

# UNOFFICIAL COPY

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

Department of Transportation,  
State of Illinois, *etc.*, Plaintiff,

v.

Bartlett 59 LLC, an Illinois  
Limited Liability Company, *et*  
*al.*, Defendants.

Case No. 2015 L 050263



\*1734806066\*

Doc# 1734806066 Fee \$48.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 03:03 PM PG: 1 OF 6

## FINAL JUDGMENT ORDER

**Property Address:** NWC Illinois Route 59 and West Bartlett Road, Bartlett, Illinois

**PIN:** 06-33-201-014; 06-33-200-001; 06-33-161-001

Return to:

James R. Carr  
Special Assistant Attorney General  
Carr Law Firm, LLC #59393  
123 N. Wacker Drive, Suite 1600  
Chicago, IL 60606  
(312) 543-8486  
[jcarr@jcarlawfirm.com](mailto:jcarr@jcarlawfirm.com)

CORD REVIEW



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3. Parcel 0JU0003 is part of a larger parcel measuring approximately 110.894 acres which is located at the northwest corner of the intersection of Illinois Route 59 and West Bartlett Road in the Village of Bartlett, Cook County, Illinois (the "*Subject Property*").
4. The Court has jurisdiction over the parties and over the Subject Property in this proceeding.
5. The Department and Bartlett 59 LLC have entered into a Stipulation and Settlement Agreement, which has been filed with the Court. The Department and Bartlett 59 LLC waive their rights to a trial by jury, incorporate the terms of the Stipulation and Settlement Agreement into this Final Judgment Order by reference, and consent to the entry of this Final Judgment Order.
6. On April 10, 2015, the Department filed a Complaint For Condemnation to acquire Parcel 0JU0003. On April 10, 2015, fee simple title to the Subject Property was held by Bartlett 59 LLC.
7. Pursuant to the Department's Motion for Immediate Vesting of Title, this Court entered an order on May 21, 2015 determining the preliminary just compensation to be TWENTY-TWO THOUSAND SEVEN HUNDRED DOLLARS (\$22,700.00).
8. On June 9, 2015, the Department deposited the preliminary just compensation amount of \$22,700.00 with the Cook County Treasurer, and on June 11, 201<sup>5</sup>7 the Court entered an Order Vesting Title.
9. All defendants have been served with process, and the Court has jurisdiction over the parties to this proceeding and over the Subject Property in this proceeding.
10. On March 1, 2017, the Court entered judgment by default against the defendants, Unknown Owners and Non-Record Claimants.

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11. The full and final just compensation for the taking of the full fee simple interest in Parcel OJU0003, as agreed upon by the parties as stated in the Stipulation and Settlement Agreement, including compensation for the property rights being taken and for any or all damage to the remainder, including costs to cure, whether claimed or unclaimed, arising out of the taking is TWENTY-TWO THOUSAND SEVEN HUNDRED DOLLARS (\$22,700.00).

12. The Department shall be entitled to a Satisfaction and Release of Judgment upon entry of this Final Judgment Order.

13. The Department and Bartlett 59 LLC have waived any claims for payment of costs and attorneys' fees.

14. Bartlett 59 LLC has waived any claim for interest, statutory or otherwise.

15. The Department and Bartlett 59 LLC have agreed not to appeal this Final Judgment Order.

**IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:**

A. The full and final just compensation, including compensation for the property rights being taken and for any or all damage to the remainder, including costs to cure, whether claimed or unclaimed, arising out of the taking and for statutory interest thereon is TWENTY-TWO THOUSAND SEVEN HUNDRED DOLLARS (\$22,700.00).

B. This Final Judgment Order is hereby declared satisfied, and the Judgment entered herein against the Department is hereby released.

C. The Order Vesting Title, which was entered herein on June 11, <sup>2015</sup> 2017, is confirmed in respect to the property interests acquired by the Department in Parcel OJU0003.

D. This is a final judgment order, and there is no just reason for delaying enforcement or appeal of this order.

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- E. The legal description of Parcel 0JU0003 is set forth below as Exhibit A.
- F. The signature page (Page 5 of this Final Judgment Order) follows Exhibit A.

## EXHIBIT A

### PARCEL 0JU0003

That part of the Northeast Quarter of Section 33, Township 41 North, Range 9 East of the Third Principal Meridian, Cook County, Illinois, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence on an assumed bearing of South 88 degrees 48 minutes 33 seconds West, 1,048.31 feet along the south line of said Northeast Quarter; thence North 01 degree 11 minutes 27 seconds West, 60.00 feet to the intersection of the north right-of-way line of West Bartlett Road with the west right-of-way line of Illinois Route 59 per warranty deed dated February 11, 1992, as Document No. 92087414 for the Point of Beginning; thence South 88 degrees 48 minutes 33 seconds West, 29.98 feet along said north right-of-way line; thence northerly, 365.31 feet on a curve to the right having a radius of 2,377.50 feet, the chord of said curve bears North 23 degrees 26 minutes 00 seconds East, 365.95 feet; thence South 62 degrees 09 minutes 11 seconds East, 17.14 feet to the aforesaid west right-of-way line of Illinois Route 59; thence South 25 degrees 28 minutes 04 seconds West, 102.53 feet along said west right-of-way line; thence South 20 degrees 16 minutes 10 seconds West, 250.05 feet along said west right-of-way line to the Point of Beginning.

Said parcel contains 0.196 acre, more or less.

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Dated: \_\_\_\_\_

Enter: *J. Kubasiak*  
JUDGE

ACCEPTED AND AGREED:

DEPARTMENT OF TRANSPORTATION  
OF THE STATE OF ILLINOIS

By: Lisa Madigan, Attorney General  
of the State of Illinois

By: *James R. Carr*  
James R. Carr  
Special Assistant Attorney General

Judge Daniel J. Kubasiak  
*A* DEC 05 2017  
Circuit Court-2072

BARTLETT 59 LLC, AN ILLINOIS LIMITED  
LIABILITY CORPORATION

By: *Paul W. Carroll*  
Paul W. Carroll  
Gould & Ratner LLP

I hereby certify that the document to which this  
certification is affixed is a true copy.  
Date DEC 13 2017  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL

Order prepared by:

James R. Carr  
Special Assistant Attorney General  
CARR LAW FIRM, LLC (#59393)  
123 N. Wacker Drive, Suite 1600  
Chicago, IL 60606  
(312) 543-8486  
[jcarr@jcarrlawfirm.com](mailto:jcarr@jcarrlawfirm.com)