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

ILLINOIS STATE TOLL
HIGHWAY AUTHORITY,

Plaintiff,

v.

GREEN, INC.; COOK COUNTY
TREASURER; AND UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS,

Defendant.



1729844089

Doc# 1729844089 Fee \$52.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 03:41 PM PG: 1 OF 8

Case No. 16 L 050143

FINAL JUDGMENT ORDER

Address: 1525 Elmhurst Road, Elk Grove Village, Illinois 60007
PIN: 08-36-102-027.

Prepared by:

Name: Amanda Ripp, Special Assistant Attorney General (#6243737)
Attorney for: Plaintiff
Address: Walker Wilcox Matousek LLP, One N. Franklin Street, Suite 3200
City/State/Zip: Chicago, Illinois 60606
Phone: (312) 244-6700

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)

Plaintiff,)

v.)

GREEN, INC.; COOK COUNTY TREASURER; AND)

UNKNOWN OWNERS AND NON-RECORD)

CLAIMANTS.)

Defendants.)

Case No. 16 L 050143

Condemnation

Parcel: NW-7A-12-103

NW-7A-12-103.T

NW-7A-12-103.EX

PIN: 08-36-102-027

JURY DEMAND



FINAL JUDGMENT ORDER

This matter coming to be heard on the Illinois State Toll Highway Authority's (the "ISTHA") Complaint for Condemnation, Amendment to Complaint for Condemnation, and Motion for Summary Judgment to acquire fee simple title to Parcel NW-7A-12-103, legally described in Exhibit A; a temporary easement for construction purposes for a period not to exceed five years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon Parcel NW-7A-12-103.T, legally described in Exhibit B; fee simple title to Parcel NW-7A-12-103.EX, legally described in Exhibit C; and to ascertain the just compensation to be paid for this acquisition, the Court, having been fully advised in the premises, **HEREBY FINDS:**

1. The ISTHA is represented by Lisa Madigan, Attorney General of the State of Illinois, and by Amanda J. Ripp, Special Assistant Attorney General, c/o Walker Wilcox Matousek LLP, One N. Franklin Street, Suite 3200, Chicago, Illinois 60606.

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2. Defendant Cook County Treasurer is represented by Michael Lapinski, Assistant State's Attorney, Civil Actions Bureau, 500 Richard J. Daley Center, Chicago, Illinois 60602.
3. Parcel NW-7A-12-103, Parcel NW-7A-12-103.T., and Parcel NW-7A-12-103.EX is located in Cook County, Illinois (the "Subject Property").
4. The Court has jurisdiction over the parties and over the Subject Property in this proceeding.
5. On March 16, 2017, default judgment was granted against defendants Unknown Owners and Non-Record Claimants.
6. On September 27, 2017, default judgment was granted against defendant Green, Inc.
7. Pursuant to the ISTHA's First Motion for Immediate Vesting of Title, the Court entered an order on April 13, 2016 setting the preliminary just compensation at \$3,500.00 for the taking of Parcel NW-7A-12-103 and Parcel NW-7A-12-103.T.
8. On April 26, 2016, the ISTHA deposited the preliminary just compensation of \$3,500.00 with the Cook County Treasurer.
9. On May 4, 2016, the Court entered an order vesting the ISTHA with title to Parcel NW-7A-12-103 and Parcel NW-7A-12-103.T.
10. On April 20, 2017, the Court granted the ISTHA's motion for leave to file an Amendment to the Complaint for Condemnation, adding a fee simple taking of Parcel NW-7A-12-103.EX.
11. Pursuant to the ISTHA's Second Motion for Immediate Vesting of Title, the Court entered an order on May 10, 2017 setting the preliminary just compensation at \$9,500.00 for the taking of Parcel NW-7A-12-103.EX.

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12. On June 19, 2017, the ISTHA deposited the preliminary just compensation of \$9,500.00 with the Cook County Treasurer.

13. On June 28, 2017, the Court entered an order vesting the ISTHA with title to Parcel NW-7A-12-103.EX.

14. The full and final just compensation for the taking of full fee simple title to real property designated as Parcel NW-7A-12-103 and Parcel NW-7A-12-103.EX and a temporary easement across and upon Parcel NW-7A-12-103.T is \$13,000.00.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

- A. The ISTHA's Motion for Summary Judgment is granted. *4280*
- B. The full and final just compensation for the fee simple taking of Parcel NW-7A-12-103 and Parcel NW-7A-12-103.EX and a temporary easement for construction purposes, for a period not to exceed five years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon Parcel NW-7A-12-103.T is \$13,000.00.
- C. The Orders Vesting Title, which were entered on May 4, 2016 and June 28, 2017, are confirmed in all respects.
- D. The Final Judgment Order entered in the amount of \$13,000.00 as full and final just compensation for Parcel NW-7A-12-103, Parcel NW-7A-12-103.T, and Parcel NW-7A-12-103.EX be and the same is hereby declared satisfied and the judgment entered on this day against the ISTHA is hereby released. *8001 9381*

DATE: October 17, 2017

ENTER: _____

JUDGE

James M. McGing
Judge James M. McGing

OCT 17 2017 *JC*

Circuit Court - 1926

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

Date _____

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



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Amanda J. Ripp
Special Assistant Attorney General
Walker Wilcox Matousek LLP
One North Franklin Street, Suite 3200
Chicago, IL 60606
(312) 244-6700
Attorney No. 41812

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COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A

NW-7A-12-103

THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD P.M., IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 IN ROGERS INDUSTRIAL SUBDIVISION UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1971 AS DOCUMENT NO. 21725282 AND THE EAST RIGHT OF WAY LINE OF ELMHURST ROAD AS SHOWN ON THE IDOT ELMHURST ROAD RIGHT OF WAY PLAT DATED MAY 24, 1968: THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 58.76 FEET ON A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE NORTH LINE OF LAND DESCRIBED IN DOCUMENT NO. 0509119080; THENCE SOUTH 70 DEGREES 52 MINUTES 59 SECONDS EAST, 29.02 FEET ON SAID NORTH LINE OF LANDS; THENCE SOUTH 1 DEGREE 16 MINUTES 10 SECONDS EAST, 51.66 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 84 DEGREES 57 MINUTES 02 SECONDS WEST, 27.30 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SAID PARCEL NW-7A-12-103 CONTAINS 0.034 ACRE, OR 1,500 SQUARE FEET, MORE OR LESS.

Cook County Clerk's Office

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EXHIBIT B

NW-7A-12-103.T

THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD P.M., IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 IN ROGERS INDUSTRIAL SUBDIVISION UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1971 AS DOCUMENT NO. 21725282 AND THE EAST RIGHT OF WAY LINE OF ELMHURST ROAD AS SHOWN ON THE IDOT ELMHURST ROAD RIGHT OF WAY PLAT DATED MAY 24, 1968: THENCE SOUTH 84 DEGREES 57 MINUTES 02 SECONDS EAST, 27.30 FEET ON SAID NORTH LINE OF LOT 1 FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 16 MINUTES 10 SECONDS WEST, 51.66 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 0509119080; THENCE SOUTH 70 DEGREES 52 MINUTES 59 SECONDS EAST, 19.20 FEET; THENCE SOUTH 1 DEGREE 16 MINUTES 10 SECONDS EAST, 37.31 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 07 SECONDS WEST, 13.00 FEET; THENCE SOUTH 1 DEGREE 16 MINUTES 10 SECONDS EAST, 8.09 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 84 DEGREES 57 MINUTES 02 SECONDS WEST, 5.03 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SAID PARCEL NW-7A-12-103.T CONTAINS 0.018 ACRE, OR 772 SQUARE FEET, MORE OR LESS.

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EXHIBIT C

NW-7A-12-103.EX

THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD P.M., IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 OF ROGERS INDUSTRIAL SUBDIVISION UNIT 5, 63.78 FEET WEST OF THE EAST LINE OF LOT 1; THENCE WEST AND NORTH ALONG AN EXTENSION OF THE COURSE OF SAID NORTH LINE TO A POINT 50 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36-41-11; THENCE SOUTH PARALLEL WITH SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 IN ROGERS INDUSTRIAL SUBDIVISION UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1971 AS DOCUMENT NO. 21725282 AND THE EAST RIGHT OF WAY LINE OF ELMHURST ROAD AS SHOWN ON THE IDOT ELMHURST ROAD RIGHT OF WAY PLAT DATED MAY 24, 1968; THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 38.76 FEET ON A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE NORTH LINE OF LAND DESCRIBED IN DOCUMENT NO. 0509119080; THENCE SOUTH 70 DEGREES 52 MINUTES 59 SECONDS EAST, 29.02 FEET ON SAID NORTH LINE OF LANDS; THENCE SOUTH 1 DEGREE 16 MINUTES 10 SECONDS EAST, 51.66 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 84 DEGREES 57 MINUTES 02 SECONDS WEST, 27.30 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.