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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2017 04:26 PM PG: 1 OF 8

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)

Plaintiff,)

v.)

Case No. 16 L 050544

TRIANGLE OWNER, LLC, A DELAWARE LIMITED)

Parcel No. NW-7A-12-086

LIABILITY COMPANY; INTERFREIGHT, INC.; STING)

NW-7A-12-086.T1

INTERNATIONAL; ADVOCATE HEALTH AND)

NW-7A-12-086.T2

HOSPITALS CORPORATION D/B/A ADVOCATE)

OCCUPATIONAL HEALTH; ICON IDENTITY SOLUTIONS;)

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS)

TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF)

COMM 2014-UBS6 MORTGAGE TRUST COMMERCIAL)

MORTGAGE PASS-TROUGH CERTIFICATES; PINE)

JURY DEMAND

ENVIRONMENTAL SERVICES; MERX GLOBAL)

LOGISTICS; DIGITAL COPIER SUPERCENTER; TRANS)

GLOBAL LOGISTICS, LLC; CLAIM CONSULTANTS, LLC;)

DAITO U.S.A., INC.; EVERGLORY LOGISTICS, INC.;)

WEST LOGISTICS, INC.; ACCUQUEST HEARING)

CENTERS; THE READY SET COMPANIES; PLOTE)

CONSTRUCTION, INC.; UNKNOWN OWNERS AND NON-)

RECORD CLAIMANTS,)

Defendants.)

FINAL JUDGMENT ORDER

Permanent Tax Numbers: 08-35-203-016 and 08-35-203-019

Location of the Property: 1400 – 1538 Elmhurst Road, Elk Grove Village, Illinois 60007

Prepared by:

Todd E. Lindquist
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
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Chicago, IL 60604
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JA

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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. 16 L 050544

TRIANGLE OWNER, LLC, A DELAWARE LIMITED)
LIABILITY COMPANY; INTERFREIGHT, INC.; STING)
INTERNATIONAL; ADVOCATE HEALTH AND)
HOSPITALS CORPORATION D/B/A ADVOCATE)
OCCUPATIONAL HEALTH; ICON IDENTITY)
SOLUTIONS; WELLS FARGO BANK, NATIONAL)
ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF)
THE HOLDERS OF COMM 2014-UBS6 MORTGAGE)
TRUST COMMERCIAL MORTGAGE PASS-TROUGH)
CERTIFICATES; PINE ENVIRONMENTAL)
SERVICES; MERX GLOBAL LOGISTICS; DIGITAL)
COPIER SUPERCENTER; TRANS GLOBAL)
LOGISTICS, LLC; CLAIM CONSULTANTS, LLC;)
DAITO U.S.A., INC.; EVERGLORY LOGISTICS, INC.;)
WEST LOGISTICS, INC.; ACCUQUEST HEARING)
CENTERS; THE READY SET COMPANIES; PLOTE)
CONSTRUCTION, INC.; UNKNOWN OWNERS AND)
NON-RECORD CLAIMANTS,)

Parcel No. NW-7A-12-086
NW-7A-12-086.T1
NW-7A-12-086.T2

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 TODD L. LANDQUIST, Special Assistant Attorney General; due notice of this hearing having been given; the Court having heard and considered the evidence and the representations of counsel;

All Defendants have been served as provided by statute and the Court has jurisdiction of this proceeding and of all parties.

Defendant, PLOTE CONSTRUCTION, INC. having disclaimed any interest in this case and having been voluntarily dismissed by the Plaintiff;

Defendant, THE READY SET COMPANIES, having no interest in this case and having been voluntarily dismissed by the Plaintiff;

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Defendants, INTERFREIGHT, INC., STING INTERNATIONAL, ADVOCATE HEALTH AND HOSPITALS CORPORATION D/B/A ADVOCATE OCCUPATIONAL HEALTH, ICON IDENTITY SOLUTIONS, PINE ENVIRONMENTAL SERVICES, MERX GLOBAL LOGISTICS, DIGITAL COPIER SUPERCENTER, TRANS GLOBAL LOGISTICS, LLC, CLAIM CONSULTANTS, LLC, DAITO U.S.A., INC., EVERGLORY LOGISTICS, INC., WEST LOGISTICS, INC., ACCUQUEST HEARING CENTERS, and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, have not entered any appearance in this case and have been found by the Court to be in default;

And

The remaining Defendants, TRIANGLE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, and WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-UBS6 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-TROUGH CERTIFICATES, having appeared through counsel and stipulated to the entry of this Final Judgment Order;

Due notice of this hearing having been given;

The Court having heard and considered the evidence and representations of counsel;

NOW, THEREFORE, THIS COURT FINDS THAT:

1. The owner and interested parties in Parcel No. NW-7A-12-086 which is legally described in Exhibit A which is attached hereto and incorporated by reference, together with two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086.T1, and Parcel No. NW-7A-12-086.T2, which are legally described in Exhibits B and C, which are attached hereto and incorporated by reference, are:

TRIANGLE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY and WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-UBS6 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-TROUGH CERTIFICATES

Said parties are entitled to receive for the taking of fee simple title to Parcel No. NW-7A-12-086 the sum of \$3,000.00, together with \$47,000.00 for two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086.T1, and Parcel No. NW-7A-12-086.T2, or \$50,000.00 in total.

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2. Just compensation to the owner and interested parties for the taking of Parcel No. NW-7A-12-086 is \$3,000.00, together with \$47,000.00 for two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086.T1, and Parcel No. NW-7A-12-086.T2, or \$50,000.00 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. That a motion was heretofore made by the Plaintiff for the immediate vesting of title to certain real property designated as Parcel No. NW-7A-12-086, together with two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086.T1, and Parcel No. NW-7A-12-086.T2, in the Plaintiff, and on September 27, 2016, the Court entered an Agreed Preliminary Just Compensation Order setting the amount of preliminary just compensation to be \$50,000.00 in total; that the Plaintiff deposited with the Cook County Treasurer the preliminary just compensation on October 19, 2016; and that on November 2, 2016, the Court ordered that the Plaintiff be vested with fee simple title to certain real property designated as Parcel No. NW-7A-12-086, together with two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086.T1, and Parcel No. NW-7A-12-086.T2, and did authorize the Plaintiff to take possession thereof.

IT IS ORDERED, ADJUDGED AND DECREED the payment of \$50,000.00 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.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order entered November 2, 2016, vesting the Plaintiff with full fee simple title to certain real property designated as Parcel No. NW-7A-12-086, together with two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086.T1, and Parcel No. NW-7A-12-086.T2, is confirmed.


IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the orders of default heretofore entered against Defendants, INTERFREIGHT, INC., STING INTERNATIONAL, ADVOCATE HEALTH AND HOSPITALS CORPORATION D/B/A ADVOCATE OCCUPATIONAL HEALTH, ICON IDENTITY SOLUTIONS, PINE ENVIRONMENTAL SERVICES, MERX GLOBAL LOGISTICS, DIGITAL COPIER SUPERCENTER, TRANS GLOBAL LOGISTICS, LLC, CLAIM CONSULTANTS, LLC, DAITO U.S.A., INC., EVERGLORY LOGISTICS, INC., WEST LOGISTICS, INC., ACCUQUEST HEARING CENTERS, and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, be and the same hereby is confirmed.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the orders of dismissal heretofore entered against Defendant, PLOTE CONSTRUCTION, INC. and THE READY SET COMPANIES, be and the same hereby are confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the judgment entered hereby in favor of the Defendants in the amount of \$50,000.00, as full and just compensation for the taking of full fee simple title to certain real property designated as Parcel No. NW-7A-12-086, together with two temporary easements for construction purposes for a period not to exceed five (5) years from the date of vesting title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-086 .T1, and Parcel No. NW-7A-12-086.T2, and legally described in Exhibits A, B, and C, be and the same is hereby declared satisfied and the judgment entered against the Plaintiff is hereby released.

ENTER:



JUDGE

Judge Carl Anthony Walker

DATE: _____

DEC 13 2017
Circuit Court - 19th

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



Drafted by:
Patrick A. Hill
CONKLIN & CONKLIN, LLC
53 W. Jackson Blvd., Suite 1150
Chicago, IL 60604
Tel. (312) 341-9500
Firm No. 42002

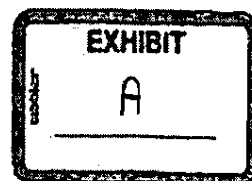
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NW-7A-12-086

THAT PART OF LOT 1 IN TRIANGLE CORPORATE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1985 AS DOCUMENT NO. 85238718 IN COOK COUNTY ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 379.06 ALONG THE NORTH LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 5.00 FEET ALONG SAID NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 1 DEGREE 20 MINUTES 13 SECONDS EAST, 41.00 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 27 MINUTES 24 SECONDS WEST, 5.00 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 41.00 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SAID PARCEL NW-7A-12-086 CONTAINING 0.005 ACRE, OR 205 SQUARE FEET, MORE OR LESS



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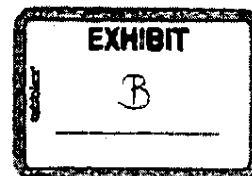
LEGAL DESCRIPTION

NW-7A-12-086.T1

THAT PART OF LOT 1 IN TRIANGLE CORPORATE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1985 AS DOCUMENT NO. 85238718 IN COOK COUNTY ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 372.59 ALONG THE NORTH LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 6.47 FEET ALONG SAID NORTH LINE OF LOT 1; THENCE SOUTH 1 DEGREE 20 MINUTES 13 SECONDS EAST, 41.00 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 5.00 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 1 DEGREE 20 MINUTES 13 SECONDS EAST, 570.64 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A SOUTH LINE OF SAID LOT 1; THENCE SOUTH 44 DEGREES 53 MINUTES 05 SECONDS WEST, 6.93 FEET ALONG SAID SOUTH LINE TO A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 235.55 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 26 DEGREES 15 MINUTES 26 SECONDS WEST, 32.95 FEET; THENCE NORTH 1 DEGREE 16 MINUTES 10 SECONDS WEST, 70.14 FEET; THENCE NORTH 27 DEGREES 34 MINUTES 39 SECONDS EAST, 28.54 FEET TO A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 20 MINUTES 13 SECONDS WEST, 210.00 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 44 DEGREES 15 MINUTES 02 SECONDS WEST, 9.57 FEET; THENCE NORTH 1 DEGREE 16 MINUTES 10 SECONDS WEST, 38.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL NW-7A-12-086.T1 CONTAINING 0.103 ACRE, OR 4,491 SQUARE FEET, MORE OR LESS.



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NW-7A-12-086.T2

THAT PART OF LOT 1 IN TRIANGLE CORPORATE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1985 AS DOCUMENT NO. 25238718 IN COOK COUNTY ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 151.57 ALONG THE NORTH LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, 137.09 FEET ALONG SAID NORTH LINE OF LOT 1; THENCE SOUTH 77 DEGREES 20 MINUTES 20 SECONDS WEST, 93.59 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 24 SECONDS WEST, 23.97 FEET; THENCE NORTH 51 DEGREES 23 MINUTES 02 SECONDS WEST, 27.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL NW-7A-12-086.T2 CONTAINING 0.033 ACRE, OR 1,451 SQUARE FEET, MORE OR LESS.

