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1430019017

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RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/27/2014 09:11 AM Pg: 1 of 18

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

CITY OF CHICAGO, a municipal
corporation,
Plaintiff,

JURY DEMAND

v.

CASE NUMBER 2014 L 50562

CHICAGO TITLE LAND TRUST
COMPANY AS TRUSTEE UNDER
TRUST AGREEMENT # 450233;
CHICAGO TITLE LAND TRUST
COMPANY AS SUCCESSOR TO
AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO AS
TRUSTEE UNDER TRUST
AGREEMENT # 91223; TENNIS
CORP. OF AMERICA; and UNKNOWN
OWNERS,

PARTIAL TAKING

PARCELS # 0J80009 AND
0J80010

Defendants.

AGREED FINAL JUDGMENT ORDER PURSUANT TO STIPULATIONS

THIS MATTER COMING TO BE HEARD upon the Complaint of the CITY OF CHICAGO, a municipal corporation ("PLAINTIFF") for the ascertainment of just compensation to be paid for the partial taking (the "Partial Taking") by said PLAINTIFF, for the uses and purposes in its Complaint mentioned and set forth, of the property described therein, being Parcels #0J80009 and #0J80010 (the "Subject Property"), that said Complaint for Condemnation having being heretofore filed July 24, 2014, and the PLAINTIFF, appearing by MATHEWSON,

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WISHNOFF & TAYLOR, P.C., as Special Assistant Corporation Counsel, its Attorneys; Defendants, CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT #450233; CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO AMERICAN NATION BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT #91223 AND TENNIS CORP. OF AMERICA (Owner) appearing by their Attorney LEO CINQUINO, of RIGHEIMER MARTIN AND CINQUINO ("DEFENDANTS").

The Court believes that process has been served on all Defendants to this proceeding as provided by statute or the DEFENDANTS have entered their appearance, this court has dismissed all other parties in this matter and that the Court has jurisdiction of the subject matter of this proceeding and of all the parties thereto, that the PLAINTIFF and all appearing DEFENDANTS hereto have waived their demand for trial by jury.

That the Court having heard and considered the representations of PLAINTIFF'S Counsel that this Partial Taking action to condemn the Subject Property is consistent with the authority granted to 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 the Subject Property for the Damen Elston Fullerton Road Improvement Project (the "Road Improvement Project") which was approved by its City Council on May 8, 2013, and the action taken by PLAINTIFF's Counsel complies with the "Eminent Domain Act" 735 ILCS Section 30/5-5-5(b).

That the Court having heard and considered the representation of both PLAINTIFF and DEFENDANTS (collectively "Parties") pursuant to agreement and stipulation between the Parties that the owner or owners of and party or parties with an interest in Subject Property legally described as follows:

PARCEL NUMBER 0J80009 (Partial Taking)

LEGAL DESCRIPTION:

THAT PART OF LOT 12 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JULY 30, 1859 IN BOOK 160, PAGE 39, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 40 FEET OF THE EAST 73 FEET OF SAID LOT 12 AND THE NORTH LINE OF FULLERTON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, 40.00 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 46 SECONDS EAST, 48.34 FEET; THENCE NORTH 0 DEGREES 34 MINUTES

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14 SECONDS WEST, 36.09 FEET TO THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF ELSTON AVENUE; THENCE SOUTH 46 DEGREES 15 MINUTES 46 SECONDS EAST ALONG SAID LINE, 7.90 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF DAMEN AVENUE; THENCE SOUTH 0 DEGREES 23 MINUTES 55 SECONDS EAST ALONG SAID LINE, 64.79 FEET TO THE POINT OF BEGINNING.

THE PARCEL DESCRIBED ABOVE CONTAINING 0.022 ACRE, MORE OR LESS.

PROPERTY INDEX NUMBERS: (PART OF)

14-30-319-016-0000

COMMON STREET ADDRESS:

2428 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS 60614; NORTH WEST CORNER OF DAMEN AVENUE AND FULLERTON AVENUE.
(See attached "Plat of Highways")

PARCEL NUMBER 0J80010 (Partial Taking)

LEGAL DESCRIPTION:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JULY 30, 1859 IN BOOK 160, PAGE 39, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERN SOUTHEAST CORNER OF LOT 1 IN SNOW ESTATE SUBDIVISION, RECORDED FEBRUARY 14, 1873 IN COOK COUNTY AS DOCUMENT NUMBER 80819; THENCE SOUTHEASTERLY ALONG THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF ELSTON AVENUE ON AN ASSUMED BEARING OF SOUTH 46 DEGREES 15 MINUTES 46 SECONDS EAST, 52.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 38 MINUTES 04 SECONDS EAST, 88.05 FEET; THENCE SOUTH 79 DEGREES 02 MINUTES 52 SECONDS EAST, 29.03 FEET; THENCE EASTERLY 85.74 FEET ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 253.50 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 19 MINUTES 37 SECONDS EAST, 85.34 FEET; THENCE NORTH 46 DEGREES 16 MINUTES 58 SECONDS EAST, 13.39 FEET TO THE EXISTING WESTERLY RIGHT OF WAY OF DAMEN AVENUE; THENCE SOUTH 4 DEGREES 17 MINUTES 21 SECONDS EAST ALONG SAID RIGHT OF WAY, 108.59 FEET; THENCE 10.26 FEET ON

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A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1217.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 4 DEGREES 09 MINUTES 09 SECONDS EAST, 10.26 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 05 SECONDS WEST, 6.51 FEET; THENCE NORTH 4 DEGREES 16 MINUTES 43 SECONDS WEST, 10.64 FEET; THENCE NORTH 50 DEGREES 33 MINUTES 15 SECONDS WEST, 13.20 FEET; THENCE WESTERLY 30.60 FEET ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 346.50 FEET, THE CHORD OF SAID CURVE BEARS NORTH 88 DEGREES 29 MINUTES 13 SECONDS WEST, 30.59 FEET TO THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF ELSTON AVENUE; THENCE NORTH 46 DEGREES 15 MINUTES 46 SECONDS WEST ALONG SAID LINE, 222.38 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

THE PARCEL DESCRIBED ABOVE CONTAINING 0.241 ACRE, MORE OR LESS.

PROPERTY INDEX NUMBERS: (PART OF)

14-30-301-006-0000, 14-30-301-008-0000 AND 14-30-301-009-0000

COMMON STREET ADDRESS:

2455 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS 60614; SOUTHWEST AND NORTH WEST CORNER OF DAMEN AVENUE AND ELSTON AVENUE.
(See attached "Plat of Highways")

have agreed to take as the full Just Compensation Award" for fee simple title to the above said property the amount of **TWELVE MILLION AND 00/100 DOLLARS (\$12,000,000.00)**.

"Just Compensation Award" as used in this Order shall include, but not be limited to the market value of the Subject Property acquired on the date of filing of Complaint for Condemnation, July 24, 2014.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. That by agreement of the Parties and approval of the Court the owner or owners of and party or parties interested in said real property described above as Parcels 0J80009 and 0J80010 ("Subject Property") the amount of **TWO MILLION FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$2,465,000.00)** is to be paid by the PLAINTIFF as the Just Compensation Award for the Partial Taking pursuant to this Complaint for Condemnation.

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2. The Parties further agree that the remainder parcel (the "Remainder") has been damaged by this Partial Taking and the damage ("Damage") to the Remainder is **NINE MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$9,535,000.00)** which is due the owner or owners of and party or parties interested as Damage to the Remainder. Therein making **TWELVE MILLION AND 00/100 DOLLARS (\$12,000,000.00)** full Just Compensation Award to be paid by the PLAINTIFF for the Partial Taking of said Subject Property.
3. That the Parties also agree that the PLAINTIFF, shall within sixty (60) days of the date of this Order deposit as partial payment ("Partial Payment") of the Just Compensation Award the sum of **NINE MILLION AND 00/100 DOLLARS (\$9,000,000.00)** with the Cook County Treasurer for the benefit of the owner or owners of and party or parties interested in the Subject Property. The Parties further agree that the balance of the Just Compensation Award in the amount of **THREE MILLION AND 00/100 DOLLARS (\$3,000,000.00)**, as stipulated herein shall be deposited with the Cook County Treasurer no later than sixty (60) days after the delivery of full possession ("Possession") of the Subject Property to the PLAINTIFF. DEFENDANTS agree to waive their right to collect statutory interest on the agreed Just Compensation Award.
4. That the Parties also agree that the PLAINTIFF, upon making the deposit of the Partial Payment of the Just Compensation Award can immediately petition the Court for an Order vesting fee simple absolute title to the Subject Property. Further the DEFENDANTS can, upon deposit by the PLAINTIFF, petition the Court to withdraw the funds from the Cook County Treasurer subject to the approval of the Cook County States Attorneys Office. Also, upon the deposit by the PLAINTIFF of the Partial Payment all liens, including tax liens, shall attach to the award and shall be extinguished and void as to the Subject Property.
5. On or before June 1, 2015, PLAINTIFF shall provide DEFENDANT with access and traffic control provisions to a portion of the existing right of way as depicted on **EXHIBIT "A"** attached hereto and made a part hereof (the "Demolition and Staging Area Right of Way"). DEFENDANT may use the Demolition and Staging Area Right of Way for demolition and construction staging asks necessary, provided any required insurance and permits are obtained by the DEFENDANT. DEFENDANT may use the Demolition and Staging Area Right of Way until Possession of the Subject Property, as provided herein, is surrendered to PLAINTIFF.

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6. That the Parties further agree that DEFENDANTS shall deliver Possession of the Subject Property to the PLAINTIFF on or before August 3, 2015. If the DEFENDANTS fail to deliver Possession of said Subject Property on or before August 3, 2015, the PLAINTIFF shall be entitled to deduct **FIVE THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$5,800.00)** per diem for each day after August 3, 2015 Possession has not delivered to the PLAINTIFF. In addition to any other remedies available to PLAINTIFF, PLAINTIFF shall be entitled to deduct said per diem amount from the remaining Just Compensation Award to be deposited with the Cook County Treasurer's office.
7. The Parties also agree that for each day the DEFENDANTS deliver Possession of the property described in Exhibit B ("Milestone Parcel 0J80010") to the PLAINTIFF on or before August 3, 2015, the DEFENDANTS will be entitled to a per diem "Bonus Payment" of **FIVE THOUSAND THREE HUNDRED AND FIFTY DOLLARS (\$5,350.00)** up to a maximum cap of **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00)**. Said per diem Bonus Payment shall be deposited with the remaining Just Compensation Award which shall be designated as Damage to the Remainder.
8. For the purposes of this Order, the term Possession in relation to the Milestone Parcel 0J80010 shall be deemed to mean surrender of the Milestone Parcel 0J80010 after the demolition of that portion of the existing building located on the Subject Property. The DEFENDANT may leave the existing foundation and basement floor in place. The basement shall not be used for refuse or dumping of building materials. Further, DEFENDANT shall cause the existing transformer and its protective bollards to be removed from the Subject Property prior to surrendering Possession of the Milestone Parcel 0J80010 (**See Exhibit "B"**). Failure to demolish and remove the building or failure to remove the transformer and bollards shall be deemed to be a failure to turn over Possession of the Milestone Parcel 0J80010.
9. In the event, DEFENDANT fails to surrender Possession of the Milestone Parcel, the PLAINTIFF shall be allowed to perform all necessary demolition and relocation work to obtain Possession of the Milestone Parcel 0J80010 and all costs associated therewith shall be reimbursed to the PLAINTIFF from the remaining Just Compensation Award. Failure by DEFENDANTS to surrender Possession of the Milestone Parcel 0J80010 shall be deemed a breach of this Court's order and this Court reserves the jurisdiction

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and authority to issue appropriate sanctions, penalties and remedies against the DEFENDANT.

10. The PLAINTIFF agrees to substantially construct the Road Improvement Project in accordance with the PLAINTIFF'S Contract Plans for Intersection Improvements Damen, Elston, Fullerton Reconstruction Project ("Contract Plans") approved by the Chicago Department of Transportation ("CDOT"). The PLAINTIFF shall maintain and make available at the Courts request the latest version of the Contract Plans subject to changes and revisions made by CDOT at its sole discretion. PLAINTIFF further agrees to provide the necessary grading, maintain fencing constructed around Subject Property until completion of the Road Improvement Project and construct water main improvements as indicated in said Contract Plans as it affects property owned by the DEFENDANTS. PLAINTIFF shall make all reasonable efforts to substantially complete construction of the Road Improvement Project no later than 24 months after the commencement of such construction.
11. The PLAINTIFF also agrees subject to the approval of the City Council of the City of Chicago and subject to the jurisdictional transfer of property by the Illinois Department of Transportation that it will at no expense to the DEFENDANT vacate and convey approximately 9,612 square feet of public way ("Elston Vacation West Right Of Way") described in **Exhibit "C"**. DEFENDANT agrees that it will take title to the Elston Vacation West Right Of Way subject to all existing utility easements.
12. The DEFENDANTS agree that it will remove and relocate the billboard sign located on its property identified as Parcel 0J80010 at no expense to the PLAINTIFF prior to Possession of the Subject Property. DEFENDANTS agree that it will add PLAINTIFF as additional insured on all the insurance policies it maintains on the Subject Property from the date of this Agreed Judgment Order Pursuant to Stipulation to the date Possession of the Subject Property is turned over to the PLAINTIFF.
13. The DEFENDANT as owner of the property legally described in **Exhibit "D"** ("Corner Temporary Easement Area") grants the PLAINTIFF a non-compensable temporary easement to access, utilize and maintain said Corner Temporary Easement Area pursuant to its efforts to construct a water main across property acquired by the PLAINTIFF in furtherance of its Roadway Improvement Project. PLAINTIFF at the conclusion of its use of Corner Temporary Easement Area agrees to restore and grade and backfill the Corner Temporary Easement Area to its former use.

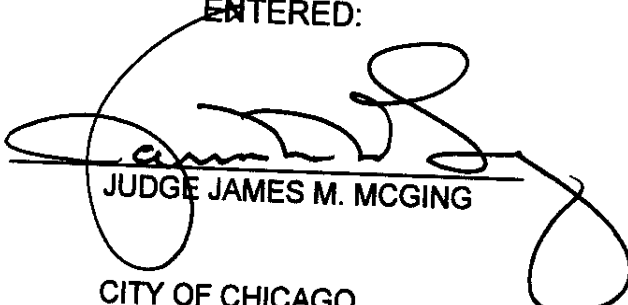
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14. The Court shall retain jurisdiction of this matter to enforce the terms of this Agreed Judgment Order Pursuant to Stipulation. If the DEFENDANTS fail to turn Possession of the Subject Property and the Milestone Parcel 0J80010 over to the PLAINTIFF as stated herein, the Court shall issue a Writ of Assistance putting PLAINTIFF in immediate possession of the fee simple absolute title and rights of possession in the Subject Property, as aforesaid.
15. The DEFENDANTS waive their right to relocation assistance in accordance with the Uniform Relocation Regulations (49 CFR 24, et seq.). DEFENDANTS acknowledge that they are the only parties in possession of the Subject Property.
16. Neither DEFENDANTS, their agents, attorneys, employees or representatives have made any representations whatsoever regarding the Subject Property, including physical and environmental nature or condition of the soil or any other portion of the Subject Property, as of the date of filing the Complaint and that the PLAINTIFF has relied solely upon its own inspection of the Subject Property and takes the Subject Property "as is" in all ways.

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

ENTERED:



JUDGE JAMES M. MCGING

AGREED BY:

CHICAGO TITLE LAND TRUST
COMPANY AS TRUSTEE U/T/A
#430233; CHICAGO TITLE LAND
TRUST COMPANY AS SUCCESSOR
TO AMERICAN NATIONAL BANK
AND TRUST COMPANY OF CHICAGO
AS T/U/T/A #91223 AND TENNIS CORP.
OF AMERICA. (OWNERS)

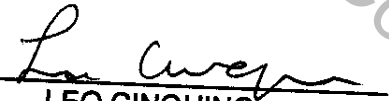
CITY OF CHICAGO,
a municipal corporation

James M. McGing

OCT 02 2014

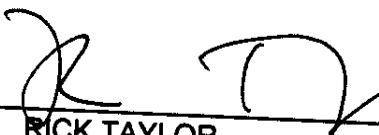
Circuit Court 1926

By:



LEO CINQUINO
RIGHEIMER MARTIN AND
CINQUINO
20 North Clark Street
Suite 1900
Chicago, IL 60602
(312) 726-5646

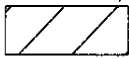
By:



RICK TAYLOR,
MATHEWSON WISHNOFF
and TAYLOR, P.C.
Special Assistant
Corporation Counsel
for the City of Chicago
30 North LaSalle Street
Suite 2400
Chicago, IL 60602
(312) 676-2908

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LEGEND:



CDOT CONTRACTOR
WORK ZONE



MIDTOWN CONTRACTOR
WORK ZONE



0 50' 100'
scale in feet

MIDTOWN TENNIS
BUILDING II

VIENNA BEEF

BUILDING DEMOLITION

PR R.O.W.

ELSTON AVE

EX R.O.W.

DAMEN AVE

MIDTOWN TENNIS
BUILDING I

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EXHIBIT "B"

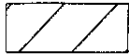
MILESTONE PARCEL

Parcel 0J80010

That part of Lot 1 in Assessor's Subdivision of part of the Southwest Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian recorded July 30, 1859 in Book 160, Page 39, more particularly described as follows:

Commencing at the most southern southeast corner of Lot 1 in Snow Estate Subdivision, recorded February 14, 1873 in Cook County as document number 80819; thence southeasterly along the existing northeasterly right of way line of Elston Avenue on an assumed bearing of South 46 degrees 15 minutes 46 seconds East, 127.96 feet to the Point of Beginning; thence South 68 degrees 37 minutes 53 seconds East, 78.52 feet; thence North 88 degrees 58 minutes 59 seconds East, 73.80 feet to the western right of way line of Damen Avenue; thence South 4 degrees 17 minutes 21 seconds East, 91.71 feet along said right of way; thence South 65 degrees 16 minutes 05 seconds West, 22.02; thence North 46 degrees 15 minutes, 53 seconds West, 185.11 to the Point of Beginning; all in Cook County, Illinois.

LEGEND:



CDOT CONTRACTOR
WORK ZONE

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0 50' 100'
scale in feet

MIDTOWN TENNIS
BUILDING II

VIENNA BEEF

DAMEN AVE

ELSTON AVE

MIDTOWN TENNIS
BUILDING I



Damen / Elston / Fullerton
Intersection Improvement

EXHIBIT B
MIDTOWN BUILDING II
REMOVAL COORDINATION

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EXHIBIT "C"

VACATION ELSTON WEST

Legal Description:

That part of the Southwest Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, more particularly described as follows:
Commencing at the most southern southeast corner of Lot 1 in Snow Estate Subdivision, recorded February 14, 1873 in Cook County as document number 80819; thence southeasterly along the existing northeasterly right of way line of Elston Avenue on an assumed bearing of South 46 degrees 15 minutes 46 seconds East, 275.04 feet to the Point of Beginning; thence continuing South 46 degrees 15 minutes 46 seconds East along said line, 38.03 feet; thence North 65 degrees 16 minutes 05 seconds East, 15.51 feet; thence South 1 degree 31 minutes 57 seconds East, 114.28 feet to the southwesterly right of way line of Elston Avenue; thence North 46 degrees 15 minutes 46 seconds West along said line 249.13 feet; thence easterly 141.65 feet on a curve concave northerly having a radius of 346.50 feet, the chord of said curve bears South 74 degrees 14 minutes 45 seconds East, 140.66 feet to the Point of Beginning; all in Cook County, Illinois.

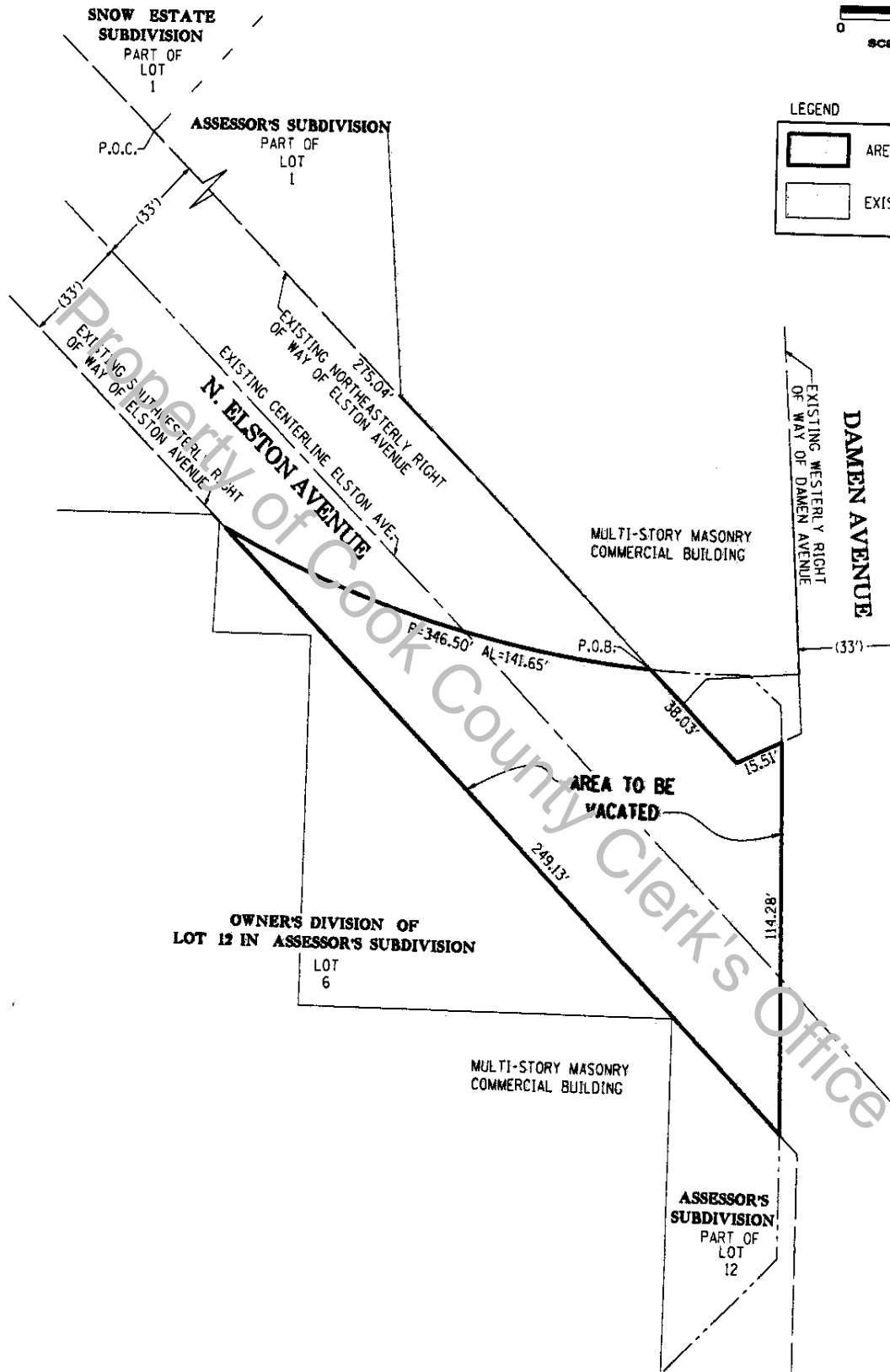
The parcel described above containing 0.221 acre, more or less.

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0 25' 50'
scale in feet

LEGEND

	AREA TO BE VACATED
	EXISTING BUILDING



City of Chicago
Department of
Transportation



benesch
engineers • scientists • planners

Damen / Elston / Fullerton
Intersection Improvement

**PROPOSED VACATION
OF NORTH ELSTON AVENUE**

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EXHIBIT "D"

CORNER TEMPORARY EASEMENT

Parcel 0J80010 TE

That part of Lot 1 in Assessor's Subdivision of part of the Southwest Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian recorded July 30, 1859 in Book 160, Page 39, more particularly described as follows:

Commencing at the most southern southeast corner of Lot 1 in Snow Estate Subdivision, recorded February 14, 1873 in Cook County as document number 80819; thence southeasterly along the existing northeasterly right of way line of Elston Avenue on an assumed bearing of South 46 degrees 15 minutes 46 seconds East, 275.04 feet to the Point of Beginning; thence easterly 30.60 feet on a curve concave northerly having a radius of 346.50 feet, the chord of said curve bears South 88 degrees 29 minutes 13 seconds East, 30.59 feet; thence South 50 degrees 33 minutes 15 seconds East, 13.20 feet; thence South 4 degrees 16 minutes 43 seconds East 10.64 feet; thence South 65 degrees 16 minutes 05 seconds West, 15.51 feet to said northeasterly right of way line; thence North 46 degrees 15 minutes 46 seconds West along said line, 38.03 feet to the Point of Beginning; all in Cook County, Illinois.
The parcel described above containing 0.014 acre, more or less.

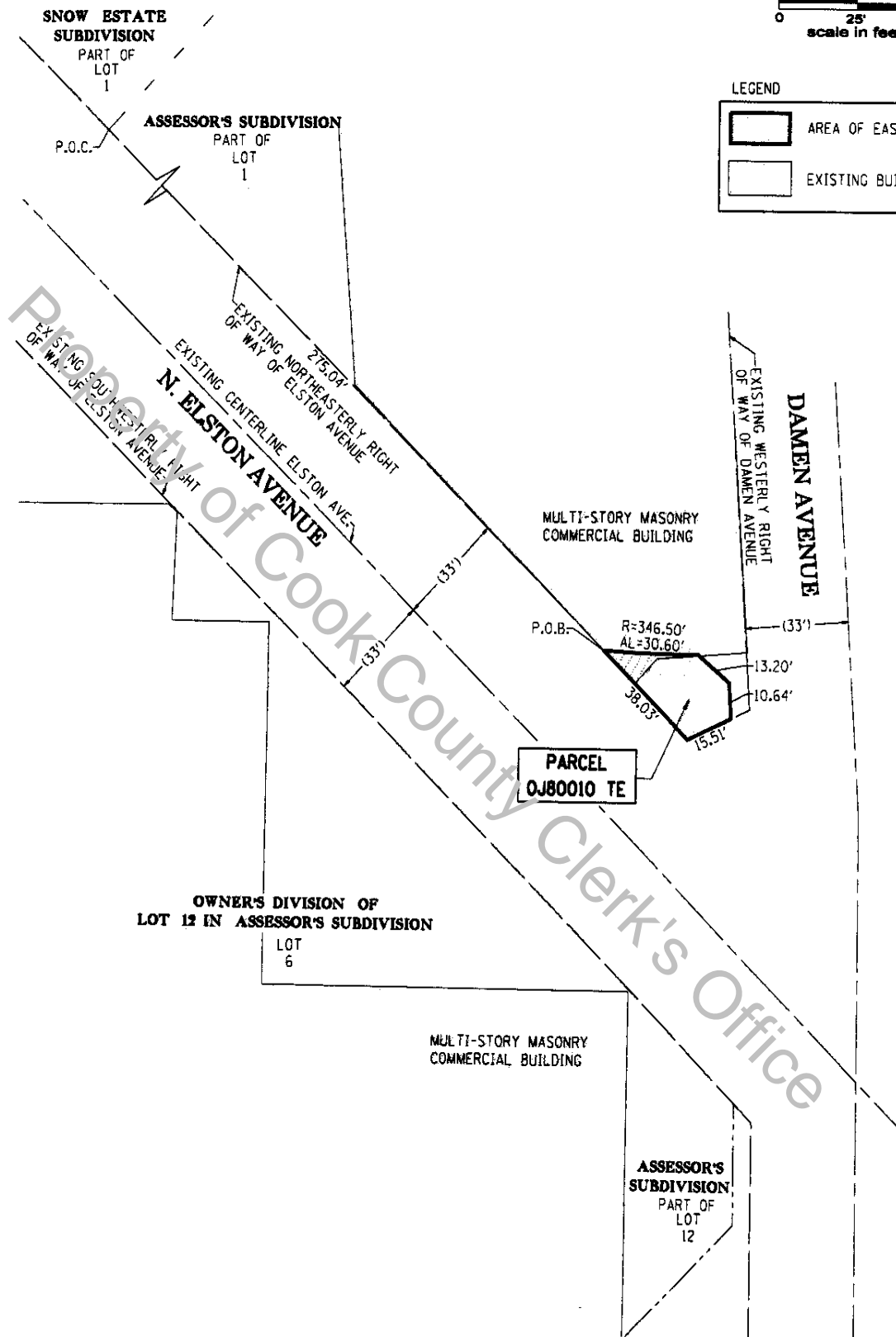
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0 25' 50'
scale in feet

LEGEND

	AREA OF EASEMENT
	EXISTING BUILDING



City of Chicago
Department of
Transportation



benesch
engineers · scientists · planners

Damen / Elston / Fullerton
Intersection Improvement

PARCEL 0J80010 TE EXHIBIT

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Cook County Treasurer
Maria Pappas
118 North Clark Street Rm. 112
Chicago, IL 60602

312-443-5100

Visit Our Web Site at
www.cookcountytreasurer.com

10/24/2014 09:22 AM 0413 0006-0774
Cash Report: 141024-01 10/24/2014

01 - Cook County Building

Case Number 14L50562

Validation Number: 565636

Condemnation Deposits \$9,000,000.00

Total \$9,000,000.00

Money Order (\$9,000,000.00)

Check No. 41882037

Thank You for Your Payment

Pay Current Taxes at
www.cookcountytreasurer.com or
Any Chase Bank in Illinois