

# UNOFFICIAL COPY

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.

TRU VUE, INC., AN ILLINOIS CORPORATION;  
TRISTAR GROUP, LLC, OR ITS SUCCESSOR OR  
ASSIGNS; 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; FCL BUILDERS I, L.L.C., OR ITS  
SUCCESSORS OR ASSIGNS; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS, generally,

Defendants.



Doc# 2111857041 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2021 01:04 PM PG: 1 OF 9

Case No. 2019 L 050793

## FINAL JUDGMENT ORDER

Property Addresses: 9400 and 9480 W. 55<sup>th</sup> Street, McCook, Cook County, Illinois 60525.

Property PINs: 18-10-300-015; and 18-10-300-029.

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](mailto: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, )

) Case No. 2019 L 050649

) Condemnation )

) Parcel 0LH0003 )  
) 0LH0003TE-A&B )

COUNTRY CLUB PARK, INC., FORMERLY )  
KNOWN AS COUNTRY CLUB ESTATES, INC., AN )  
ILLINOIS CORPORATION; COUNTRY CLUB )  
MOBILE PARK; COUNTRY CLUB WOODS, LLC, A )  
DELAWARE LIMITED LIABILITY COMPANY; )  
UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, generally, )

) Job No. R-90-009-15

) **JURY DEMAND**

Defendants. )

**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 0LH0003, legally described in Exhibit A, and (b) two temporary easements 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 0LH0003TE-A and B, legally described in Exhibits B and C; and to ascertain the just compensation to be paid for these acquisitions, the Court, having been fully advised on the premises,

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.

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2. Defendant Country Club Woods, LLC ("the LLC") is represented by Ian J. Cosgrove, Honigman LLP, 660 Woodward Ave, Detroit, MI 48226.

3. 0LH0003 and Parcels 0LH0003TE-A and B are part of a larger parcel with a common address of 9800 Joliet Road, Countryside, 60525, located in Cook County, Illinois (the "Subject Property").

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

5. The parties have entered into a Stipulation and Settlement Agreement (the "Agreement"), which has been filed with the Court. The parties waive their rights 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.

6. On October 22, 2019, IDOT filed a Complaint for Condemnation to acquire Parcel 0LH0003 and Parcels 0LH0003TE-A and B. On December 19, 2019, Country Club Park, Inc., formerly known as Country Club Estates, Inc., an Illinois Corporation owned fee simple title to the Subject Property, including, but not limited to, Parcel 0LH0003 and Parcels 0LH0003TE-A and TE-B, but was in the process of selling the Subject Property to the LLC, which it did in December, 2019.

7. On January 24, 2020, the Department filed an Amendment to the Complaint to add the LLC because it had purchased the Subject Property during the pendency of this case.

8. Pursuant to IDOT's Motion for Immediate Vesting of Title, this Court entered an order on December 3, 2020, setting the preliminary just compensation at \$4,800.00.

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9. On January 29, 2020, IDOT deposited the preliminary just compensation of \$4,800 with the Cook County Treasurer, and on February 25, 2020, the Court entered an Order Vesting Title.

10. On February 25, 2020, the Court granted default judgment against defendants Unknown Owners and Non-Record Claimants and Country Club Mobile Park.

11. On February 25, 2020, the Court dismissed Defendant Country Club Park, Inc., formerly known as Country Club Estates, Inc., an Illinois Corporation based upon an executed disclaimer of interest due to its sale of the Subject Property.

12. The full and final just compensation for the fee simple taking of Parcel 0LH0003 and for two temporary easements across and upon Parcels 0LH0003TE-A and B, 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 \$4,800.00.

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

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

15. 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 out of the fee simple taking of Parcel 0LH0003 and two temporary easements for construction purposes for a period not to exceed five years, or until completion of construction operations, whichever occurs first, across and upon Parcels 0LH0003TE-A and B is \$4,800.00.

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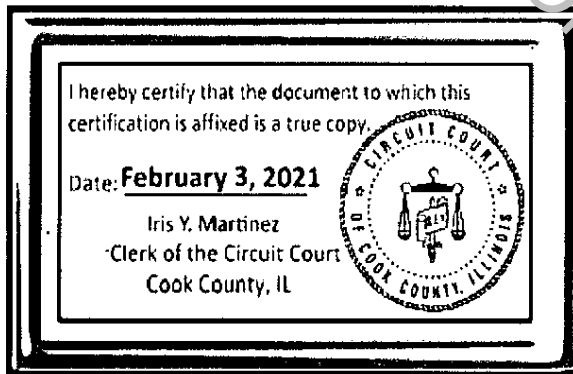
B. The Order Vesting Title entered on February 25, 2020, vesting Plaintiff with fee simple title to Parcel 0LH0003 and two temporary easements across and upon Parcels 0LH0003TE-A and B, and authorizing Plaintiff to take immediate possession of the property rights to said Parcels, is confirmed in all respects. 8001

C. The Final Judgment Order entered in the amount of \$4,800.00 as full and final just compensation for Parcel 0LH0003 and Parcels 0LH0003TE-A and B be and the same is hereby declared satisfied and the judgment entered on this day against the Plaintiff is hereby released.

DATE: 12/15/20 ENTER: [Signature] 2103  
JUDGE

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](mailto:aripp@walkerwilcox.com)

Judge Daniel P. Duffy  
DEC 15 2020  
Circuit Court - 2103



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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

*Amanda Ripp*

By: \_\_\_\_\_  
Amanda J. Ripp  
Special Assistant Attorney General

COUNTRY CLUB WOODS, LLC

By: *[Signature]*  
Its Attorney

Date: November 30, 2020

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A**

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: 0LH0003  
 Station 105+88.56 To Station 107+01.80  
 Index No.: 18-16-401-008

**Parcel 0LH0003**

That part of Lot 1 in Snyder Industrial Park Subdivision of part of Lot 9 in School Trustee's Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded November 16, 1976 as Document No. 23712515, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:

Beginning at the southwesterly corner of said lot; thence North 02 degrees 03 minutes 02 seconds West, on the west line of said lot, 2.29 feet to the northerly line of the southerly 2.00 feet of said lot; thence North 58 degrees 44 minutes 23 seconds East, on said northerly line, 112.11 feet to the westerly line of the parcel of land conveyed by Document No. 25815429; thence South 31 degrees 15 minutes 37 seconds East, on said westerly line, 2.00 feet to the southerly line of said lot; thence South 58 degrees 44 minutes 23 seconds West, on said southerly line, 113.23 feet to the Point of Beginning.

Said parcel containing 0.005 acre (225 square feet) more or less.

August 28, 2018

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SEP 11 2018 *MLC*

**PLATS & LEGALS**

**UNOFFICIAL COPY****EXHIBIT B**

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: 0LH0003TE-A  
 Station 106+11.47 To Station 107+01.81  
 Index No.: 18-16-401-008

Parcel 0LH0003TE-A

That part of Lot 1 in Snyder Industrial Park Subdivision of part of Lot 9 in School Trustee's Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded November 16, 1976 as Document No. 23712515, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:

Commencing at the southwestern corner of said lot; thence North 02 degrees 03 minutes 02 seconds West, on the west line of said lot, 2.29 feet to the northerly line of the southerly 2.00 feet of said lot; thence North 58 degrees 44 minutes 23 seconds East, on said northerly line, 21.79 feet to the Point of Beginning; thence North 31 degrees 15 minutes 37 seconds West, perpendicular to the last described line, 4.50 feet to the northerly line of the southerly 6.50 feet of said lot; thence North 58 degrees 44 minutes 23 seconds East, on said northerly line, 90.33 feet to the westerly line of the parcel of land conveyed by Document No. 25815429; thence South 31 degrees 15 minutes 37 seconds East, on said westerly line, 4.50 feet to the northerly line of the southerly 2.00 feet of said lot; thence South 58 degrees 44 minutes 23 seconds West, on said northerly line, 90.33 feet to the Point of Beginning.

Said parcel containing 0.009 acre (406 square feet) more or less.

August 28, 2018

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**PLATS & LEGALS**



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## EXHIBIT C

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: 0LH0003TE-B  
 Station 107+01.81 To Station 107+44.90  
 Index No.: 18-16-401-008

Parcel 0LH0003TE-B

That part of Lot 1 in Snyder Industrial Park Subdivision of part of Lot 9 in School Trustee's Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded November 16, 1976 as Document No. 23712515, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:

Commencing at the southwest corner of said lot; thence North 58 degrees 44 minutes 23 seconds East, on the northerly line, on said lot, 113.23 feet to westerly line of the parcel of land conveyed by Document No. 25815429; thence North 31 degrees 15 minutes 37 seconds West, on said westerly line, 7.00 feet to the northerly line of said parcel conveyed by Document No. 25815429 and to the Point of Beginning; thence continuing North 31 degrees 15 minutes 37 seconds West on the northerly extension of said westerly line, 10.00 feet; thence North 58 degrees 44 minutes 23 seconds East, parallel with the northerly line of said parcel conveyed by Document No. 25815429, a distance of 43.07 feet; thence South 30 degrees 42 minutes 56 seconds East, 10.00 feet to said northerly line; thence South 58 degrees 44 minutes 23 seconds West, on said northerly line, 42.97 feet to the Point of Beginning.

Said parcel containing 0.010 acre, more or less.

August 28, 2018

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