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Final Judgment Order Entered

Pursuant to 735 ILCS 30/10/5-70:

The Department of Transportation
of the State of Illinois

v.

Chicago Title Land Trust Company
as successor to American National
Bank and Trust Company of Chicago
as successor to First National
Bank of Skokie as Trustee under
Tr. Agreement No. 5255, et al.



1935145048

Doc# 1935145048 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/17/2019 10:24 AM PG: 1 OF 9

Recorder's Stamp

I hereby certify that attached is a certified copy of the Agreed final Judgment Order on Settlement entered in Case No. 2018 L 050679 in the Circuit Court of Cook County which affects the property described as follows:

IDOT Parcel Numbers: OFM 0013 A
OFM 0013 B
OFM 0013 TE-A
OFM 0013 TE-B

Permanent Index Number(s): 10-15-324-044

Common Known Address: 8801 Skokie Boulevard, Skokie, Niles Township, Cook
County, Illinois 60077

Prepared by and mail to:

Vincent D. Pinelli
Burke Burns & Pinelli, Ltd.
70 W Madison Street
Suite 4300
Chicago, IL, 60602

12/17/2019
10:24 AM
1 OF 9
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, LAW DIVISION

THE DEPARTMENT OF TRANSPORTATION
OF THE STATE OF ILLINOIS, for and on
behalf of the People of the State of Illinois,

Plaintiff,

NO. 2018 L 050679

Job No.: R-90-046-01

Condemnation

Chicago Title Land Trust Company as successor to
American National Bank and Trust Company of Chicago
as successor to First National Bank of Skokie as Trustee
under Trust Agreement dated January 16, 1962 known
as Trust No. 5255; Bridgestone Americas Tire Operations,
LLC, successor to Bridgestone/Firestone North American
Tire, LLC successor to Bridgestone/Firestone, Inc., or its
Successors or assigns; Neil King; Non-Record Claimants
and Unknown Owners, Generally,

Defendants.

Parcel Nos. 0FM 0013 A
0FM 0013 B
0FM 0013 TE-A
0FM 0013 TE-B

JURY DEMAND

AGREED FINAL JUDGMENT ORDER ON SETTLEMENT

THIS CAUSE COMING ON TO BE HEARD on the Complaint for Condemnation of the Illinois Department of Transportation ("IDOT"), for the taking of property for public purposes, upon the determination and payment of just compensation for such property:

All defendants to this cause have been served by process as provided by statute or have appeared or have been defaulted; IDOT has appeared by Kwame Raoul, Attorney General of the State of Illinois, and Vincent D. Pinelli and Christopher J. Hales, Special Assistant Attorneys General, Defendants Chicago Title Land Trust Company as successor to American National Bank

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and Trust Company of Chicago as successor to First National Bank of Skokie as Trustee under Trust Agreement dated January 16, 1962 known as Trust No. 5255 and Neil King by their counsel, Ryan and Ryan and Defendant Bridgestone Retail Operations, LLC f/k/a BFS Retail & Commercial Operations, LLC, as successor in interest to Bridgestone/Firestone, Inc. and f/k/a The Firestone Tire and Rubber Company, by its counsel, Holland & Knight LLP.

The Court has jurisdiction over the Subject Property and all parties who claim or may claim an interest in the Subject Property.

The legal descriptions of the Subject Property are attached to this Order as Exhibits A, B, C and D.

That on January 15, 2019, pursuant to IDOT's Motion for Immediate Vesting, this Court made a preliminary finding and determination, in a "quick-take" proceeding pursuant to statute, that the preliminary just compensation for the taking of Defendants' property was \$190,650. Pursuant to that Order, IDOT deposited \$190,650 with the Cook County Treasurer on or about February 13, 2019, and this Court then ordered effective March 21, 2019, that IDOT be vested with fee simple title to Parcel Nos. 0FM 0013 A and 0FM 0013 B and two five (5) year temporary easements in Parcel Nos. 0FM 0013 TE-A and 0FM 0013 TE-B and authorized IDOT to take immediate possession of the Subject Property.

The parties have now reported to the Court that they have agreed and stipulated to a settlement in this cause which fixes the final amount of just compensation for the taking of Defendants' property and any damages caused by the taking at \$190,650 to be paid by IDOT for the taking in this case of fee simple title in Parcel Nos. 0FM 0013 A and 0FM 0013 B and two five (5) year temporary easements in Parcel Nos. 0FM 0013 TE-A and 0FM 0013 TE-B. The

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Stipulation of Settlement has been filed and made part of the record in this case. Defendants have waived their rights to a jury trial, and both parties have waived their right to appeal.

THE COURT THEREFORE ORDERS, ADJUDGES AND DECREES THAT:

1. Judgment is entered in accordance with the terms of the Stipulation filed by the parties and the findings of the Court as reflected in this Order.

2. Final Just Compensation for the taking of the Subject Property is as follows:

TO: Defendants Chicago Title Land Trust Company as successor to American National Bank and Trust Company of Chicago as successor to First National Bank of Skokie as Trustee under Trust Agreement dated January 16, 1962 known as Trust No. 5255 and Neil King:

| | |
|--|-------------------------|
| Fee Taking | \$ 36,725 |
| Damages caused to the Remainder | \$ 59,775 |
| Temporary Easements | <u>\$ 34,150</u> |
| Total Just Compensation | \$190,650 |

The amount of \$190,650 is the entire value for the total and Final Just Compensation for the taking of Defendants' property and for any damage to the remainder of Defendants' property, inclusive of interest, and judgment is so entered in this matter.

IT IS FURTHER ORDERED AND ADJUDGED that the Order Vesting Title entered on March 21, 2019, authorizing Plaintiff to take immediate possession of Parcel Nos. 0FM 0013 A, 0FM 0013 B, 0FM 0013 TE-A and 0FM 0013 TE-B is hereby confirmed in all respects.

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IT IS FURTHER ORDERED AND ADJUDGED that the Final Judgment Order entered today in the amount of \$190,650 as full and just compensation for the taking of Parcel Nos. 0FM 0013 A 0FM 0013 B, 0FM 0013 TE-A and 0FM 0013 TE-B and the same is hereby declared satisfied as to IDOT and the judgment entered on today's date against IDOT is hereby released.

ENTER:

[Handwritten Signature]

Date: _____

Judge Daniel P. Duffy

DEC 04 2019

Circuit Court - 2103

Property of Cook County Clerk's Office

Vincent D. Pinelli
Christopher J. Hales
Burke Burns & Pinelli, Ltd.
Special Assistant Attorneys General
70 West Madison
Suite 4300
Chicago, Illinois 60602
(312) 541-8600
Firm ID: 29282

I hereby certify that the document to which this certification is affixed is a true copy.
Date: ~~DEC 04 2019~~ DEC 10 2019
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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Route: IL Route 58 (Dempster Street)
 Section:
 County: Cook
 Job No. : R-90-046-01
 Parcel No.: 0FM0013A
 Station 43+56.93 To Station 43+91.43
 Index No.: 10-15-324-044

Parcel 0FM0013A

That part of Lots 5 and 6 in Block 26 of Krenn and Dato's Devonshire Manor, being a subdivision in the South half of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 6, 1925 as Document No. 9089499 in Cook County, Illinois, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.9999740333, described as follows:

Beginning at the intersection of the north right of way line of Dempster Street, as dedicated by the Plat of Dedication recorded as Document No. 19632659, said north right of way line being parallel with and 50.00 feet North of the south line of the Southwest Quarter of said Section 15, with west line of said Lot 5; thence North 00 degrees 29 minutes 15 seconds East, on said west line, 47.00 feet; thence South 27 degrees 48 minutes 02 seconds East, 45.58 feet; thence South 63 degrees 31 minutes 24 seconds East, 14.35 feet to the north right of way line of said Dempster Street; thence South 89 degrees 31 minutes 56 seconds West, on said north right of way line, 34.50 feet to the Point of Beginning.

Said parcel containing 0.014 acre, more or less.

September 18, 2017

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Route: IL Route 58 (Dempster Street)
 Section:
 County: Cook
 Job No. : R-90-046-01
 Parcel No.: 0FM0013B
 Station 44+78.16 To Station 45+26.91
 Index No.: 10-15-324-044

Parcel 0FM0013B

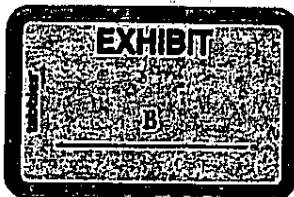
That part of Lots 9 and 10 in Block 26 of Krenn and Dato's Devonshire Manor, being a subdivision in the South half of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 6, 1925 as Document No. 9089499, in Cook County, Illinois, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.9999740333, described as follows:

Beginning at the intersection of the east line of said Lot 10 with the north right of way line of Dempster Street, as dedicated by the Plat of Dedication recorded as Document No. 19632659, said point being 46.00 feet North of, as measured perpendicular to, the south line of the Southwest Quarter of said Section 15; thence North 00 degrees 29 minutes 15 seconds East, on said east line, 5.00 feet; thence South 89 degrees 31 minutes 56 seconds West, parallel with said south line, 48.75 feet to the north right of way line of said Dempster Street; thence South 86 degrees 56 minutes 34 seconds East, on said north right of way line, 48.79 feet to the Point of Beginning.

Said parcel containing 0.002 acre, more or less, or 73 square feet, more or less.

August 18, 2017

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Route: IL Route 58 (Dempster Street)
 Section:
 County: Cook
 Job No. : R-90-046-01
 Parcel No.: 0FM0013TE-A
 Station 43+81.59 To Station 45+27.19
 Index No.: 10-15-324-044

Parcel 0FM0013TE-A

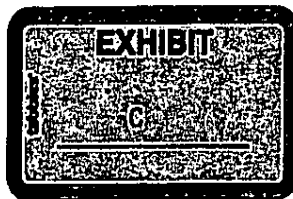
That part of Lots 5, 6, 7, 8, 9 and 10 in Block 26 of Krenn and Dato's Devonshire Manor, being a subdivision in the South half of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 6, 1925 as Document No. 9089499, in Cook County, Illinois, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.9999740333, described as follows: described as follows:

Commencing at the intersection of the east line of said Lot 10 with the north right of way line of Dempster Street, as dedicated by the Plat of Dedication recorded as Document No. 19632659, said point being 46.00 feet North of, as measured perpendicular to, the south line of the Southwest Quarter of said Section 15; thence North 00 degrees 29 minutes 15 seconds East, on said east line, 3.00 feet to the Point of Beginning; thence South 89 degrees 31 minutes 56 seconds West, 48.75 feet to the north right of way line of said Dempster Street; thence North 86 degrees 56 minutes 34 seconds West, on said north right of way line, 16.26 feet to an angle point in said north right of way line; thence South 89 degrees 31 minutes 56 seconds West, on said north right of way line, 70.50 feet; thence North 63 degrees 31 minutes 24 seconds West, 11.03 feet to a line 5 feet north of, as measured perpendicular to, the north right of way line of said Dempster Street; thence North 89 degrees 31 minutes 56 seconds East, parallel with said north right of way line, 80.42 feet to the west line of said Lot 9; thence North 00 degrees 29 minutes 15 seconds East, on said west line, 15.00 feet; thence South 86 degrees 56 minutes 29 seconds East, 65.06 feet to the east line of said Lot 10; thence South 00 degrees 29 minutes 15 seconds West, on said east line, 17.00 feet to the Point of Beginning.

Said parcel containing 0.037 acre, more or less.

August 18, 2017

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Route: IL Route 58 (Dempster Street)
 Section:
 County: Cook
 Job No. : R-90-046-01
 Parcel No.: OFM0013TE-B
 Station 20+39.55 To Station 20+78.14
 Index No.: 10-15-324-044

Parcel OFM0013TE-B

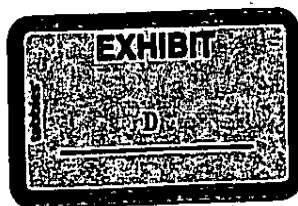
That part of Lot 5 in Block 26 of Krenn and Dato's Devonshire Manor, being a subdivision in the South half of Section 15, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 6, 1925 as Document No. 9089499, in Cook County, Illinois, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.9999740333, described as follows:

Commencing at the intersection of the north right of way line of Dempster Street, as dedicated by the Plat of Dedication recorded as Document No. 19632659, with the west line of said Lot 5, said point being 50.00 feet North of, as measured perpendicular to, the south line of the Southwest Quarter of said Section 15; thence North 00 degrees 29 minutes 15 seconds East, on said west line, 47.00 feet to the Point of Beginning; thence continuing North 00 degrees 29 minutes 15 seconds East, on said west line, 20.00 feet; thence South 89 degrees 30 minutes 45 seconds East, 10.00 feet; thence South 00 degrees 29 minutes 15 seconds West, parallel with said west line, 38.58 feet; thence North 27 degrees 48 minutes 02 seconds West, 21.15 feet to the Point of Beginning.

Said parcel containing 0.007 acre, more or less, or 293 square feet, more or less.

September 18, 2017

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