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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2017 04:41 PM PG: 1 OF 5

Property of Cook County Clerk's Office

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)

Plaintiff,)

v.)

Case No. 2015 L 050252

THE ROSEMONT PARK DISTRICT; OUTFRONT)

MEDIA, LLC F/K/A CBS OUTDOOR, LLC;)

OUTFRONT MEDIA GROUP, LLC F/K/A CBS)

OUTDOOR GROUP, LLC; UNKNOWN OWNERS)

AND NON-RECORD CLAIMANTS,)

Parcel No. NW-7B-13-004

JURY DEMAND

Defendants.)

Final Judgement Order

Permanent Tax Number: 09-33-500-005 (pt.)

Location of the Property: 3000 Orchard Place, Des Plaines, Illinois.

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)	
)	
Plaintiff,)	
v.)	Case No. 2015 L 050252
)	
THE ROSEMONT PARK DISTRICT; OUTFRONT)	Parcel No. NW-7B-13-004
MEDIA, LLC F/K/A CBS OUTDOOR, LLC;)	
OUTFRONT MEDIA GROUP, LLC F/K/A CBS)	
OUTDOOR GROUP, LLC; UNKNOWN OWNERS)	
AND NON RECORD CLAIMANTS,)	JURY DEMAND
)	
Defendants.)	

FINAL JUDGMENT ORDER

This matter coming to be heard on the Complaint of the ILLINOIS STATE TOLL HIGHWAY AUTHORITY, 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 THOMAS W. CONKLIN, JR., 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;

The remaining Defendants are THE ROSEMONT PARK DISTRICT; OUTFRONT MEDIA, LLC F/K/A CBS OUTDOOR, LLC, and OUTFRONT MEDIA GROUP, LLC F/K/A CBS OUTDOOR GROUP, 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. NW-7B-13-004, which is legally described in Exhibit A which is attached hereto and incorporated by reference, are: THE ROSEMONT PARK DISTRICT; OUTFRONT MEDIA, LLC F/K/A CBS OUTDOOR, LLC; and OUTFRONT MEDIA GROUP, LLC F/K/A CBS OUTDOOR GROUP, LLC. Said parties are entitled to receive \$1,070,000.00 in total for the taking of full fee simple title to certain real

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property designated as Parcel No. NW-7B-13-004.

2. Just compensation to the owner and interested parties for taking of Parcel No. NW-7B-13-004 is \$1,070,000.00 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. The compensation is to be apportioned thusly: \$121,000.00 for the taking of full fee simple title to certain real property designated as Parcel No. NW-7B-13-004 together with \$949,000 as compensation for the taking of Defendants OUTFRONT MEDIA, LLC F/K/A CBS OUTDOOR, LLC and OUTFRONT MEDIA GROUP, LLC F/K/A CBS OUTDOOR GROUP, LLC's permanent easement in and to a portion of the subject property.

4. That a motion was heretofore made by the Plaintiff for the immediate vesting of title to Parcel No. NW-7B-13-004 in the Plaintiff, and on the day of April 28, 2015, the court found the amount of preliminary just compensation to be \$1,070,000.00 in total; that the Plaintiff on May 4, 2015, deposited with the County Treasurer the preliminary just compensation; and that on May 5, 2015, the Court ordered that the Plaintiff be vested with full fee simple title to real property designated as Parcel No. NW-7B-13-004, and did authorize the Plaintiff to take possession thereof. On April 7 and September 1, 2015, the Court entered orders authorizing the Cook County Treasurer to disburse the preliminary just compensation among the Defendants.

IT IS ORDERED, ADJUDGED AND DECREED that the payment of \$1,070,000.00 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. Said full and final just compensation having been previously disbursed by the Cook County Treasurer to certain Defendants, the Court finds there will be no further distribution of the preliminary or final just compensation among any of the Defendants in this action.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order entered May 5, 2015, vesting the Plaintiff with fee simple title to Parcel No. NW-7B-13-004 be, and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of default heretofore 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 against the Plaintiff in the amount of \$1,070,000, as full and just compensation for Parcel No. NW-7B-13-004 be and the same is hereby declared satisfied and the Judgement against the Plaintiff is hereby released.

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Judge Daniel J. ...

ENTER:

SEP 20 2017
Circuit Court - 2072

JUDGE

DATE:

Drafted by:

Thomas W. Conklin, Jr.
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
53 W. Jackson Blvd., Suite 1150
Chicago, Illinois 60604
Tel: (312) 341-9500
Firm No. 42002

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



Property of Cook County Clerk's Office

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Route: Jane Addams Memorial Tollway (I-90)

Section: 7B

County: Cook

Job#: I-11-4015

Parcel: Parcel NW-7B-13-004

Station: 4021+87.88 to 4023+25.20

Owner: Rosemont Park District

PIN: 09-33-500-005 (pt.)

That part of the Southwest Quarter of Section 33, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County Illinois (bearings and distances based on Illinois State Plane Coordinate, East Zone, NAD 83, 2007 CORS. All distances are grid, all areas are ground, the combined factor for converting from grid to ground is 1.00003801) described as follows:

Commencing at the northwest corner of said Southwest Quarter of Section 33; thence South 00 degrees 17 minutes 44 seconds East, 314.42 feet (315.20 feet record) along the west line of said Southwest Quarter; thence South 58 degrees 37 minutes 06 seconds East, 479.57 feet (487.78 feet record) to the existing westerly right of way line of Wisconsin Central Railway Company (now Wisconsin Central LTD) according to Warranty Deed recorded August 23, 1886 as Document No. 7466411, being also the existing easterly right of way line of Orchard Place Road which is shown as a dedicated street in Boesch's Addition to Orchard Place, a subdivision of the north 703.6 feet of part of the Southwest Quarter of said Section 33, being also the northwesterly corner of an existing easement described in deed recorded as Document No. 17087956 and 17286081; thence South 15 degrees 08 minutes 58 second East, 364.30 feet (363.02 feet record) along the westerly line of said existing easement and said westerly right of way of Wisconsin Central Railway company to the southwest corner of said existing easement, also being the Northwest corner of a parcel of land conveyed by Wisconsin Central LTD. to the Rosemont Park District by Quit Claim Deed recorded May 28, 2014 as Document No. 1414855014; thence along the northerly and easterly lines of said parcel per Document No. 1414855014 the following four (4) courses: South 58 degrees 37 minutes 06 seconds East, 39.64 feet (32.00 feet record) along the southerly line of said existing easement for the point of beginning of the parcel to be described; thence along the southerly line of the said existing easement the following two (2) courses: North 50 degrees 11 minutes 54 seconds East, 62.16 feet; thence South 58 degrees 37 minutes 06 seconds East, 48.31 feet to a point on a line which is 26.50 feet westerly of and parallel with the centerline of said railroad company's main track; thence along said parallel line, South 15 degrees 08 minutes 58 seconds East, 95.75 feet; thence North 55 degrees 53 minutes 32 seconds West, 137.49 feet to the Point of Beginning.

Said Parcel contains 5,685 square feet or 0.131 acres, more or less.

