

# UNOFFICIAL COPY

Final Judgment Order

Entered Pursuant to 735

ILCS 30/10/5-70:

The Department of  
Transportation of the  
State of Illinois

v.

Manufactured Housing  
Communities Limited  
Partnership 126P, et al.



\*1729319065\*

Doc# 1729319065 Fee \$54.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2017 02:21 PM PG: 1 OF 9

Recorder's Stamp

I hereby certify that attached is a certified copy of the Final Judgment Order on Stipulation entered in Case no. 2013 L 051007 in the Circuit Court of Cook County which affects the property described as follows:

IDOT Parcel Numbers: OJ7 0014 A; OJ7 0014 B, OJ7 0014 TE-A;  
OJ7 0014 TE-B; OJ7 0014 TE-C

Permanent Index Number(s): 33-20-400-001(pt); 33-29-200-001(pt)  
33-20-400-001(pt); 33-20-400-001(pt)  
33-29-200-001(pt)

Common known address: 21425 Lincoln Hwy, Lynwood, IL 60411

Prepared by and mail to:

Vincent D. Pinelli  
Burke Burns & Pinelli, Ltd.  
70 W Madison Street  
Suite 4300  
Chicago, IL, 60602

CCRD REVIEW

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

THE DEPARTMENT OF TRANSPORTATION  
OF THE STATE OF ILLINOIS, for and on  
behalf of the People of the State of Illinois,

Plaintiff,

v.

Manufactured Housing Communities Limited Partnership  
126P; Alpine Village MHC, LLC; Mortgage Electronic  
Registration Systems, Inc., nominee for Bank of  
America, N.A.; Alpine Village MH Park; Alpine  
Village KW FRT; Non-Record Claimants and  
Unknown Owners, Generally.

Defendants.

No. 13 L 051007

Job No.: R-90-017-11

Condemnation

Parcel No.: OJ7 0014 A  
OJ7 0014 B  
OJ7 0014 TE-A  
OJ7 0014 TE-B  
OJ7 0014 TE-C

**JURY DEMAND**

### FINAL JUDGMENT ORDER ON STIPULATION

THIS CAUSE COMING ON TO BE HEARD on the Complaint for Condemnation of the Illinois Department of Transportation ("IDOT"), for the taking of property for public purposes, upon the determination and payment of just compensation for such property:

All defendants to this cause have been served by process as provided by statute or have appeared or have been defaulted; IDOT has appeared by Lisa Madigan, Attorney General of the State of Illinois, and Vincent D. Pinelli and Christopher J. Hales, Special Assistant Attorneys General, and Defendants Manufactured Housing Communities Limited Partnership 126P, Alpine Village MHC, LLC, Alpine Village MH Park & Alpine Village KW FRT, by William E. Ryan and Timothy J. Ryan of Ryan and Ryan.

This Court has jurisdiction over the subject property and all parties who claim or may claim an interest in the subject property.

The legal descriptions of the subject property are attached to this Order as Exhibits A through

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E.

That on February 25, 2014, pursuant to IDOT's Motion for Immediate Vesting, this Court made a preliminary finding and determination, in a "quick-take" proceeding pursuant to statute, that the preliminary just compensation for the taking of Defendants' property was \$590,000. Pursuant to that Order, IDOT deposited \$590,000 with the Cook County Treasurer on or about April 3, 2014, and this Court then ordered effective April 16, 2014, that IDOT be vested with fee simple title to Parcel Nos. 0J7 0014 A & 0J7 0014 B and three (3) five year temporary easements in Parcel Nos. 0J7 0014 TE-A, 0J7 0014 TE-B & 0J7 0014 TE-C, and authorized IDOT to take immediate possession of the subject property.

The parties have now reported to the Court that they have agreed and stipulated to a settlement in this cause which fixes the final amount of just compensation for the taking of defendants' property and any damages caused by the taking at \$590,000. The Stipulation of Settlement has been filed and made part of the record in this case. Defendants have waived their rights to a jury trial and their rights to interest from IDOT on the award, IDOT has waived its right to a jury trial, and both parties have waived their right to appeal.

THE COURT THEREFORE ORDERS, ADJUDGES AND DECREES THAT:

1. Judgment is entered in accordance with the terms of the Stipulation filed by the parties and the findings of the Court as reflected in this Order.
2. Final Just Compensation for the taking of the subject property is as follows:

Total Just Compensation	\$590,000.
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Such amount is the entire value for the total and final compensation for the taking of Defendants' property and judgment is so entered in this matter.

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IT IS FURTHER ORDERED AND ADJUDGED that the Order Vesting Title entered on April 16, 2014, authorizing Plaintiff to take immediate possession of Parcel Nos. 0J7 0014 A, 0J7 0014 B, 0J7 0014 TE-A, 0J7 0014 TE-B & 0J7 0014 TE-C is hereby confirmed

IT IS FURTHER HEREBY ORDERED AND ADJUDGED that the final judgment order entered today in the amount of \$590,000 as full and just compensation for Parcel Nos. 0J7 0014 A, 0J7 0014 B, 0J7 0014 TE-A, 0J7 0014 TE-B & 0J7 0014 TE-C and the same is hereby declared satisfied as to Plaintiff and the judgment entered on today's date against the Plaintiff is hereby released.

8007 9381

ENTER:

Date:

*[Handwritten signature]*

Vincent D. Pinelli  
Christopher J. Hales (#6280150)  
Special Assistant Attorneys General  
**BURKE BURNS & PINELLI, LTD.**  
70 West Madison Street  
Suite 4300  
Chicago, Illinois 60602  
(312) 541-8600  
Firm No. 29282

Judge James M. McGing

SEP 21 2017

Circuit Court - 1926

*[Handwritten initials]*

I hereby certify that the document to which this certification is affixed is a true copy.  
Date OCT 17 2017  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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Route: US Route 30  
 Section: @ CN Railroad  
 County: Cook  
 Job No.: R-90-017-11  
 Parcel No.: 0J70014A  
 Station: 270+17.78 to 273+59.48  
 Owner: Manufactured Housing  
 Communities Limited  
 Partnership 126P  
 Index No.: 33-20-400-001(pt)

That part of the Fractional Southeast Quarter of Section 20, Township 35 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois; described as follows:

Commencing at the southwest corner of said Fractional Southeast Quarter of Section 20; thence North 00 degrees 52 minutes 12 seconds West, based on the Illinois State Plane Coordinate System, East Zone, N.A.D. 83 (2007), along the west line of said Fractional Southeast Quarter 592.23 feet to the northeasterly right of way line of US Route 30 (Lincoln Highway) per Warranty Deed recorded June 21, 2002 as Document Number 0020694653, said point being also the northerly corner thereof and the point of beginning; thence continuing North 00 degrees 52 minutes 12 seconds West along said west line 61.48 feet to a point on a nontangent curve; thence southeasterly 354.02 feet along said curve to the right, having a radius of 1865.00 feet, the chord of said curve bears South 16 degrees 36 minutes 41 seconds East 353.49 feet; thence South 89 degrees 34 minutes 29 seconds West 50.45 feet to said northeasterly right of way line of US Route 30, said point being also the southeast corner of said Document Number 0020694653 and on a nontangent curve; thence northwesterly 282.65 feet along said northeasterly right of way line and said curve to the left, having a radius of 1251.43 feet, the chord of said curve bears North 10 degrees 08 minutes 38 seconds West 282.06 feet to the point of beginning.

Said parcel containing 0.240 Acres, more or less.



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PLATS & LEGALS

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Route: US Route 30  
 Section: @ CN Railroad  
 County: Cook  
 Job No.: R-90-017-11  
 Parcel No.: 0J700148  
 Station: 277+16.79 to 277+48.64  
 Owner: Manufactured Housing  
 Communities Limited  
 Partnership 126P  
 Index No.: 33-29-200-001(pt)

Property of Clerk's Office

That part of the Fractional Northeast Quarter of Section 29, Township 35 North, Range 16 East of the Third Principal Meridian, lying north of the former Michigan Central Railroad Company right of way in Cook County, Illinois; described as follows:

Commencing at the northwest corner of said Fractional Northeast Quarter of Section 29; thence South 01 degrees 04 minutes 57 seconds East, based on the Illinois State Plane Coordinate System, East Zone, N.A.D. 83 (2007), along the west line of said Fractional Northeast Quarter 55.33 feet to a line that is 29.00 feet north of and parallel with the north right of way line of said former Michigan Central Railroad Company; thence North 89 degrees 34 minutes 29 seconds East along said 29.00 foot north of and parallel line 51.77 feet to the easterly right of way line of US Route 30 (Lincoln Highway) per Warranty Deed recorded June 21, 2002 as Document Number 0020894653, said point being also the northeasterly corner thereof and the point of beginning; thence continuing North 89 degrees 34 minutes 29 seconds East along said 29.00 foot north of and parallel line 109.00 feet; thence South 90 degrees 52 minutes 29 seconds East 29.00 feet to said north right of way line of the former Michigan Central Railroad Company; thence South 89 degrees 34 minutes 29 seconds West along said north right of way line 109.00 feet to said easterly right of way line of US Route 30 (Lincoln Highway); thence North 00 degrees 52 minutes 29 seconds West along said easterly right of way line 29.00 feet to the point of beginning.

Said parcel containing 0.073 Acres, more or less.

Clerk's Office



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PLATS & LEGALS

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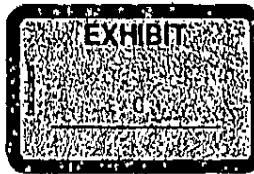
Route: US Route 30  
 Section: @ CN Railroad  
 County: Cook  
 Job No.: R-90-017-11  
 Parcel No.: 0J70014TE-A  
 Station: 267+37.88 to 269+09.27  
 Owner: Manufactured Housing  
         Communities Limited  
         Partnership 126P  
 Index No.: 33-20-400-001(pt)

That part of the Fractional Southeast Quarter of Section 20, Township 35 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois; described as follows:

Commencing at the southwest corner of said Fractional Southeast Quarter of Section 20; thence North 00 degrees 52 minutes 12 seconds West, based on the Illinois State Plane Coordinate System, East Zone, N.A.D. 83 (2007), along the west line of said Fractional Southeast Quarter 800.04 feet to the point of beginning; thence continuing North 00 degrees 52 minutes 12 seconds West along said west line 187.49 feet; thence North 62 degrees 57 minutes 57 seconds East 78.43 feet; thence North 80 degrees 28 minutes 05 seconds East 20.00 feet; thence South 00 degrees 31 minutes 55 seconds East 203.78 feet; thence South 89 degrees 28 minutes 05 seconds West 50.00 feet; thence South 63 degrees 53 minutes 05 seconds West 43.34 feet to the point of beginning.

Said parcel containing 0.400 Acres, more or less.

Property of Cook County Clerk's Office



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SEP 08 2012 *BC*

PLATS & LEGALS

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Route: US Route 30  
 Section: @ CN Railroad  
 County: Cook  
 Job No.: R-90-017-11  
 Parcel No.: 0J70014TE-B  
 Station: 270+50.94 to 273+86.94  
 Owner: Manufactured Housing  
 Communities Limited  
 Partnership 126P  
 Index No.: 33-20-400-001(pt)

That part of the Fractional Southeast Quarter of Section 20, Township 35 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois; described as follows:

Commencing at the southwest corner of said Fractional Southeast Quarter of Section 20; thence North 00 degrees 52 minutes 12 seconds West, based on the Illinois State Plane Coordinate System, East Zone, N.A.D. 83 (2007), along the west line of said Fractional Southeast Quarter 314.22 feet to the southwest corner of a Warranty Deed recorded June 21, 2002 as Document Number 0020694653; thence North 89 degrees 34 minutes 29 seconds East along the south line of said Document Number 0020694653 and Document Number 0020694653 extended easterly, a distance of 95.90 feet to the point of beginning, said point being on a nontangent curve; thence northwesterly 319.67 feet on said curve to the left, having a radius of 1865.00 feet, the chord of said curve bears North 18 degrees 05 minutes 01 seconds West 319.28 feet; thence North 89 degrees 00 minutes 31 seconds East 71.75 feet; thence South 08 degrees 02 minutes 38 seconds East 159.02 feet; thence North 75 degrees 17 minutes 04 seconds East 32.79 feet; thence South 67 degrees 15 minutes 18 seconds East 30.25 feet; thence North 58 degrees 51 minutes 59 seconds East 24.95 feet; thence South 30 degrees 54 minutes 45 seconds East 166.53 feet; thence South 89 degrees 34 minutes 29 seconds West 166.01 feet to the point of beginning.

Said parcel containing 0.656 Acres, more or less.



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PLATS & LEGALS



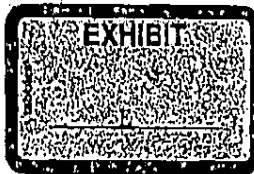
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Route: US Route 30  
 Section: @ CN Railroad  
 County: Cook  
 Job No.: R-90-017-11  
 Parcel No.: 0J70014TE-C  
 Station: 277+19.84 to 277+48.76  
 Owner: Manufactured Housing  
 Communities Limited  
 Partnership 126P  
 Index No.: 33-29-200-001(pt)

That part of the Fractional Northeast Quarter of Section 29, Township 35 North, Range 15 East of the Third Principal Meridian, lying north of the former Michigan Central Railroad Company right of way in Cook County, Illinois; described as follows:

Commencing at the northwest corner of said Fractional Northeast Quarter of Section 29; thence South 01 degrees 04 minutes 57 seconds East, based on the Illinois State Plane Coordinate System, East Zone, N.A.D. 83 (2007), along the west line of said Fractional Northeast Quarter 55.33 feet to a line that is 29.00 feet north of and parallel with the north right of way line of said former Michigan Central Railroad Company; thence North 89 degrees 34 minutes 29 seconds East along said 29.00 foot north of and parallel line 160.77 feet to the point of beginning; thence continuing North 89 degrees 34 minutes 29 seconds East along said 29.00 foot north of and parallel line 15.00 feet; thence South 00 degrees 52 minutes 29 seconds East 29.00 feet to said north right of way line of the former Michigan Central Railroad Company; thence South 89 degrees 34 minutes 29 seconds West along said north right of way line 15.00 feet; thence North 00 degrees 52 minutes 29 seconds West 29.00 feet to the point of beginning.

Said parcel containing 0.010 Acres (435 square feet), more or less.



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