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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 04:49 PM PG: 1 OF 6

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

DEPARTMENT OF TRANSPORTATION OF THE)
STATE OF ILLINOIS, FOR AND ON BEHALF OF)
THE PEOPLE OF THE STATE OF ILLINOIS,)

Plaintiff)

v.)

WARDELL N. JOHNSON; MAERUTH JOHNSON,)
COOK COUNTY TREASURER; ILLINOIS)
DEPARTMENT OF REVENUE; UNKNOWN)
OWNERS AND NON-RECORD CLAIMANTS)

Defendants.)

Case No. 2017 L 050041

Condemnation

Parcel No. 0L70163)
0L70163TE)

Job No. R-90-011-14

JURY DEMAND

FINAL JUDGMENT ORDER

Permanent Tax Number: 29-07-418-020

Location of the Property: 14916 S. Wood Street, Harvey, Illinois 60426

Prepared By:

Thomas W. Conklin, Jr.
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
53 West Jackson Blvd., Suite 1150
Chicago, IL 60604
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Firm No.: 42002

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

DEPARTMENT OF TRANSPORTATION OF THE)	
STATE OF ILLINOIS, FOR AND ON BEHALF OF)	Case No.: 2017 L 050041
THE PEOPLE OF THE STATE OF ILLINOIS,)	
)	Condemnation
)	
Plaintiff,)	
)	Parcel No. 0L70163
vs.)	0L70163TE
)	
WARDELL N. JOHNSON; MAERUTH)	
JOHNSON, COOK COUNTY TREASURER;)	Job No.: R-90-011-14
ILLINOIS DEPARTMENT OF REVENUE;)	
UNKNOWN OWNERS AND NON-RECORD)	
CLAIMANTS,)	<u>JURY DEMAND</u>
)	
Defendants.)	

FINAL JUDGMENT ORDER

This matter coming to be heard on the Motion for Summary Judgment of the DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, 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 PATRICK A. HILL, 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;

Defendant, MAERUTH JOHNSON, has been voluntarily dismissed as a party-defendant;

Defendants, WARDELL N. JOHNSON, 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;

Defendant, COOK COUNTY TREASURER, having appeared through counsel and having had notice of the Motion for Summary Judgment and Entry of this Final Judgment Order;

And

Defendant, STATE OF ILLINOIS DEPARTMENT OF REVENUE, having had notice of the Motion for Summary Judgment and Entry of this Final Judgment Order;

Due notice of this hearing having been given;

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

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NOW, THEREFORE, THIS COURT FINDS THAT:

1. The only evidence offered by any party of the just compensation due to the owner and interested parties for the taking of fee simple title to Parcel No. 0L70163 together with a temporary easement for construction purposes not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, over and across Parcel No. 0L70163TE is \$1,400.

2. The owner and interested parties in Parcel Nos. 0L70163 and 0L70163TE, which are legally described in Exhibit A and Exhibit B which are attached hereto and incorporated by reference, are:

WARDELL N. JOHNSON; COOK COUNTY TREASURER; and STATE OF ILLINOIS DEPARTMENT OF REVENUE

Said parties are entitled to receive for the taking of fee simple title to Parcel No. 0L70163 the sum of \$300.00 for the take; \$700.00 for damages to the remainder; and \$400.00 for a Temporary Construction Easement to Parcel No. 0L70163TE for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first; or \$1,400.00 in total.

3. Just compensation to the owner and interested parties for taking of fee simple title to Parcel No. 0L70163 is \$300.00 for the take; \$700.00 for damages to the remainder; and \$400.00 for a Temporary Construction Easement to Parcel No. 0L70163TE for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first; or \$1,400.00 in total, and judgment is hereby entered in that amount. The amount includes any claims for interest due from the Plaintiff to the Defendants.

4. That a motion was heretofore made by the Plaintiff for the immediate vesting of title to Parcel Nos. 0L70163 and 0L70163TE in the Plaintiff, and on the day of March 22, 2017, the Court found the amount of preliminary just compensation to be \$1,400.00 in total; that on April 18, 2017, the Plaintiff deposited with the County Treasurer the preliminary just compensation; that on April 27, 2017, the Court ordered that the Plaintiff be vested with full fee simple title to certain real property designated as Parcel No. 0L70163 together with a Temporary Construction Easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first to Parcel No. 0L70163TE, and did authorize the Plaintiff to take possession thereof.

ACCORDINGLY, IT IS ORDERED, ADJUDGED AND DECREED that Plaintiff's Motion for Summary Judgment is granted.

IT IS ORDERED, ADJUDGED AND DECREED the payment of \$1,400.00 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.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order entered April 27, 2017, vesting the Plaintiff with full fee simple title to certain real property designated as Parcel No. 0L70163 together with a Temporary Construction Easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first to Parcel No. 0L70163TE, is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of voluntary dismissal entered against Defendant, MAERUTH JOHNSON, be and the same hereby is confirmed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the order of default entered against Defendants, WARDELL N. JOHNSON; and 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 in favor of the Defendants in the amount of \$1,400, as full and just compensation for the taking of fee simple title to real property designated as Parcel No. 0L70163, together with a Temporary Construction Easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, in Parcel No. 0L70163TE, be and the same is hereby declared satisfied and the judgment entered hereby against the Plaintiff is hereby released.

ENTER:

Judge James M. McGing

JUDGE

JUN 07 2018

DATE:

Circuit Court - 1926

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

Date **DOROTHY BROWN JUN 08 2018**

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



Patrick A. Hill
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
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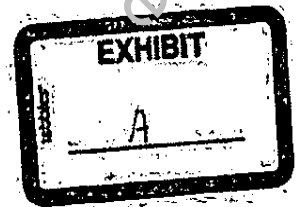
Route : Wood Street
County : Cook
Job No. : R-90-011-14
Parcel : 0L70163
Sta. : 189+94.68 TO 190+31.62
Index No. : 29-07-418-020

The East 4.25 feet of a Tract in the Southwest quarter of Section 78, Township 36 North, Range 14 East of the third principal meridian, described as follows:

Lot 9 and the North 1/2 of lot 10 in block 163 in Harvey, in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of section 7, township 36 North, range 14 East of the third principal meridian, South of the Indian boundary line, according to the Plat thereof, recorded on May 07, 1891, as document number 1464495, in Cook County, Illinois.

Said parcel contains 159 square feet, or 0.004 acres more or less.

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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PLATS & LEGALS

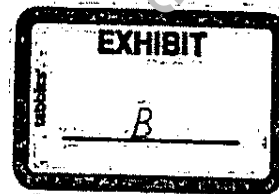
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Route : Wood Street
 County : Cook
 Job No. : R-90-011-14
 Parcel : 0L70163TE
 Sta. : 189+94.68 TO 190+31.62
 index No.: 29-07-418-020

That part of lot 9 and the North 1/2 of lot 10 in block 163 in Harvey, in the South 1/2 of the South East 1/4 of the South West 1/4 of section 7, township 36 North, range 14 East of the third principal meridian, South of the Indian boundary line according to the Plat thereof, recorded on May 07, 1891, as document number 1464495, in Cook County, Illinois, bearings and distances based on the Illinois state plane coordinate system, East zone, NAD 83 (2011 adjustment), with a combined factor of 0.99998346, being bounded as follows:

Commencing at the Northeast corner of said lot 9; thence South 89 degrees 40 minutes 55 seconds West along the North line of said lot 9, 4.25 feet to the point of beginning; thence South 00 degrees 45 minutes 50 seconds East, 37.50 feet to the South line of said North half of lot 10; thence South 89 degrees 40 minutes 55 seconds West along said South line, 12.75 feet; thence North 00 degrees 45 minutes 50 seconds West, 15.62 feet; thence North 89 degrees 15 minutes 07 seconds East, 5.00 feet; thence North 00 degrees 45 minutes 50 seconds West, 21.84 feet to said North line of lot 9; thence North 89 degrees 40 minutes 55 seconds East along said North line, 7.75 feet to the point of beginning.

Said parcel contains 378 square feet, or 0.009 acres more or less.



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