



Eugene "Gene" Moore Fee: \$42.50  
Cook County Recorder of Deeds  
Date: 05/16/2003 02:54 PM Pg: 1 of 10

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

CHICAGO PARK DISTRICT, )  
a municipal corporation, )  
 )  
Plaintiff, )  
v. )  
WESTERN SPRINGS NATIONAL BANK and )  
TRUST, (National Banking Association, as Trustee )  
under trust agreement dated March 21, 1997, and known )  
as trust no. 3583; JAMES REGAS; JOHN P. REGAS; )  
SUSAN KAMBEROS; MICHAEL KAMBEROS; )  
PETER KAMBEROS, and UNKNOWN OWNERS. )  
 )  
Defendants. )

Case No. 01 L 50772  
Parcel: 17-09-500-006

FULL TAKING  
**FILED**

MAY 01 2003

DOROTHY BROWN  
CLERK OF CIRCUIT COURT

AGREED FINAL JUDGMENT ORDER

THIS CAUSE COMING on to be heard on the Complaint to Condemn of the CHICAGO PARK DISTRICT, for the ascertainment of the just compensation to be made for the taking by Plaintiff of the fee simple title to the real property described in said Complaint to Condemn and legally described as part of Exhibit A hereto (the "Property");

AND the Plaintiff appearing by BRIAN CROWE of SHEFSKY & FROELICH, LTD.;

AND the Defendants, WESTERN SPRINGS NATIONAL BANK AND TRUST as T/U/T Agreement dated 3/21/97 known as Trust No. 3583 and JAMES REGAS, JOHN REGAS, MICHAEL KAMBEROS, PETER KAMBEROS and SUSAN KAMBEROS appearing by their attorneys, LEO N. CINQUINO of RIGHEIMER MARTIN & CINQUINO, P.C.;

AND it appearing to the Court that all parties defendant to this proceeding have been served with process in the manner and form as provided for by statute and have entered their appearances or have been defaulted, and that the Court has jurisdiction of the subject matter of this proceeding and of all parties interested thereto;



Doc#: 0905029103 Fee: \$56.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
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PLEASE CORRECT PIN 17-09-500-006-0000

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AND the parties hereto, through their attorneys, BRIAN CROWE of SHEFSKY & FROELICH, LTD. for CHICAGO PARK DISTRICT and LEO N. CINQUINO of RIGHEIMER MARTIN & CINQUINO, P.C. for WESTERN SPRINGS NATIONAL BANK AND TRUST as T/U/T Agreement dated 3/21/97 known as Trust No. 3583, JAMES REGAS, JOHN REGAS, MICHAEL KAMBEROS, PETER KAMBEROS and SUSAN KAMBEROS (hereinafter "Defendants") appearing before the Court and representing that they have entered into and filed a stipulation to settle this matter which stipulation has been presented to the Court and is attached hereto as Exhibit 1 (the "Stipulation") and based upon said stipulation the Court finds the following: that the acquisition of the subject parcel has been properly authorized by ordinance of the Plaintiff, is subject to the exercise of the power of eminent domain by Plaintiff, and such power is not being improperly exercised in this proceeding; that a trial of this cause by jury is waived; that a view of the property is waived; that the payment of costs and interest, if any, on the amount awarded by the Court is waived; that the parties waive their right to appeal this final judgment order and agree to be bound by the terms of this final judgment order; that in addition to receiving compensation for approximately 2,692 square feet of the Subject Property, Defendants have donated approximately 2,226 square feet of the Subject Property to the Plaintiff; that the final just compensation for the fee simple title to the 2,692 square feet of the Subject Property is SEVEN HUNDRED THOUSAND and 00/100 DOLLARS (\$700,000.00) and the Defendant donates the remaining approximate 2,226 square feet of the Subject Property to Plaintiff;

AND the final award of SEVEN HUNDRED THOUSAND and 00/100 DOLLARS (\$700,000.00) shall be deposited with the Treasurer of Cook County, Illinois on or before June 2, 2003. That upon deposit of SEVEN HUNDRED THOUSAND and 00/100 DOLLARS

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(\$700,000.00), the Plaintiff shall be vested with fee simple title to the Subject Property described as part of Exhibit "1" hereto, which includes the approximately 2,226 square feet which are donated by Defendant to Plaintiff.

AND the Court having defaulted all Unknown Owners for failing to answer or appear;

AND the Court having reviewed and approved the aforementioned Stipulation;

AND it appearing to the Court that the Subject Property is legally described as part of Exhibit "A" attached hereto and made a part hereof;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the acquisition of the Subject Property has been properly authorized by resolution of the Plaintiff, is subject to the exercise of the power of eminent domain by the Plaintiff, and such power is not being improperly exercised in this proceeding;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the sums of money herein awarded by the Court to the Defendants, including the Defendants' donation to the Plaintiff of approximately 2,226 square feet of the Subject Property so described in Exhibit "1" is just compensation to the Defendants and party or parties interested therein for the taking of the Subject Property, and judgment is herein entered accordingly.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that Plaintiff shall deposit with the Treasurer of Cook County, Illinois, for the benefit of the Defendants, the sum of SEVEN HUNDRED THOUSAND and 00/100 DOLLARS (\$700,000.00), as full compensation for the taking by the Plaintiff of the fee simple title for the Subject Property described in Exhibit 1 on or before June 2, 2003.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that upon deposit of SEVEN HUNDRED THOUSAND and 00/100 DOLLARS (\$700,000.00) with the

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Treasurer of Cook County, Illinois, the Plaintiff, CHICAGO PARK DISTRICT, shall thereby be vested with fee simple title to said parcel of land including the approximately 2,226 square feet of the Subject Property donated by the Defendants to the Plaintiff.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that this Court shall retain jurisdiction to ensure compliance with this order and the terms of the Stipulation entered into by the parties.

DATED: \_\_\_\_\_, 2003

**Judge Alexander P. White**

ENTER: MAY 06 2003

**Circuit Court - 0241**

Judge

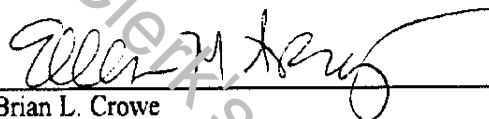
AGREED TO:

By: WESTERN SPRINGS NATIONAL BANK AND TRUST as T/U/T Agreement No. 3583; JAMES REGAS, JOHN REGAS, MICHAEL KAMBEROS, PETER KAMBEROS and SUSAN KAMBEROS, JOHN P. REGAS; SUSAN KAMBEROS; MICHAEL KAMBEROS; PETER KAMBEROS.

By: CHICAGO PARK DISTRICT, a municipal corporation



Leo N. Cinquino, Esq.  
Celeste P. Cinquino, Esq.  
RIGHEIMER MARTIN & CINQUINO  
P.C.  
20 N. Clark Street  
Suite 1900  
Chicago, IL 60602  
Phone: (312) 726-5646



Brian L. Crowe  
James D. Wilson  
Ellen M. Avery  
SHEFSKY & FROELICH, L.P.C.  
444 N. Michigan Avenue  
Suite 2500  
Chicago, IL 60611  
(312) 527-4000

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I HEREBY CERTIFY THE ABOVE TO BE CORRECT

DATE 05-16-03

*Dorothy Brown*

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.

Cook County Clerk's Office

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2. That Unknown Owners have been properly served by publication and that an Agreed Motion for Entry of an Order of Default against Unknown Owners will be presented contemporaneously with the Agreed Motion for Entry of the Agreed Final Judgment Order.

3. That the Plaintiff has 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.

4. That the parties hereto waive the right to the impaneling of a jury for the viewing of the premises and for the determination of just compensation and waive any appeal of this matter.

5. That this Court has jurisdiction over all necessary parties.

6. That the parties agreed to be bound by this Stipulation and to have the terms enforced by the Circuit Court of Cook County in this matter.

7. That the parties agree that based upon the appraisal of INTEGRA REALTY RESOURCES filed herein, the fair cash market value of the Subject Property is ONE MILLION TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$1,280,000.00). The parties agree to settle this matter by payment of a total of SEVEN HUNDRED THOUSAND and 00/100 DOLLARS (\$700,000.00) for approximately 2,692 square feet of the Subject Property and a donation to Plaintiff of approximately 2,226 square feet of the Subject Property by the Defendants. The value of the portion donated is approximately FIVE HUNDRED EIGHTY THOUSAND and 00/100 DOLLARS (\$580,000.00). The parties hereto agree that the amount of just compensation for the taking of the Subject Property is payment of a total of SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00) for approximately 2,692 square feet of the Subject Property and a donation to Plaintiff of approximately 2,226 square feet of the Subject

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Property by the Defendants. Defendants acknowledge that they have no claim or right to attorneys fees and costs in this matter and that the payment of SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00) is the total award to be deposited with the Treasure of Cook County as and for the taking of the Subject Property in this matter.


8. The parties hereto agree to the entry of a final judgment order, in conformity with this Stipulation, fixing compensation for the taking of the Subject Property in accordance with this Stipulation. The parties shall cooperate in signing any documents necessary to facilitate the terms of the Stipulation and final judgment order including, but not limited to, execution of appropriate IRS forms to facilitate the donation of approximately 2,226 square feet of the Subject Property by the Defendants to the Plaintiff.

9. That SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00) shall be deposited with the Treasurer of Cook County, Illinois, on or before June 2, 2003.

10. That upon deposit of the sum set forth in paragraph 7, the Plaintiff shall be vested with fee simple title to the Subject Property described on Exhibit "A", including the approximately 2,226 square feet donated by Defendants to Plaintiff.

Dated this 6<sup>th</sup> day of May, 2003

AGREED TO:

  
 \_\_\_\_\_  
 RIGHEIMER MARTIN & CINQUINO  
 P.C.  
 20 N. Clark Street  
 Suite 1900  
 Chicago, IL 60602  
 (312) 726-5646

  
 \_\_\_\_\_  
 SHEFSKY & FROELICH, LTD.  
 444 N. Michigan Avenue  
 Suite 2500  
 Chicago, IL 60611  
 (312) 527-4000

853343\_1

**UNOFFICIAL COPY****EXHIBIT A**

<b>P.I.N. NOS.:</b>	17-09-500-006
<b>COMMON ADDRESS:</b>	501-07 W. Erie Chicago, Illinois
<b>LEGAL DESCRIPTION:</b>	ALL THAT PART OF THE NORTH 109 FEET OF BLOCK 2 OF ASSESSOR'S DIVISION NORTHEASTERLY OF A CURVED LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID BLOCK 2, 85.13 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 2, AS MEASURED ALONG SAID NORTH LINE OF BLOCK 2; THENCE SOUTHEASTERLY ON SAID CURVED LINE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1,684 FEET, A DISTANCE OF 136.77 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 109 FEET OF BLOCK 2, 2.78 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH 109 FEET OF BLOCK 2, AS MEASURED ALONG SAID SOUTH LINE OF SAID NORTH 109 FEET OF BLOCK 2, SAID ASSESSOR'S DIVISION BEING OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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Exhibit A

Exhibit A

Property of Cook County Clerk's Office

Exhibit

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

CHICAGO PARK DISTRICT,  
a municipal corporation,

Plaintiff,

v.

WESTERN SPRINGS NATIONAL BANK and  
TRUST, a National Banking Association, as Trustee  
under trust agreement dated March 21, 1997, and known  
as trust no. 3583; JAMES REGAS; JOHN P. REGAS;  
SUSAN KAMBEROS; MICHAEL KAMBEROS;  
PETER KAMBEROS; and UNKNOWN OWNERS.

Defendants.

)  
)  
)  
) Case No. 01 L 50772  
) Parcel: 17-09-500-006

) FULL TAKING

### STIPULATION

The Plaintiff, CHICAGO PARK DISTRICT, by its attorneys, SHEFSKY & FROELICH, LTD.; and the Defendants, WESTERN SPRINGS NATIONAL BANK AND TRUST at T/U/T Agreement dated 3/21/97 known as Trust No. 3583, JAMES REGAS, JOHN REGAS, MICHAEL KAMBEROS, PETER KAMBEROS and SUSAN KAMBEROS by their attorneys, RIGHEIMER MARTIN & CINQUINO P.C., do hereby stipulate and agree that the following cause has been fully compromised and settled, to wit:

1. That WESTERN SPRINGS NATIONAL BANK AND TRUST as T/U/T Agreement dated 3/21/97 known as Trust No. 3583, JAMES REGAS, JOHN REGAS, MICHAEL KAMBEROS, PETER KAMBEROS and SUSAN KAMBEROS (hereinafter "Defendants"), are the fee simple owners of the Subject Property which is legally described in Exhibit A hereto (the "Subject Property") and no other person or entity with an ownership interest in the Subject Property is known to the Defendants. That all parties have been served with summons or by publication.

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I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0313645073

FEB 19 09



CLERK OF COOK COUNTY