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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,

v.

MCCOOK PROPERTY OWNERS
ASSOCIATION AKA MCOOK 1 PROPERTY
OWNERS ASSOCIATION; TRU VUE, INC., AN
ILLINOIS CORPORATION, AS SUCCESSOR TO
FCL BUILDERS I, L.L.C.; CENTERPOINT
PROPERTIES CORPORATION, OR ITS
SUCCESSORS OR ASSIGNS; CENTERPOINT
REALTY SERVICES CORPORATION, OR ITS
SUCCESSORS OR ASSIGNS; GENERAL
MOTORS CORPORATION; CENTERPOINT
PROPERTIES TRUST, OR ITS SUCCESSORS OR
ASSIGNS; MINERAL AND LAND RESOURCES
CORPORATION, OR ITS SUCCESSORS OR
ASSIGNS; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS, generally,

Defendants.



Doc# 2111210002 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2021 09:37 AM PG: 1 OF 8

Case No. 2019 L 050726

FINAL JUDGMENT ORDER

Property Address: 9520 W. 55th Street, McCook, , Cook County, Illinois 60525

Property PIN: 18-10-300-0019

Prepared by:

Atty. No.: 41812

Name: Amanda J. Ripp, 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: aripp@walkerwilcox.com

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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,)

v.)

MCCOOK PROPERTY OWNERS ASSOCIATION)
A/K/A MCCOOK PROPERTY OWNERS)
ASSOCIATION; TRU VUE, INC., AN ILLINOIS)
CORPORATION, AS SUCCESSOR TO FCL)
BUILDERS I, L.L.C.; CENTERPOINT PROPERTIES)
CORPORATION, OR ITS SUCCESSORS OR)
ASSIGNS; CENTERPOINT REALTY SERVICES)
CORPORATION, OR ITS SUCCESSORS OR)
ASSIGNS; GENERAL MOTORS CORPORATION;)
CENTERPOINT PROPERTIES TRUST, OR ITS)
SUCCESSORS OR ASSIGNS; MINERAL AND)
LAND RESOURCES CORPORATION, OR ITS)
SUCCESSORS OR ASSIGNS; UNKNOWN)
OWNERS AND NON-RECORD CLAIMANTS,)
generally,)

Defendants.)

Case No. 2019 L 050726

Condemnation

Parcel 0LH0028
0LH0028TE

Job No. R-90-009-15

JURY DEMAND

FINAL JUDGMENT ORDER

This matter coming to be heard on the Complaint for Condemnation filed by the Department of Transportation of the State of Illinois ("IDOT") to acquire full fee simple title for public highway purposes to real property designated as Parcel 0LH0028, legally described in Exhibit A, and (b) a temporary easement for construction purposes for a period not to exceed five years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon Parcels 0LH0028TE, legally described in Exhibit B; and to ascertain the just compensation to be paid for these acquisitions, the Court, having been fully advised on the premises,

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HEREBY FINDS:

1. IDOT is represented by Kwame Raoul, Attorney General of the State of Illinois, and by Amanda J. Ripp, Special Assistant Attorney General, Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200, Chicago, Illinois 60606.

2. Defendant McCook I Property Owners Association a/k/a Mcook I Property Owners Association ("McCook") is represented by Russell Johnson.

3. Defendants Centerpoint Properties Corporation, Centerpoint Realty Services Corporation, and Centerpoint Properties Trust ("Centerpoint Entities") are represented by Stephen Burke of Foran O'Toole & Burke, LLC, 321 N. Clark Street, Suite 2450, Chicago, Illinois 60654.

4. The Centerpoint Entities are not receiving or requesting any portion of the just compensation in this case.

5. 0LH0028 and Parcels 0LH0028TE are part of a larger parcel with a common address of 9520 and 9900 W. 55th Street, McCook, located in Cook County, Illinois (the "Subject Property").

6. The Court has jurisdiction over the parties and over the Subject Property in this proceeding.

7. The parties have entered into a Stipulation and Settlement Agreement (the "Agreement"), which has been filed with the Court. The parties waive their right to a trial by jury, incorporate the terms of the Agreement into this Final Judgment Order, and consent to the entry of this Final Judgment Order.

8. On November 27, 2019, IDOT filed a Complaint for Condemnation to acquire Parcel 0LH0028 and Parcels 0LH0028TE. On November 27, 2019, McCook owned fee simple title to the Subject Property.

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9. Pursuant to IDOT's Motion for Immediate Vesting of Title, this Court entered an order on December 19, 2019, setting the preliminary just compensation at \$4,000.00.

10. On January 29, 2020, IDOT deposited the preliminary just compensation of \$4,000.00 with the Cook County Treasurer, and on February 25, 2020, the Court entered an Order Vesting Title.

11. On February 25, 2020, the Court granted default judgment against defendants Unknown Owners and Non-Record Claimants.

12. On April 20, 2020, the Court dismissed Tru Vue, Inc., an Illinois Corporation, as success to FCL Builders I, LLC based upon an executed disclaimer of interest.

13. On February 25, 2020, the Court granted default judgment against defendants Unknown Owners and Non-Record Claimants.

14. On June 22, 2020, the Court granted default judgment against defendants General Motors Corporation and Mineral and Land Resources Corporation.

15. The full and final just compensation for the fee simple taking of Parcel 0LH0028 and for a temporary easement across and upon Parcel 0LH0028TE, as agreed upon by the parties in the Agreement, including compensation for the property rights being taken and for any and all damage to the remainder, whether claimed or unclaimed, arising out of the taking is \$4,000.00.

16. The parties have waived any claims for payment of costs and attorneys' fees.

17. The parties have waived any claim for interest, statutory or otherwise.

18. The parties have agreed not to appeal this order.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED THAT:

A. The full and final just compensation, including compensation for the property rights being taken and for any and all damage to the remainder, whether claimed or unclaimed, arising

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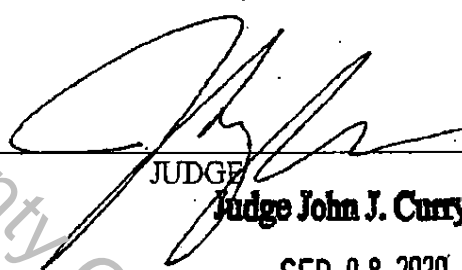
out of the fee simple taking of Parcel 0LH0028 and a temporary easement for construction purposes for a period not to exceed five years, or until completion of construction operations, whichever occurs first, across and upon Parcels 0LH0028TE is \$4,000.00.

B. The Order Vesting Title entered on February 25, 2020, vesting Plaintiff with fee simple title to Parcel 0LH0028 and a temporary easement across and upon Parcel 0LH0028TE, and authorizing Plaintiff to take immediate possession of the property rights to said Parcels, is confirmed in all respects.

C. The Final Judgment Order entered in the amount of \$4,000.00 as full and final just compensation for Parcel 0LH0028 and Parcels 0LH0028TE be and the same is hereby declared satisfied and the judgment entered on this day against the Plaintiff is hereby released. 8001
9381

DATE: _____

ENTER: _____



JUDGE

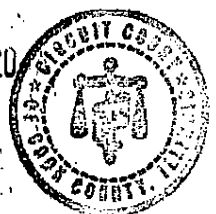
Judge John J. Curry, Jr.

SEP 08 2020 *KS*

Circuit Court - 2126

Amanda J. Ripp
Special Assistant Attorney General
Walker Wilcox Matousek LLP
One N. Franklin Street, Suite 3200
Chicago, IL 60606
(312) 244-6700
Atty No. 41812
aripp@walkerwilcox.com

I hereby certify that the document to which this certification is affixed is a true copy.
Date **DOROTHY BROWN** OCT 13 2020
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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ACCEPTED AND AGREED:

DEPARTMENT OF TRANSPORTATION OF THE
STATE OF ILLINOIS

By: Kwame Raoul, Attorney General of the
State of Illinois

By: *Amanda Ripp*
Amanda J. Ripp
Special Assistant Attorney General

MCCOOK I PROPERTY OWNERS ASSOCIATION A/K/A
MCOOK I PROPERTY OWNERS ASSOCIATION

By: *Russell Johnson*
Russell Johnson, Its authorized representative for
NAI Hiffman
One Oakbrook Terrace, Suite 400
Oakbrook Terrace, Illinois, 60181
rjohnson@hiffman.com
cell 847-814-0516



Stephen Burke, as attorney for Centerpoint Properties Corporation;
Centerpoint Realty Services Corporation; and Centerpoint Properties Trust
321 N. Clark St., Suite 2450
Chicago, IL 60654
sburke@foblaw.com
cell 847-533-7986

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EXHIBIT A

EXHIBIT A

Route: East Avenue
 Section:
 County: Cook
 Job No.: R-90-009-15
 Parcel No.: 0LH0028
 Station 321+29.38 To Station 321+79.38
 Index No.: 18-10-300-019

Parcel 0LH0028

The South 13.00 feet of the following described parcel:

Lot A of Centerpoint McCook Industrial Center Unit No. 1, being a subdivision in the Southwest Quarter of Section 10, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat hereof recorded October 28, 1999 as Document No. 09015566. Situated in the County of Cook, in the State of Illinois.

Said parcel containing 0.015 acre, more or less.

November 12, 2018

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PLATS & LEGALS

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EXHIBIT B

Route: East Avenue
 Section:
 County: Cook
 Job No.: R-90-009-15
 Parcel No.: 0LH0028TE
 Station 321+29.33 To Station 321+79.38
 Index No.: 18-10-300-019

Parcel 0LH0028TE

The North 207.00 feet of the South 220.00 feet of the following described parcel:

Lot A of Centerpoint McCook Industrial Center Unit No. 1, being a subdivision in the Southwest Quarter of Section 10, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1999 as Document No. 09015566. Situated in the County of Cook, in the State of Illinois.

Said parcel containing 0.238 acre, more or less.

November 12, 2018

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PLATS & LEGALS