

UNOFFICIAL COPY

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,

Plaintiff,

v.

TIMBER TRAILS DEVELOPMENT COMPANY, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY;
TIMBER TRAILS OF WESTERN SPRINGS
COMMUNITY ASSOCIATION; VILLAGE OF
WESTERN SPRINGS; AND UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS,

Defendants.



Doc# 2004913112 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/18/2020 03:36 PM PG: 1 OF 4

Case No. 2020L050064

LIS PENDENS NOTICE

Property Address: The Property is vacant land and is located East of Interstate 294, West of Flagg Creek, and North of Plainfield Road, Western Springs, Cook County, Illinois.

Property's PIN are: 18-18-411-001 and 18-18-412-001

Prepared by:

Atty. No.: 41812

Name: Antonia S. Pritchard, Special Assistant Attorney General

Atty. for: Plaintiff

Address: Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200

City/State/Zip: Chicago, Illinois 60606

Phone: 312.244.6700

Email: apritchard@walkerwilcox.com

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FILED
1/27/2020 3:43 PM
DOROTHY BROWN
CIRCUIT CLERK
COOK COUNTY, IL
8237433

Case No. 2020L050064

LIS PENDENS NOTICE

Take notice that Plaintiff in the above-entitled cause has filed its complaint to acquire, through exercise of the law of eminent domain, the real estate described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which complaint prays that just compensation be made according to law to the owners and persons interested in the property. The interest sought to be acquired is (a) the full fee simple title to real property designated as Parcel TW-5-16-018.1; (b) the full fee simple title to real property designated as Parcel TW-5-16-018.2; and (c) a temporary 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, across and upon real property designated as Parcel TW-5-16-018.T2. The complaint was filed in the Circuit Court of Cook County, Illinois on **January 27, 2020**. The Property is vacant land and is located **East of Interstate 294, West of Flagg Creek, and North of Plainfield Road, Western Springs, Cook County, Illinois**. The property's PIN are: **18-18-411-001** and **18-18-411-001**.

THE DEPARTMENT OF TRANSPORTATION
OF THE STATE OF ILLINOIS

Kwame Raoul
Attorney General of the State of Illinois

By: *Antonia S. Pritchard*
Antonia S. Pritchard

Prepared by:

Atty. No.: 41812
Name: Antonia S. Pritchard, Special Assistant Attorney General
Atty. for: Plaintiff
Address: Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200
City/State/Zip: Chicago, Illinois 60606
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Email: apritchard@walkerwilcox.com

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Affirmation of Non-Residential Mortgage Foreclosure Lis Pendens

The Dept. of Transportation of the State of Illinois v. Timber Trails Development Company, LLC, et al.

I, Antonia S. Pritchard, as agent for the Plaintiff do hereby affirmatively state, under oath, that the *lis pendens* attached hereto does not relate to a residential mortgage foreclosure and therefore does not require a certificate of service under paragraph (g) of 765 ILCS 77/70.

Antonia S. Pritchard

Signature

Subscribed and sworn to before me this 27th day of January, 2020.

Zyette B. Porter

Notary Public

Property of Cook County Clerk's Office

FILED DATE: 1/27/2020 3:43 PM 2020L050064

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EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF TIMBER TRAILS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

OUTLOT Y IN TIMBER TRAILS UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2005 AS DOCUMENT 0530003135, COOK COUNTY, ILLINOIS.

SAID PARCEL TW-5-16-018.1 CONTAINS 1.375 ACRE, OR 59,910 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION:

THAT PART OF OUTLOT X IN TIMBER TRAILS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT X IN SAID TIMBER TRAILS UNIT NO. 1; THENCE SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT X, 81.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 05 MINUTES 08 SECONDS WEST, 144.56 FEET; THENCE SOUTH 1 DEGREE 28 MINUTES 54 SECONDS WEST, 554.46 FEET; THENCE SOUTH 1 DEGREE 22 MINUTES 51 SECONDS EAST, 547.56 FEET TO THE SOUTH LINE OF SAID OUTLOT X; THENCE SOUTH 88 DEGREES 55 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE, 33.28 FEET TO THE WEST LINE OF SAID OUTLOT X AND THE EAST RIGHT OF WAY LINE OF THE TRISTATE TOLLWAY (I-294), SAID LINE ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18; THENCE NORTH 1 DEGREE 47 MINUTES 13 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1,001.53 FEET; THENCE NORTH 11 DEGREES 25 MINUTES 22 SECONDS EAST ALONG THE WESTERLY LINE OF SAID OUTLOT X, 34.37 FEET; THENCE NORTH 28 DEGREES 58 MINUTES 08 SECONDS EAST ALONG THE WESTERLY LINE OF SAID OUTLOT X, 221.87 FEET TO THE NORTH LINE OF SAID OUTLOT X; THENCE NORTH 87 DEGREES 04 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 19.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TW-5-16-018.2 CONTAINS 1.130 ACRE, OR 49,231 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION:

THAT PART OF OUTLOT X IN TIMBER TRAILS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT X IN SAID TIMBER TRAILS UNIT NO. 1; THENCE SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT X, 81.10 FEET; THENCE SOUTH 28 DEGREES 05 MINUTES 08 SECONDS WEST, 144.56 FEET; THENCE SOUTH 1 DEGREE 28 MINUTES 54 SECONDS WEST, 183.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREE 18 MINUTES 42 SECONDS EAST, 42.18 FEET; THENCE SOUTH 1 DEGREE 41 MINUTES 18 SECONDS WEST, 183.56 FEET; THENCE SOUTH 31 DEGREES 41 MINUTES 18 SECONDS WEST, 40.34 FEET; THENCE NORTH 1 DEGREE 28 MINUTES 54 SECONDS EAST, 255.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TW-5-16-018.T2 CONTAINS 0.104 ACRE, OR 4,524 SQUARE FEET, MORE OR LESS.

FILED DATE: 1/27/2020 3:43 PM 2020L050064

