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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/01/2018 01:25 PM PG: 1 OF 6

STATE OF ILLINOIS
COOK COUNTY

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

**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.)

DONALD LITTLE JR., an individual; WILMINGTON)
SAVINGS FUND SOCIETY, FSB Successor to Christiana)
Bank & Trust Company, as Owner Trustee of the Security)
National Funding Trust by virtue of a Mortgage recorded)
December 12, 2006 as Document No. 0634605236; CITY OF)
HARVEY; MARIA PAPPAS, TREASURER OF COOK)
COUNTY, ILLINOIS, as lien holder for unpaid real estate)
taxes; UNKNOWN OWNERS and NON-RECORD)
CLAIMANTS,)

Defendants.)

Case No. 2017-L-50018

CONDEMNATION

Job No: R-90-011-14

Parcel No: 0L70027 & TE

NOTICE OF ENTRY OF ORDER FIXING FULL AND FINAL JUST COMPENSATION

PREPARED BY:
Scott D. Verhey
Special Assistant Attorney General
734 North Wells Street
Chicago, Illinois 60654
(312) 255-8333
Attny. No. 29128
scott@verheylaw.com



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

DEPARTMENT OF TRANSPORTATION of)
the State of Illinois,)

Plaintiff,)

v.)

Case No. 2017-L-50018

DONALD LITTLE JR., an individual;)
WILMINGTON SAVINGS FUND SOCIETY,)
FSB Successor to Christiana Bank & Trust)
Company, as Owner Trustee of the Security)
National Funding Trust by virtue of a)
Mortgage recorded December 12, 2006 as)
Document No. 0634605236; CITY OF)
HARVEY; MARIA PAPPAS, TREASURER OF)
COOK COUNTY, ILLINOIS, as lien holder for)
unpaid real estate taxes; UNKNOWN)
OWNERS and NON-RECORD CLAIMANTS,)

CONDEMNATION

Job No: R-90-011-14

Parcel No: 0L70027 & TE

Defendants.)

ORDER FIXING FULL AND FINAL JUST COMPENSATION

THIS MATTER coming to be heard on the complaint of the Department of Transportation of the State of Illinois to ascertain the just compensation for the taking of property for public highway purposes, as set forth in the complaint and Plaintiff's Motion for the immediate vesting of title;

The Plaintiff having appeared by Lisa Madigan, Attorney General of the State of Illinois, and Scott D. Verhey, Special Assistant Attorney General of the State of Illinois;

The Defendants DONALD LITTLE JR., an individual; WILMINGTON SAVINGS FUND SOCIETY, FSB Successor to Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust by virtue of a Mortgage recorded December 12, 2006 as Document No. 0634605236; CITY OF HARVEY; UNKNOWN OWNERS and NON-RECORD CLAIMANTS, having been previously defaulted for failing to appear or otherwise plead

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to Plaintiff's Complaint for Condemnation;

MARIA PAPPAS, TREASURER OF COOK COUNTY, ILLINOIS, as lien holder for unpaid real estate taxes having appeared through Assistant States Attorney Michael Lypinsky;

It appearing to the Court that all defendants with an interest in Parcels 0L70027 & TE have been served with process as provided by statute or having entered their appearances, and that the court has jurisdiction of the subject matter to this proceeding and of all parties thereto;

It appearing to the Court that due notice of this hearing has been given regarding this motion to fix the amount of full and final just compensation, and the Court having been advised of facts and being otherwise fully advised in the premises;

THE COURT HEREBY FINDS THAT:

1. The Owner and interested parties in Parcels 0L70027 & TE, which are legally described in Exhibits A & B attached hereto is DONALD LITTLE JR., an individual (hereinafter "Owner").
2. Said Owner is entitled to receive the total sum of **Six Hundred (\$600.00)** dollars as full and final just compensation for the taking of access rights, across and upon real property designated as Parcels 0L70027 & TE and any or all damage to the remainder of the real property. The Plaintiff has already deposited the amount of **Six Hundred (\$600.00)** dollars with the Treasurer of Cook County as a result of entry of the Order Fixing Preliminary Just Compensation.
3. Full and final just compensation to the Owner and interested parties for the taking and damaging of said real property is **Six Hundred (\$600.00) dollars** and judgment is hereby entered in that amount. The agreed amount includes any claims for interest due from the plaintiff to any of the defendants;
4. It is further ordered, adjudged and decreed that the order vesting the Plaintiff with fee simple title to the real property designated as Parcel 0L70027 and a five (5) year construction easement to Parcel 0L70027TE, entered on June 20, 2017, is confirmed; and,

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5. It is further ordered, adjudged and decreed, pursuant to the pleadings and proofs presented, that the final just compensation to be paid to the owner or owners of and party or parties interested in Parcels 0L70027 & TE, including all improvements thereon and rights accruing therein, is **Six Hundred (\$600.00) dollars.**

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IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, pursuant to the pleadings and proofs presented, including affidavits from Illinois Department of Transportation state certified real estate appraiser Fred Tadrowski, that the final just compensation to be paid to the owner or and party or parties interest in Parcels 0L70027 & TE, the legal description of which are attached hereto and made a part hereof as Exhibits A and B, for the taking and damaging of said parcel, including all improvements thereon and rights accruing therein, is **Six Hundred (\$600.00) dollars**, and;

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IT IS HEREBY FURTHER ORDERED AND ADJUDGED that this final judgment order entered in the amount of **Six Hundred (\$600.00) dollars** as full and final just compensation for Parcels 0L70027 & TE be and the same is hereby declared satisfied and the final judgment entered against the Plaintiff is hereby released and satisfied in full.

ENTER:

[Handwritten Signature]
JUDGE

Judge Daniel J. Kubaska

OCT 31 2017


Circuit Court-2072

Scott D. Verhey,
Special Assistant Attorney General
734 North Wells Street
Chicago, Illinois 60610
(312) 255-8333
scott@verheylaw.com
Atty. No.29128

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

Date NOV 03 2017

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



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IDOT v. LITTLE

Route: Wood Street
Section:
County: Cook
Job: R-90-011-14
Parcel: 0L70027
Sta. 131+89.85 to 132+29.84
Index No.: 29-18-428-050

That part of Lot 45 (except the South 15 feet thereof), all of Lot 46 and the South 5 feet of Lot 47 in Block 3 in Wisner and Skinner's Addition to Harvey according to Plat thereof recorded September 1, 1891 in Book 48, Page 3905, Document No. 1528882, being a subdivision in the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 1.00001368, described as follows:

Beginning at the Northwest corner of said South 15 feet of Lot 45; thence North 00 degrees 29 minutes 55 seconds West along the West lines of said Lots 45, 46 and 47, being also the East line of Wood Street 39.99 feet to the North line of said South 5 feet of Lot 47; thence North 89 degrees 24 minutes 19 seconds East along said North line 3.66 feet; thence South 00 degrees 12 minutes 49 seconds East 39.99 feet to the North line of said South 15 feet of Lot 45; thence South 89 degrees 24 minutes 39 seconds West along said North line 3.46 feet to the Point of Beginning.

Said parcel containing 142 square feet 0.003 acres, more or less.

PIN: 29-18-428-050

Property Address:
15805 South Wood Street
Harvey, Illinois 60426

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EXHIBIT "A" MAR 07 2016 *AKB*

PLATS & LEGALS

UNOFFICIAL COPY**IDOT v. LITTLE**

Route: Wood Street
 Section:
 County: Cook
 Job: R-90-011-14
 Parcel: 0L70027TE
 Sta. 131+89.85 to 132+29.86
 Index No.: 29-18-428-050

That part of Lot 45 (Except the South 15 feet thereof), all of Lot 46 and the South 5 feet of Lot 47 in Block 3 in Wisner and Skinner's Addition to Harvey according to Plat thereof recorded September 1, 1891 in Book 92, Page 3905, Document No. 1528882, being a subdivision in the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 1.00001368, described as follows:

Commencing at the Northwest corner of said South 15 feet of Lot 45; thence North 89 degrees 24 minutes 39 seconds East along the North line of said South 15 feet 3.46 feet to the Point of Beginning; thence North 00 degrees 12 minutes 49 seconds West 39.99 feet to the North line of said South 5 feet of Lot 47; thence North 89 degrees 24 minutes 19 seconds East along said North line 13.34 feet; thence South 00 degrees 29 minutes 55 seconds East 14.00 feet; thence South 89 degrees 30 minutes 05 seconds West 5.00 feet; thence South 00 degrees 29 minutes 55 seconds East 18.72 feet; thence North 89 degrees 30 minutes 05 seconds East 10.00 feet; thence South 00 degrees 29 minutes 55 seconds East 7.26 feet to the North line of said South 15 feet of Lot 45; thence South 89 degrees 24 minutes 39 seconds West along said North line 18.54 feet to the Point of Beginning.

Said parcel containing 0.011 acres, more or less.

PIN: 29-18-428-050

Property Address:
 15805 South Wood Street
 Harvey, Illinois 60426

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MAR 07 2016 *Paul*

PLATS & LEGALS

EXHIBIT "B"