant Corporation Counsel, its Attorneys; Defendant LASALLE NATIONAL BANK, TRUSTEE UNDER TRUST AGREEMENT NUMBER 106827, CHARLES M. FARWELL AND ESTHER FARWELL ("DEFENDANTS") appearing by their attorney, DANIEL J. PIERCE, of DANIEL J. PIERCE, P.C.

The Court believes that process has been served on all Defendants to this proceeding as provided by statute or the defendants have entered their appearances, and that the Court has jurisdiction of the subject matter of this proceeding and of all parties thereto; that the

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PLAINTIFF and the DEFENDANTS hereto have waived the demand for trial by jury.

That the Court having heard and considered the representation of PLAINTIFF's Counsel that this action to condemn Parcel 17-16 is consistent with the authority granted to the PLAINTIFF, pursuant to Article VII, Section 6, of the Constitution of the State of Illinois of 1970, City of Chicago ordinance authorizing the acquisition of Parcel 17-16 in the Greater Humboldt TIF Redevelopment Area which was approved by the City Council on January 12, 1999, and the action taken by PLAINTIFF's Counsel complies with the "Eminent Domain Act" 735 ILCS Section 5/7-101 et seq.

The Court having heard and considered the representations of both PLAINTIFF and DEFENDANTS pursuant to an agreement between the parties that the owner or owners of and party or parties interested in Parcel 17-16 legally described as follows:

LOTS 27 AND 28 (EXCEPT THE NORTH 8 FEET TAKEN FOR ALLEY) IN CHARLES PROEBSTINGS, SUBDIVISION OF LOTS 4, 5, 6 AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 OF JOHN BORDENS SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2656-58 WEST NORTH AVENUE

PIN: 13-36-427-032-0000

have agreed to take as just compensation for the above said property the amount of **ONE MILLION FIVE HUNDRED THOUSAND DOLLARS AND 00/100 (\$1,500,000.00).**

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

A. That **ONE MILLION FIVE HUNDRED THOUSAND DOLLARS AND 00/100 (\$1,500,000.00)** are herein awarded by agreement of the parties and approved by this Court to the owner or owners of and party or parties interested in said real property described herein as Parcel 17-16 as just compensation and judgment is hereby entered for that amount;

B. That the PARTIES agree that the PLAINTIFF, within 60 days of the date of this Order shall deposit the full just compensation award with the County Treasurer of Cook County, Illinois, for the benefit of the owner or owners of and parties interested in Parcel 17-16 the sum of **ONE MILLION FIVE HUNDRED THOUSAND DOLLARS AND 00/100 (\$1,500,000.00)** with \$140.00 Court costs. DEFENDANT is also entitled to collect the 6 % statutory interest on the just compensation award from the date this Order is entered by the Court to the date the funds are deposited with the Cook County Treasurer.

C. That upon payment of the just compensation award, the PLAINTIFF shall be immediately vested as fee simple absolute title holder to the subject Property. Also, upon the deposit by the PLAINTIFF of the condemnation award all liens, including tax liens, shall attach

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to the award and shall be extinguished and void as to the Property.

D. If the DEFENDANTS with the right to possess the Subject Property fails to turn possession over to the PLAINTIFF as stated herein, the Court retains jurisdiction of the above entitled Cause for the purpose of awarding PLAINTIFF Writ or Writs of Assistance to put PLAINTIFF, in immediate possession of the parcel of real property with respect to which PLAINTIFF has acquired the fee simple absolute title and rights of possession, as aforesaid.

E. Neither DEFENDANTS nor any agent, attorney, employee or representative of DEFENDANTS have made any representation whatsoever regarding the Subject Parcels, including the physical nature or condition of the soil or any other portion of the Subject Parcels for the PLAINTIFF'S purpose and the PLAINTIFF agrees that it is taking the Subject Parcels, including any environmental conditions, "AS IS" as of the date of filing the Complaint and has relied solely upon its own inspection of the Parcels. PLAINTIFF by this order relieves and indemnifies DEFENDANTS from any and all claims, damages and causes of action related to or arising from the Subject Parcels or its environmental condition.

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

ENTER:

*September 26,
2007*



JUDGE

Agreed by:

JUDGE RITA M. NOVAK

LASALLE NATIONAL BANK AND TRUST, T/U/T/A # 106827; CHARLES FARWELL AND ESTHER FARWELL
Owners

CITY OF CHICAGO, a municipal Corporation

SEP 26 2007

Circuit Court-1741

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