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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/22/2014 04:29 PM Pg: 1 of 6

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

DEPARTMENT OF TRANSPORTATION OF THE  
STATE OF ILLINOIS, FOR AND ON BEHALF OF  
THE PEOPLE OF THE STATE OF ILLINOIS,

Plaintiff,

v.

THE OAKS IMPROVEMENT ASSOCIATION, AN  
ILLINOIS NOT-FOR-PROFIT; THE OAKS  
HOMEOWNERS ASSOCIATION; UNITED STATES  
OF AMERICA, DEPARTMENT OF THE TREASURY-  
INTERNAL REVENUE SERVICE; MISAEL  
GONZALEZ; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS,

Defendants.

Case No. 2013 L 050618

Parcel No. 0HV0005  
0HV0005TE

Condemnation

Job No. R-90-019-11

**JURY DEMAND**

### FINAL JUDGMENT ORDER

**Permanent Tax Number:** 06-26-302-010

**Location of the Property:** 3000 Club Tree Drive, Streamwood, IL 60107

**Prepared By:**

Todd L. Lindquist  
Special Assistant Attorney General  
Conklin & Conklin, LLC  
53 West Jackson Blvd., Suite 1150  
Chicago, IL 60604  
Tel.: (312) 341-9500

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

DEPARTMENT OF TRANSPORTATION OF THE	)	
STATE OF ILLINOIS, FOR AND ON BEHALF OF	)	
THE PEOPLE OF THE STATE OF ILLINOIS,	)	Case No. 2013 L 050618
	)	
Plaintiff,	)	Parcel Nos. 0HV0005
v.	)	0HV0005TE
	)	
THE OAKS IMPROVEMENT ASSOCIATION, AN	)	Condemnation
ILLINOIS NOT-FOR-PROFIT; THE OAKS	)	
HOMEOWNERS ASSOCIATION; UNITED STATES	)	Job No. R-90-019-11
OF AMERICA, DEPARTMENT OF THE TREASURY-	)	
INTERNAL REVENUE SERVICE; MISAEL	)	
GONZALEZ; UNKNOWN OWNERS AND NON-	)	<b>JURY DEMAND</b>
RECORD CLAIMANTS,	)	
Defendants.	)	

### FINAL JUDGMENT ORDER

This matter coming to be heard on the Amended Complaint of the DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS to ascertain the just compensation for taking property sought to be taken for improvement purposes, as more fully set forth in the complaint; the Plaintiff, having appeared by LISA MADIGAN, Attorney General, State of Illinois, and TODD L. LINDQUIST, Special Assistant Attorney General;

All Defendants having been served as provided by statute and the Court having jurisdiction of this proceeding and of all parties;

Defendants, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, having not entered any appearance in this case and having been found by the Court to be in default;

Defendant, THE OAKS HOMEOWNERS ASSOCIATION, having not entered any appearance in this case and having been found by the Court to be in default;

Defendants, MISAEL GONZALEZ and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, having shown they has no interest in the subject property and having been dismissed by the Court;

and

The sole remaining Defendant is THE OAKS IMPROVEMENT ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT;

Due notice of this hearing having been given;

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The Court having heard and considered the evidence and the representations of counsel;

NOW, THEREFORE, THIS COURT FINDS THAT:

1. The owner and interested parties in Parcel No. 0HV0005, which is legally described in Exhibit A which is attached hereto and incorporated by reference, together with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE, which is legally described in Exhibit B which is attached hereto and incorporated by reference, is:

## THE OAKS IMPROVEMENT ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT

Said party is entitled to receive for the taking of fee simple title to Parcel No. 0HV0005 the sum of \$10,500.00 for the take; and \$10,000.00 for damages to the remainder; and \$300.00 for a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE; or \$20,800.00 in total.

2. Just compensation to the owner and interested parties for taking of fee simple title to Parcel No. 0HV0005 is the sum of \$10,500.00 for the take; and \$10,000.00 for damages to the remainder; and \$300.00 for a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE; or \$20,800.00 in total, and judgment is hereby entered in that amount. The agreed amount includes any claims for interest due from the Plaintiff to the Defendants.

3. That a motion was heretofore made by the Plaintiff for the immediate vesting to title to Parcel No. 0HV0005 together with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE in the Plaintiff, and on the day of July 25, 2013, pursuant to a stipulation between the Plaintiff and Defendant THE OAKS IMPROVEMENT ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT, the court found the amount of preliminary just compensation to be \$20,800.00 in total; that the Plaintiff on August 27, 2013, deposited with the County Treasurer the preliminary just compensation; that on September 5, 2013, the Court ordered that the Plaintiff be vested with fee simple title to real property designated as Parcel No. 0HV0005, together with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE, and did authorize the Plaintiff to take possession thereof.

IT IS ORDERED, ADJUDGED AND DECREED the payment of \$20,800.00 for the benefit of the owner or interested parties is full and final just compensation including all claims for interest due the Defendants from Plaintiff.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order entered September 5, 2013, vesting the Plaintiff with fee simple title to Parcel No. 0HV0005, together with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE, is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of default entered November 20, 2013, against Defendants, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, be and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of default entered November 20, 2013 against Defendant, THE OAKS HOMEOWNERS ASSOCIATION, be and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of dismissal entered February 4, 2014 against Defendant, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, be and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of dismissal entered November 20, 2013 against Defendant, MISAEEL GONZALEZ, be and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the judgment entered in favor of the Defendants as full and just compensation for the taking of fee simple title to real property designated as Parcel No. 0HV0005 and legally described in Exhibit A, together with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. 0HV0005TE, and legally described in Exhibit B, of \$20,800.00 in total, be and the same is hereby declared satisfied and the judgment entered against the Plaintiff is hereby released.

ENTER:

\_\_\_\_\_  
JUDGE

DATE: \_\_\_\_\_

Drafted by:

Todd L. Lindquist

Special Assistant Attorney General

CONKLIN & CONKLIN, LLC

531 W. Jackson Blvd., Suite 1150

Chicago, Illinois 60604

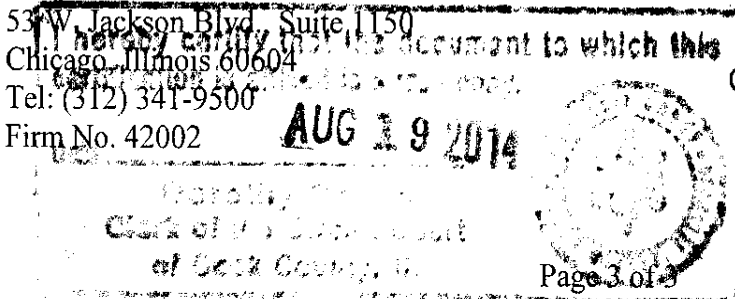
Tel: (312) 341-9500

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Judge Edward S. Harmaning

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Circuit Court - 1994



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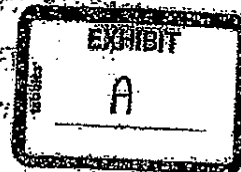
Route : US 20 (Lake St.)  
 County : Cook  
 Job No. : R-90-019-11  
 Parcel : 0HV0005  
 Sta. : 520+87.44 to 521+20.00  
 Owner : The Oaks Improvement  
 Association, an Illinois  
 not-for-profit

Index No./Nos. 06-26-302-010

That part of Common Area E in The Oaks Unit 3, being a Resubdivision of the Oaks Unit 2, being a Subdivision of part of the Southwest Quarter of Section 26, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof Recorded July 10, 1968 as Document No. 20547000, in Cook County, Illinois, described as follows:

Beginning at the intersection of the southerly line of said Common Area E with the easterly right-of-way line of Club Tree Lane by Document No. 95510296; thence on a state plane bearing of South 73 degrees 00 minutes 21 seconds East 19.70 feet, along said southerly line of Common Area E; thence North 17 degrees 04 minutes 14 second East 50.00 feet; thence North 72 degrees 55 minutes 46 seconds West 32.56 feet, to said easterly right-of-way line; thence South 06 degrees 26 minutes 24 second West 34.88 feet, along said easterly right-of-way line to a point of curve, thence southeasterly 17.48 feet along a curve to the left with a radius of 33.58 feet, the chord of said curve bears South 07 degrees 17 minutes 52 seconds East 17.28 feet, along said easterly right-of-way line, to the point of beginning.

Said Parcel containing 0.031 acre, more or less.



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Route : US 20 (Lake St.)  
 County : Cook  
 Job No. : R-90-019-11  
 Parcel : 08V0005TE  
 Sta. : 525+00.00 to 525+36.68  
 Owner : The Oaks Improvement  
 Association, an Illinois  
 not-for-profit

Index No./Nos. 06-26-302-010

That part of Common Area E in The Oaks Unit 3, being a Resubdivision of the Oaks Unit 2, being a Subdivision of part of the Southwest Quarter of Section 26, Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof Recorded July 10, 1968 as Document No. 20547000, in Cook County, Illinois, described as follows:

Beginning at the most southerly corner of said Common Area E; thence on a state plane bearing N 73 degrees 00 minutes 21 seconds West 36.69 feet, along the southerly line of Common Area E; thence North 16 degrees 55 minutes 13 seconds East 1.89 feet; thence South 73 degrees 04 minutes 37 seconds East 36.09 feet, to the easterly line of said Common Area E; thence South 00 degrees 12 minutes 09 seconds East 2.02 feet, along said easterly, to the point of beginning.

Said Parcel containing 0.002 acre, more or less, or 69 square feet, more or less.

RECEIVED

EXHIBIT

B

PLA