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IN THE CIRCUIT COURT  
OF COOK COUNTY, ILLINOIS

Doc#: 2108207381 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2021 12:50 PM Pg: 1 of 6

**Buchanan Energy (N), LLC, a  
Delaware Limited Liability Company**  
Plaintiff,

v.

**Schaumburg Development Associates,  
Limited Partnership, an Illinois  
Limited Partnership; ExxonMobil Oil  
Corp., a New York Corp.; Unknown  
Necessary Parties; Unknown Owners  
and Non-Record Claimants,**  
Defendants.

Case No. 2012 CH 18566

## AGREED JUDGMENT ORDER

**Property Address: 1601 E. Algonquin Road, Schaumburg, Illinois 60173**

**PIN: 07-01-200-058-0000**

## LEGAL DESCRIPTION:

THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF WARRANTY DEED RECORDED BY DOCUMENT NO. 1100641143, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF ALGONQUIN ROAD, THENCE SOUTH 58 DEGREES 55 MINUTES 38 SECONDS EAST (REC) SOUTH 58 DEGREES 05 MINUTES 03 SECONDS EAST (MEASURED) ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ALGONQUIN ROAD, A DISTANCE OF 306.84 FEET, THENCE NORTH 81 DEGREES 22 MINUTES, 14 SECONDS WEST (REC), NORTH 80 DEGREES 31 MINUTES 49 SECONDS WEST (MEASURED), A DISTANCE OF 155.36 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 605.96 FEET, AN ARC DISTANCE OF 61.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 637.99 FEET, AN ARC DISTANCE OF 117.65 FEET TO THE SOUTHEASTERLY CORNER OF WARRANTY DEED BY DOCUMENT 1100641143; THENCE NORTH 31 DEGREES 04 MINUTES 32 SECONDS EAST (REC) NORTH 31 DEGREES 44 MINUTES 59 SECONDS EAST (MEAS), ALONG THE EASTERLY LINE OF WARRANTY DEED BY DOCUMENT 1100641143, A DISTANCE OF 131.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (hereinafter referred to as the "Real Estate").

### Prepared By and Return to:

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## THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION

**BUCHANAN ENERGY (N), LLC, A  
DELAWARE LIMITED LIABILITY  
COMPANY** )

**Plaintiff,** )

**v.** )

**SCHAUMBURG DEVELOPMENT  
ASSOCIATES, LIMITED PARTNERSHIP,  
AN ILLINOIS LIMITED PARTNERSHIP;  
EXXONMOBIL OIL CORPORATION, A  
NEW YORK CORPORATION;  
UNKNOWN NECESSARY PARTIES;  
UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS** )

**Defendants.** )

**No. 12 CH 18566**

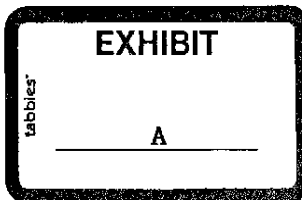
**Honorable Kathleen M. Pantle**

### AGREED JUDGMENT ORDER

This cause coming on to be heard upon the complaint of Plaintiff, Buchanan Energy (N), LLC (“Buchanan Energy”), and the court being advised that counsel for Buchanan Energy, ExxonMobil Oil Corporation (“ExxonMobil”) and Schaumburg Development Associates, Limited Partnership, through its general partner, Walden Investment Corporation (“Schaumburg Development”), have filed separate stipulations whereby ExxonMobil consents to the entry of this judgment order and Schaumburg Development has no objection to the entry of the judgment order and the court being fully advised in the premises:

NOW, THEREFORE, the court finds as follows:

1. That it has jurisdiction of the parties hereto and the subject matter hereof;
2. That all material allegations of the complaint have been stipulated and agreed to by ExxonMobil as true;



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3. That Schaumburg Development, a dissolved limited partnership, through its former general partner Walden Investment Corporation has stipulated that it has waived any and all claims of title or any other interest in the Real Estate, has not filed an appearance or any other pleading and does not contest the allegations in the Complaint and otherwise has no objection to the entry of this Agreed

Judgment Order;

4. That the plaintiff, Buchanan Energy, is the owner in fee simple under claim or color of title in the certain real estate situated in Cook County, Illinois and described in the complaint, to wit:

THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF WARRANTY DEED RECORDED BY DOCUMENT NO 1100641143, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF ALGONQUIN ROAD, THENCE SOUTH 58 DEGREES 55 MINUTES 38 SECONDS EAST (REC) SOUTH 58 DEGREES 05 MINUTES 03 SECONDS EAST (MEASURED) ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ALGONQUIN ROAD, A DISTANCE OF 306.84 FEET, THENCE NORTH 81 DEGREES 22 MINUTES, 14 SECONDS WEST (REC), NORTH 80 DEGREES 31 MINUTES 49 SECONDS WEST (MEASURED), A DISTANCE OF 155.36 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 605.96 FEET, AN ARC DISTANCE OF 61.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONEX SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 637.99 FEET, AN ARC DISTANCE OF 117.65 FEET TO THE SOUTHEASTERLY CORNER OF WARRANTY DEED BY DOCUMENT 1100641143; THENCE NORTH 31 DEGREES 04 MINUTES 32 SECONDS EAST (REC) NORTH 31 DEGREES 44 MINUTES 59 SECONDS EAST (MEAS), ALONG THE EASTERLY LINE OF WARRANTY DEED BY DOCUMENT 1100641143, A DISTANCE OF 131.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (hereinafter referred to as the "Real Estate").

The permanent real estate tax number for the Real Estate is 07-01-200-058-0000

5. That Defendant, Schaumburg Development, has waived and released and does not assert any claim or interest to said Real Estate by virtue of a certain Warranty

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Deed recorded with the Cook County Recorder of Deeds on October 7, 1969 as document number 20 996 591 ("Schaumburg Development Deed");

6. That any claim of title or interest that Defendant Schaumburg Development may have in the Real Estate is void and invalid for the reason that Plaintiff, Buchanan Energy, and its predecessor in title, Defendant ExxonMobil, have continually used, possessed and controlled the Real Estate and have maintained and paid the real estate taxes on the Real Estate for over 40 years. Plaintiff Buchanan Energy's (and its predecessor in title, ExxonMobil's) possession of the Real Estate was adverse, actual, open, notorious and exclusive and under claim and color of title against the ownership and claims of Schaumburg Development and all others;
7. That Plaintiff, Buchanan Energy, has established adverse possession of the Real Estate for the requisite 20-year period;
8. That the Schaumburg Development Deed and any potential claims of Defendant, Schaumburg Development and others, constitutes a cloud on the title of Plaintiff to said Real Estate, which greatly diminishes the value and interferes with Plaintiff's ownership of the Real Estate; and
9. That the equities of this case are with the Plaintiff.

WHEREFORE, IT IS ORDERED, DECREED AND ADJUDGED by the court as follows:

1. That any and all claims of the Defendant, Schaumburg Development, to the Real Estate by virtue of the Schaumburg Development Deed be and it is hereby declared to be invalid and void and that the Recorder of Deeds of Cook County, Illinois be and is hereby authorized and directed to cancel the said Schaumburg

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Development Deed of record to the extent that the Schaumburg Development Deed contains the legal description to the Real Estate or establishes any other claim or interest in the Real Estate;

2. That ExxonMobil has no claim of title or other interest in the Real Estate; and

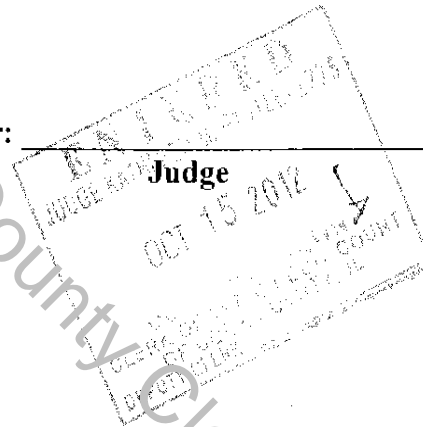
3. That Buchanan Energy is hereby declared the absolute legal owner of fee simple title to the Real Estate hereinbefore described and that the title to the Real Estate be and it is hereby quieted, established, vested and confirmed in the Plaintiff, Buchanan Energy, free and clear of any claims of the Defendants and all others.

Dated: October 15, 2012

Enter: \_\_\_\_\_

**Judge**

Marc S. Porter  
Carl A. Gigante  
Figliulo & Silverman, P.C.  
10 S. LaSalle Street, Suite 3600  
Chicago, Illinois 60603  
P: (312) 251-4600  
Attorney No.: 34435



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

*Dorothy Brown*

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



County Clerk's Office