

# UNOFFICIAL COPY



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Cook County Recorder of Deeds  
Date: 09/01/2015 04:19 PM Pg: 1 of 6

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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, )

Plaintiff, )

Vs. )

ORLAND KENSINGTON PLAZA LLC; )  
SUBURBAN BANK AND TRUST; COVENANT )  
BANK; KENNETH W. COFFEY D.D.S., P.C.; DR. )  
KENNETH COFFEY, Individually; ET AL. , )

Defendants. )

Case No. 2012 L 050463

Parcel No. 0H40106  
0H40106TE

Job No. R-90-004-07

Condemnation

**JURY DEMAND**

**AMENDED FINAL JUDGMENT ORDER**

**Permanent Tax Numbers:** 27-09-220-030; 27-09-220-031

**Location of the Property:** 14600-14620 S. LaGrange Road, Orland Park, IL

Todd L. Lindquist  
Special Assistant Attorney General  
CONKLIN & CONKLIN, LLC  
53 West Jackson Blvd., Suite 1150  
Chicago, IL 60604  
Tel.: 312-341-9500  
Firm No. 42002

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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, )

Plaintiff, )

vs. )

ORLAND KENSINGTON PLAZA LLC; )  
SUBURBAN BANK AND TRUST ; )  
COVENANT BANK; KENNETH W. COFFEY )  
D.D.S., P.C.; DR. KENNETH COFFEY, )  
Individually; ET AL. )

Defendants. )

Case No. 2012 L 050463

Parcel No. 0H40106  
0H40106TE

Job No. R-90-004-07

Condemnation

### AMENDED FINAL JUDGMENT ORDER

This matter coming to be heard on the 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 amended 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, SUBURBAN BANK AND TRUST and 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;  
and

Defendants, COVENANT BANK; JOON LEE Individually and d/b/a JOON LEE'S TAE KWON DO SCHOOL and d/b/a JOON LEE'S TAE KWON DO and d/b/a MASTER JOON LEE; KENNETH W. COFFEY D.D.S., P.C.; DR. KENNETH COFFEY, Individually; DONALD E. CLELAND, D.D.S., P.C.; DR. DONALD CLELAND, Individually; DONNA ZARTLER, Individually and d/b/a TURKS; BRENT ZARTLER, Individually and d/b/a TURKS; TURK'S ITALIAN BEEF AND SAUSAGE, INC.; DAN O'CONNELL, Individually and d/b/a A-ORLAND/MR. TAX and d/b/a A-ORLAND and d/b/a MR. TAX; A-ORLAND DRIVING SCHOOL, INC.; ROSEANN COMOLLI, Individually and d/b/a CUTTING ROOM; and THOMAS J. HALLBERG, Individually and d/b/a ALLSTATE; ALLSTATE INSURANCE COMPANY, having been voluntarily dismissed;

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The sole remaining Defendant is ORLAND KENSINGTON PLAZA, LLC;

Due notice of this hearing having been given;

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. 0H40106, which is legally described in Exhibit A which is attached hereto and incorporated by reference, and Parcel No. 0H40106TE which is legally described in Exhibit B, which is attached hereto and incorporated by reference are:

ORLAND KENSINGTON PLAZA, LLC

Said party is entitled to receive for the taking of fee simple title to Parcel No. 0H40106 the sum of \$65,000.00 for the take; \$45,000.00 for damages to the remainder and \$28,000.00, for the taking of a temporary construction easement for a period of time not to exceed five years or completion of construction, whichever is sooner, to Parcel No. 0H40106TE; or ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$138,000.00) in total.

2. Just compensation to the owner and interested parties for taking of fee simple title to Parcel No. 0H40106 the sum of \$65,000.00 for the take; \$45,000.00 for damages to the remainder and \$28,000.00, for the taking of a temporary construction easement for a period of time not to exceed five years or completion of construction, whichever is sooner, to Parcel No. 0H40106TE; or ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$138,000.00) 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 of title to Parcel Nos. 0H40106 and 0H40106TE, and on the day of April 25, 2012, the Court found the amount of preliminary just compensation to be ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$138,000.00) in total; that the Plaintiff on July 27, 2012, deposited with the County Treasurer the preliminary just compensation; that contemporaneously with entry of this order the Court ordered that the Plaintiff be vested with fee simple title to Parcel No. 0H40106, together with a temporary construction easement for a period of time not to exceed five years or completion of construction, whichever is sooner, to Parcel No. 0H40106TE, and did authorize the Plaintiff to take possession thereof.

IT IS ORDERED, ADJUDGED AND DECREED that no further moneys be deposited with the Treasurer and the payment of ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$138,000.00) 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 contemporaneously with entry of this order vesting the Plaintiff with fee simple title to Parcel No. 0H40106, together with a temporary construction easement for a period of time not to exceed five years or completion of construction, whichever is sooner, to Parcel No. 0H40106TE, is confirmed.

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

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the orders of voluntary dismissal heretofore entered against Defendants, COVENANT BANK; JOON LEE Individually and d/b/a JOON LEE'S TAE KWON DO SCHOOL and d/b/a JOON LEE'S TAE KWON DO and d/b/a MASTER JOON LEE; KENNETH W. COFFEY D.D.S., P.C.; DR. KENNETH COFFEY, Individually; DONALD E. CLELAND, D.D.S., P.C.; DR. DONALD CLELAND, Individually; DONNA ZARTLER, Individually and d/b/a TURKS; BRENT ZARTLER, Individually and d/b/a TURKS, TURK'S ITALIAN BEEF AND SAUSAGE, INC.; DAN O'CONNELL, Individually and d/b/a A-ORLAND/MR. TAX and d/b/a A-ORLAND and d/b/a MR. TAX; A-ORLAND DRIVING SCHOOL, INC.; ROSEANN COMOLLI, Individually and d/b/a CUTTING ROOM; and THOMAS J. HALLBERG, Individually and d/b/a ALLSTATE; ALLSTATE INSURANCE COMPANY, be and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the judgment entered hereby in favor of the Defendants in the amount of ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$138,000.00), as full and just compensation for the taking of fee simple title to Parcel No. 0H40106, together with a temporary construction easement for a period of time not to exceed five years or completion of construction, whichever is sooner, to Parcel No. 0H40106TE, be and the same is hereby declared satisfied and the judgment entered hereby against the Plaintiff is hereby released.

ENTER:

Judge  
AUG 22 2012

JUDGE

DATE: *nun pro tunc* August 22, 2012

Todd L. Lindquist  
CONKLIN & CONKLIN, LLC  
53 W. Jackson Blvd., Suite 1100  
Chicago, Illinois 60604  
Tel: (312) 341-9500  
Fax: (312) 341-9151  
Firm No. 42002

I hereby certify that the document to which this certification is affixed is a true copy.  
AUG 26 2015  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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Route: U.S. Route 45  
 Section: 131st St. to 179th St.  
 County: Cook  
 Job No.: R-90-004-07

Parcel: OH40106  
 Sta. 253+57.57 to Sta. 255+57.42

Owner: Orland Kensington Plaza, LLC  
 Index No.: 27-09-220-030  
 27-09-220-031

That part of Lot 6 lying south of a line drawn 200.0 feet north of and parallel with the south line of the North Half of Lot 7, together with the North Half of Lot 7 (excepting therefrom the west 173 feet thereof) in Cottage Home Subdivision of the East Half of the Northeast Quarter of Section 9, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded July 21, 1891 as document no. 1507783, in Cook County, Illinois, described as follows: Commencing at the intersection of the north line of said Lot 6 and the west right-of-way line of U.S. Route 45 per document no. 10155682; thence southerly 295.92 feet, along said west right-of-way line, being the arc of a curve concave easterly, having a radius of 56115.00 feet, a chord bearing South 01 degrees 45 minutes 37 seconds East and a chord distance of 295.92 feet (bearings based on Illinois State Plane Coordinate System, East Zone, NAD 1983) to a line 200 feet north of and parallel with the south line of the North Half of said Lot 7, to the Point of Beginning; thence continuing southerly 61.72 feet, along the arc of said curve a chord bearing South 01 degrees 56 minutes 34 seconds East and a chord distance of 61.72 feet; thence South 01 degrees 58 minutes 27 seconds East, 138.28 feet to the south line of the North Half of Lot 7; thence South 87 degrees 48 minutes 48 seconds West, 15.07 feet along said south line; thence North 01 degrees 57 minutes 05 seconds West, 53.26 feet; thence northerly 146.74 feet, along the arc of a tangent curve concave easterly, having a radius of 56462.49 feet, a chord bearing North 01 degrees 52 minutes 37 seconds West and a chord distance of 146.74 feet to the north line of the south 200 feet of said part of Lot 6 and the North Half of Lot 7; thence North 87 degrees 48 minutes 48 seconds East, 12.84 feet along said north line to the Point of Beginning.

Containing 0.060 acres.

Revised August 5, 2015.



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Route: U.S. Route 45  
 Section: 131st St. to 179th St.  
 County: Cook  
 Job No.: R-90-004-07

Parcel: OH40106TE  
 Sta. 253+57.53 to Sta. 255+57.35

Owner: Orland Kensington Plaza, LLC  
 Index No.: 27-09-220-030  
 27-09-220-031

That part of Lot 6 lying south of a line drawn 200.0 feet north of and parallel with the south line of the North Half of Lot 7, together with the North Half of Lot 7 (excepting therefrom the west 173 feet thereof) in Cottage Home Subdivision of the East Half of the Northeast Quarter of Section 9, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded July 21, 1891 as document no. 1507763, in Cook County, Illinois, described as follows: Commencing at the intersection of the north line of said Lot 6 and the west right-of-way line of U.S. Route 45 per document no. 10155622; thence southerly 295.92 feet, along said west right-of-way line, being the arc of a curve concave easterly, having a radius of 56115.00 feet, a chord bearing South 01 degrees 45 minutes 37 seconds East and a chord distance of 295.92 feet (bearings based on Illinois State Plane Coordinate System, East Zone, NAD 1983) to a line 200 feet north of and parallel with the south line of the North Half of said Lot 7; thence South 87 degrees 48 minutes 48 seconds West, 12.84 feet along said north line to the Point of Beginning; thence southerly 146.74 feet, along the arc of a non-tangent curve concave easterly, having a radius of 56466.49 feet, a chord bearing South 01 degree 52 minutes 37 seconds East and a chord distance of 146.74 feet; thence South 01 degrees 57 minutes 05 seconds East, 53.26 feet to the south line of the North Half of Lot 7; thence South 87 degrees 48 minutes 48 seconds West, 10.00 feet along said south line; thence North 01 degrees 57 minutes 05 seconds West, 53.30 feet; thence northerly 56.89 feet, along the arc of a tangent curve concave easterly, having a radius of 56476.49 feet, a chord bearing North 01 degrees 55 minutes 21 seconds West and a chord distance of 56.89 feet; thence South 88 degrees 06 minutes 23 seconds West, 16.00 feet; thence northerly 40.00 feet, along the arc of a non-tangent curve concave easterly, having a radius of 56492.49 feet, a chord bearing North 01 degrees 52 minutes 24 seconds West and a chord distance of 40.00 feet; thence North 88 degrees 08 minutes 49 seconds East, 16.00 feet; thence northerly 49.83 feet, along the arc of a non-tangent curve concave easterly, having a radius of 56476.49 feet, a chord bearing North 01 degrees 49 minutes 40 seconds West and a chord distance of 49.82 feet to the north line of the south 200 feet of said part of Lot 6 and the North Half of Lot 7; thence North 87 degrees 48 minutes 48 seconds East, 10.00 feet along said north line to the Point of Beginning.

Containing 0.061 acres

Revised August 5, 2015.

