

UNOFFICIAL COPY



1702644103

Doc# 1702644103 Fee \$50.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2017 04:45 PM PG: 1 OF 2

**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.)

7-ELEVEN, INC. F/K/A THE SOUTHLAND)
CORPORATION; UNKNOWN OWNERS AND)
NON-RECORD CLAIMANTS,)

Defendants.)

Case No.: 2015 L 050505

Condemnation

Parcel No. 0KM0005
0KM0005TE

Job No.: R-90-008-14

JURY DEMAND

FINAL JUDGMENT ORDER

Location of the Property: 2800 Dundee Road, Northbrook, Illinois 60062

Permanent Tax Number: 04-05-407-026

Erin R. Cannon
Special Assistant Attorney General
Conklin & Conklin, LLC
53 West Jackson Blvd., Suite 1150
Chicago, IL 60604
Tel.: (312) 341-9500
Firm No.: 42002

UNOFFICIAL COPY

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)	Case No.: 2015 L 050505
THE PEOPLE OF THE STATE OF ILLINOIS,)	
)	Condemnation
Plaintiff,)	
vs.)	Parcel No. OKM0005
)	OKM0005TE
7-ELEVEN, INC. F/K/A THE SOUTHLAND)	
CORPORATION; UNKNOWN OWNERS AND)	Job No.: R-90-008-14
NON-RECORD CLAIMANTS,)	
)	
Defendants.)	<u>JURY DEMAND</u>

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 complaint; the Plaintiff, having appeared by LISA MADIGAN, Attorney General, State of Illinois, and COURTNEY A. MORSO, 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;

And

The remaining Defendant is ELEVEN, INC., F/K/A SOUTHLAND CORPORATION.

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 Nos. OKM0005 and OKM0005TE, which are legally described in Exhibit A and Exhibit B which are attached hereto and incorporated by reference, is:

UNOFFICIAL COPY

ELEVEN, INC., F/K/A SOUTHLAND CORPORATION

Said party is entitled to receive \$211,500 for the taking of fee simple title to Parcel No. 0KM0005 and for a Temporary Construction Easement to Parcel No. 0KM0005TE, 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.

2. Just compensation to the owner and interested parties is \$211,500 for taking of fee simple title to Parcel No. 0KM0005 together with a Temporary Construction Easement to Parcel No. 0KM0005TE, 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, and judgment is hereby entered in that amount. The agreed amount includes any claims for interest due from the Plaintiff to the Defendants.

3. The compensation is to be apportioned as follows: \$60,000 for the taking of full fee simple title to certain real property designated as Parcel No. 0KM0005; together with \$30,000 for a Temporary Construction Easement to Parcel No. 0KM0005TE, 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; and \$121,500 for damages to the remainder.

4. That a motion was heretofore made by the Plaintiff for the immediate vesting to title to Parcel Nos. 0KM0005 and 0KM0005TE in the Plaintiff, and on the day of August 31, 2015, the court found the amount of preliminary just compensation to be \$211,500.00 in total; that the Plaintiff on October 26, 2015, deposited with the County Treasurer the preliminary just compensation; that on November 9, 2015, the Court ordered that the Plaintiff be vested with fee simple title to real property designated as Parcel No. 0KM0005, together with a Temporary Construction 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, in Parcel No. 0KM0005TE, and did authorize the Plaintiff to take possession thereof.

IT IS ORDERED, ADJUDGED AND DECREED the payment of \$211,500.00 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.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order entered November 9, 2015, vesting the Plaintiff with fee simple title to real property designated as Parcel No. 0KM0005, together with a Temporary Construction Easement in Parcel No. 0KM0005TE, 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, is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of default entered against Defendants, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, 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 \$211,500.00 as full and just compensation for

UNOFFICIAL COPY

the taking of fee simple title to real property designated as Parcel No. 0KM0005, together with a Temporary Construction Easement in Parcel No. 0KM0005TE, 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, be and the same is hereby declared satisfied and the judgment entered hereby against the Plaintiff is hereby released.

ENTER: _____
JUDGE
DATE: _____

Drafted by:
Courtney A. Morso
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
53 W. Jackson Blvd., Suite 1150
Chicago, Illinois 60604
Tel: (312) 341-9500
Firm No. 42002

Judge James M. McGing
JAN 24 2017
Circuit Court - 1926

I hereby certify that the document to which this certification is affixed is a true copy.
Date JAN 25 2017
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



UNOFFICIAL COPY

Route : IL Route 68
 (NW Corner of IL Route 68
 and Pfingsten Road)
 Section :
 County : Cook
 Job No. : R-90-008-14
 Parcel : OKM0005
 Station : 75+72.19 (IL. Route 68 to
 Station 91+99.26 (Pfingsten Rd.))

Index No. 04-05-407-026

That part of the South 150 feet of the East 150 feet of lot 11 in block 6 in Manus North Shore Estates, a subdivision of the East 1/2 of the Southeast 1/4 of Section 5, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded May 24, 1946 as document number 13803846, book 359 of plats, page 52, in Cook County, Illinois, bearings and distances based on an Illinois coordinate systems NAD 83 (2011) East Zone, with a combined factor of 0.99996600, further described as follows:

Commencing at the Southeast Corner of said Southeast 1/4 of Section 5, thence South 89 degrees 01 minutes 23 seconds West along the South line of said Southeast 1/4, a distance of 90.42 feet; thence North 00 degrees 14 minutes 37 seconds West perpendicular to the last described course, 50.00 feet to the existing North Right-of-Way line of IL. Route 68 (Dundee Road) for the Point of Beginning; thence North 45 degrees 05 minutes 29 seconds East, 48.36 feet to a point on a line that is 7.00 feet West of and parallel with the existing West Right-of-Way line of Pfingsten Road; thence North 00 degrees 25 minutes 35 seconds East along said parallel line, 116.00 feet to a point on the North line of said South 150 feet of the East 150 feet of lot 11; thence North 89 degrees 45 minutes 23 seconds East along said north line, 7.00 feet to the existing West Right-of-Way line of Pfingsten Road also being the East line of said Manus North Shore Estates Subdivision; thence South 00 degrees 25 minutes 35 seconds West along the existing West Right-of-Way line of Pfingsten Road, 135.00 feet to a bend point in said existing West Right-of-Way line; thence South 45 degrees 05 minutes 29 seconds West along the existing westerly Right-of-Way line of Pfingsten Road, 21.34 feet to a bend point in the existing North Right-of-Way line of IL. Route 68 (Dundee Road); thence South 89 degrees 45 minutes 23 seconds West along said existing North Right-of-Way line of IL. Route 68 (Dundee Road), 26.00 feet to the Point of Beginning.

Said parcel contains 0.034 Acres, more or less.

RECEIVED

AUG 19 2014 *lal*

PLATS &

EXHIBIT

A

UNOFFICIAL COPY

Page 1

Route : IL Route 68
 (NW Corner of IL Route 68
 and Pfingsten Road)
 Section:
 County : Cook
 Job No. : R-90-008-14
 Parcel : OKM0005TE
 Station: 75+34.19 (IL. Route 68) to
 Station 91+99.18 (Pfingsten Rd.)

Index No. 04-05-407-026

That part of the South 150 feet of the East 150 feet of lot 11 in block 6 in Maple North Shore Estates, a subdivision of the East 1/2 of the Southeast 1/4 of Section 5, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded May 24, 1946 as document number 13803846, book 359 of plats, page 52, in Cook County, Illinois, bearings and distances based on an Illinois coordinate systems NAD 83 (2011) East Zone, with a combined factor of 0.9996600, further described as follows:

Commencing at the Southeast Corner of said Southeast 1/4 of Section 5, thence South 89 degrees 45 minutes 23 seconds West along the South line of said Southeast 1/4, a distance of 90.42 feet; thence North 00 degrees 14 minutes 37 seconds West perpendicular to the last described course, 50.00 feet to the existing North Right-of-Way line of IL. Route 68 (Dundee Road) for the Point of Beginning; Thence North 45 degrees 05 minutes 29 seconds East, 48.36 feet to a point on a line that is 7.00 feet West of and parallel with the existing West Right-of-Way line of Pfingsten Road; thence North 00 degrees 25 minutes 35 seconds East along said parallel line, 116.00 feet to a point on the North line of said South 150 feet of the East 150 feet of lot 11; thence South 89 degrees 45 minutes 23 Seconds West along said North line, 8.00 feet to a point on a line that is 15.00 feet west of and parallel with the existing West Right-of-Way line of Pfingsten Road; thence South 00 degrees 25 minutes 35 seconds West along said parallel line, 4.09 feet; thence North 89 degrees 34 minutes 25 seconds West perpendicular to the last described course, 8.00 feet to a point on a line that is 23.00 feet west of and parallel with the existing west Right-of-Way line of Pfingsten Road; thence South 00 degrees 25 minutes 35 seconds West along said parallel line, 60.00 feet; thence South 89 degrees 34 minutes 25 seconds East perpendicular to the last described course, 8.00 feet to a point on a line that is 15.00 feet west of and parallel with the existing West Right-of-Way line of Pfingsten Road; thence South 00 degrees 25 minutes 35 seconds West along said parallel line, 52.82 feet; thence South 53 degrees 24 minutes 51 seconds West, 38.96 feet to a point on a line that is 10.00 feet north of and parallel with the existing North Right-of-Way line of

RECEIVED

AUG

PLATS



UNOFFICIAL COPY

Page 2

Route : IL Route 68
 (NW Corner of IL Route 68
 and Pfingsten Road)

Section :
 County : Cook
 Job No. : R-90-008-14
 Parcel : 0KM0005TE
 Station : 75+34.19 (IL. Route 68) to
 Station 91+99.18 (Pfingsten Rd.)

Index No. 04-05-407-026

IL. Route 68 (Dundee Road) thence South 89 degrees 45 minutes 23 seconds West along said parallel line, 33.00 feet; thence South 00 Degrees 14 minutes 37 seconds East perpendicular to the last described course, 10.00 feet to the existing North Right-of-Way line of IL. Route 68 (Dundee Road); thence North 89 degrees 45 minutes 23 seconds East along said existing North Right-of-Way line of IL. Route 68 (Dundee Road), 33.00 feet to the Point of Beginning.

Said parcel contains 0.048 Acres, more or less.

RECEIVED

AUG 19 2014 *hwt*

PLATS & LEGALS