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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/08/2016 11:50 AM Pg: 1 of 6

**IDOT**

v.

**RDK VENTURES LLC**

**Parcel: 0HF0013 & TE**

**Document Name: Agreed Final Judgment, Satisfaction and Release Order**

**Date Entered: December 1, 2015**

**PIN: 18-16-400-011**

**Recorded By:**

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2012

THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT, LAW DIVISION

THE DEPARTMENT OF TRANSPORTATION	)	
OF THE STATE OF ILLINOIS, FOR AND ON	)	Calendar 2
BEHALF OF THE PEOPLE OF THE STATE	)	
OF ILLINOIS,	)	Case No. 13 L 50126
	)	
Plaintiff,	)	
	)	Condemnation
v.	)	
	)	
RDK VENTURES LLC; JPMORGAN CHASE BANK,	)	Parcels 0HF0013& TE
N.A.; UNKNOWN OWNERS AND NON-RECORD	)	
CLAIMANTS,	)	Job No. R-90-008-11
	)	
Defendants.	)	<b>JURY DEMAND</b>

4233 ↑

**AMENDED AGREED FINAL JUDGMENT, SATISFACTION AND RELEASE ORDER**

This matter comes before the Court on Plaintiff's Complaint to Condemn with Amendment certain real property for construction purposes, as more fully set forth in the Complaint and Amendment. Plaintiff appears by Lisa Madigan, Attorney General, State of Illinois, and Michele S. Gonzales, Special Assistant Attorney General.

All Defendants to this proceeding have been served with process as provided by statute or have entered their appearances. The property owner, Defendant RDK Ventures LLC, was served and on February 21, 2013 Ryan & Ryan entered its appearance on RDK's behalf. Defendant JPMorgan Chase was served and on February 15, 2013, Thompson Coburn LLP entered its appearance on JPMorgan's behalf. An order of default judgment was entered against Defendants Unknown Owners and Non-Record Claimants on March 19, 2013. This Court has jurisdiction of the subject matter of this proceeding and all parties.

The parties are in agreement and the demand for trial by jury has been waived by Plaintiff and all Defendants.

This Court, having heard and considered the evidence and the representations of counsel, and pursuant to the parties' Stipulation for Entry of an Agreed Final Judgment, Satisfaction and Release Order, NOW HEREBY FINDS that:

1. The record owner (hereafter, "Property Owner") of revised Parcel 0HF0013 and of Parcel 0HF0013TE, which are legally described in Exhibits A and B attached hereto and incorporated herein is:

RDK Ventures, LLC.

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2. Plaintiff moved for the immediate vesting of fee simple title to Parcel OHF0013 pursuant to the statutes thereto appertaining and on December 10, 2013, with the parties being in agreement, the Court entered an order setting the agreed Preliminary Just Compensation for the taking of Parcel OHF0013 at \$1,100,000. On January 14, 2014, Plaintiff deposited with the County Treasurer the sum so found to be the Agreed Preliminary Just Compensation award as to the taking of Parcel OHF0013. On January 14, 2014, the Court ordered that Plaintiff is vested with fee simple title to Parcel OHF0013 and authorized Plaintiff to take immediate possession thereof.
3. On July 23, 2015, and pursuant to the parties' Stipulation, Plaintiff and Defendants filed an agreed Motion for leave to file an Amendment to Complaint to reflect a revised Parcel OHF0013 and a Parcel OHF0013TE, an agreed Motion for entry of an Agreed Amended Preliminary Just Compensation Order for the taking of revised Parcel OHF0013 and of Parcel OHF0013TE, an Agreed Motion for Entry of an Agreed Amended Order Vesting Title to reflect revised Parcel OHF0013 and Parcel OHF0013TE, and an agreed Motion for entry of an Agreed Order of Partial Withdrawal. On July 28, 2015, the Court granted the agreed motions, and granted the amended order vesting title *nunc pro tunc* in all respects to January 14, 2014.
4. Pursuant to the parties' Stipulation, the Property Owner is entitled to receive the sum of \$810,000 (eight-hundred-ten-thousand dollars) as the agreed full and Final Just Compensation for the taking of revised Parcel OHF0013 and of Parcel OHF0013TE, including any and all damages to the remainder; and JUDGMENT IS HEREBY ENTERED IN THAT AMOUNT. This agreed Final Just Compensation amount includes any and all claims for interest and use and occupancy due from Plaintiff to Defendants.

THE COURT FURTHER ORDERS, ADJUDGES AND DECREES that the amended order entered *nunc pro tunc* to January 14, 2014 vesting Plaintiff with fee simple title to revised Parcel OHF0013 and with a temporary construction easement over, across, and upon Parcel OHF0013TE, is confirmed.

THE COURT FURTHER ORDERS, ADJUDGES AND DECREES that no further monies need be deposited and that the judgment entered today in the amount of \$810,000 (eight-hundred-ten thousand dollars) as the agreed full and Final Just Compensation for the taking of revised Parcel OHF0013 and of Parcel OHF0013TE be and the same is hereby declared satisfied and the judgment entered today against Plaintiff is hereby released.

ENTER:




DATE:

**ENTERED**  
 JUDGE EDMUND PONCE DE LEON-1708  
 DEC 01 2015  
 DOROTHY BROWN  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL  
 DEPUTY CLERK


I hereby certify that the document to which this certification is affixed is a true copy.

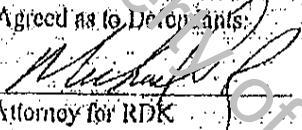
**FEB 03 2016**

Dorothy Brown  
 Clerk of the Circuit Court  
 of Cook County, IL

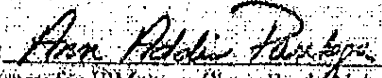


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Agreed as to Plaintiff:  
  
 Michela Sibley Godoyales  
 Special Assistant Attorney General  
 P.O. Law Group LLC  
 1011 Lake Street, Suite 303  
 Oak Park, IL 60301  
 Firm No. 49751

Agreed as to Defendants:  
  
 Attorney for RDK  
 Michael Ryan  
 Ryan and Ryan  
 9501 W. Devon Ave., Suite 300  
 Rosemont, IL 60018  
 847-825-8600  
 Firm # 36903

JPMORGAN CHASE BANK, N.A.

BY:   
 Attorney for JPMorgan Chase Bank, N.A.  
 Atm Addis Pantoga  
 Thompson Coburn LLP  
 55 East Monroe, 37th Floor  
 Chicago, IL 60603  
 Firm # 40619

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Owner: Equilon Enterprises, LLC  
 Route: US 12/20/45 @Joliet Road  
 Section:  
 County: Cook  
 Job No. : R-90-008-11  
 Parcel No.: 0HF0013  
 Station 73+11.07 To Station 74+65.22  
 Index No.: 18-16-400-011

Parcel 0HF0013

That part of Lot 15 in School Trustee's Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at the southwest corner of Lot 2 in Dansher Plaza, a subdivision of a portion of Lots 10 and 15 in said School Trustee's Subdivision, according to the plat thereof recorded April 11, 1974 as Document No. 22682791, said southwest corner being on the northwest right of way line of Joliet Road; thence South 58 degrees 44 minutes 49 seconds West on a bearing based on the Illinois State Plane Coordinate System East Zone NAD 83 on the northwest right of way line of said Joliet Road, 113.79 feet to a point of curvature on said northwest right of way line; thence West on said northwest right of way line and on a 36.0 foot radius curve concave to the north, 74.82 feet, the chord of said curve bears North 61 degrees 42 minutes 51 seconds West, 62.06 feet to a point of tangency of said curve on the east right of way line of LaGrange Road, said east right of way line being 39.0 feet normally distant East of the west line of the Southeast Quarter of said Section 16; thence North 02 degrees 10 minutes 31 seconds West on said east right of way line, 113.79 feet to a southwest corner of said Lot 2 in Dansher Plaza; thence North 58 degrees 44 minutes 49 seconds East on a south line of said Lot 2, a distance of 18.31 feet to a point 16.0 feet normally distant East of said east right of way line; thence South 02 degrees 10 minutes 31 seconds East parallel with said east right of way line, 73.81 feet to a point of curvature; thence Southeast on a 48.75 foot radius curve concave to the Northeast, 101.31 feet, the chord of said curve bears South 61 degrees 42 minutes 52 seconds East, 84.04 feet to a point of tangency of said curve at a point 16.00 feet normally distant Northwest of the northwest right of way line of said Joliet Road; thence North 58 degrees 44 minutes 49 seconds East parallel with said northwest right of way line, 73.81 feet to a west line of said Lot 2; thence South 02 degrees 10 minutes 31 seconds East on said west line, 18.31 feet to the Point of Beginning.

Said parcel containing 0.138 acre, more or less.

**EXHIBIT A**

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Owner: RDK Ventures, LLC a Delaware  
Limited Liability Company  
Route: US 12/20/45 @ Joliet Road  
Section:  
County: Cook  
Job No.: R-90-008-11  
Parcel No.: OHF0013TE  
Station 121+49.67 To Station 122+58.62  
Index No.: 18-16-400-011

Parcel OHF0013TE

That part of Lot 15 in School Trustee's Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the southwest corner of Lot 2 in Dansher Plaza, a subdivision of a portion of Lots 10 and 15 in said School Trustee's Subdivision, according to the plat thereof recorded April 11, 1974 as Document No. 22682791, said southwest corner being on the northwest right of way line of Joliet Road, thence North 02 degrees 10 minutes 31 seconds West on a bearing based on the Illinois State Coordinate System East Zone NAD 83 on a west line of said Lot 2, a distance of 18.31 feet to the Point of Beginning; thence South 58 degrees 44 minutes 49 seconds West, 73.81 feet to a point of curvature; thence West on a 48.75 foot radius curve concave to the North, 31.78 feet, the chord of said curve bears South 77 degrees 25 minutes 34 seconds West, 31.22 feet; thence North 58 degrees 44 minutes 49 seconds East, 108.95 feet to a west line of said Lot 2; thence South 02 degrees 10 minutes 31 seconds East on said west line, 11.44 feet to the Point of Beginning.

Said parcel containing 0.022 acre, more or less.

EXHIBIT B