

# 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.

WEST 55TH STREET INVESTORS LLC, A DELAWARE LIMITED  
LIABILITY COMPANY; 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; COOK COUNTY  
TREASURER; WINDSOR OUTDOOR DEVELOPMENT  
COMPANY, LLC, OR ITS SUCCESSORS OR ASSIGNS;  
OUTFRONT MEDIA, LLC, FORMERLY KNOWN AS CBS  
OUTDOOR, LLC; UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS, generally,

Defendants.



\*2111822024\*

Doc# 2111822024 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2021 12:14 PM PG: 1 OF 9

Case No. 2019 L 050792

## ORDER VESTING TITLE

Property Addresses: 9500, 9530 & 9550 W. 55<sup>th</sup> Street, McCook, IL 60525.

Property PINs: 18-10-300-017, 18-10-300-018 & 18-10-300-011.

### 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)

# 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, )

) Case No.2019 L 050792

) Condemnation

WEST 55TH STREET INVESTORS LLC, A )  
DELAWARE LIMITED LIABILITY COMPANY; )  
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; COOK COUNTY )  
TREASURER; WINDSOR OUTDOOR )  
DEVELOPMENT COMPANY, LLC, OR ITS )  
SUCCESSORS OR ASSIGNS; OUTFRONT MEDIA, )  
LLC, FORMERLY KNOWN AS CBS OUTDOOR )  
LLC; UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, generally, )

) Parcel 0LH0026

) 0LH0026TE-A, B & C

) Job No. R-90-009-15

) **JURY DEMAND**

) Calendar 1

Defendants. )

**AGREED ORDER VESTING TITLE**

This case coming to be heard on the Department of Transportation of the State of Illinois's ("IDOT") Motion for Entry of Order Vesting Title and for entry of judgment by default against Unknown Owners and Non-Record Claimants, due notice having been given, and the Court, having been fully advised in the premises,

**HEREBY FINDS:**

1. On May 8, 2020, the Court entered an order pursuant to 735 ILCS 30/20-5-10 setting preliminary just compensation at \$395,000.00. IDOT seeks to acquire (1) fee simple title

# UNOFFICIAL COPY

to Parcel 0LH0026, legally described in Exhibit A, and (2) three 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 real property designated as Parcel 0LH0026TE-A, B & C, described on Exhibits B, C and D.

2. IDOT deposited the preliminary just compensation of \$395,000.00 with the Cook County Treasurer on August 18, 2020.

3. Unknown Owners and Non-Record Claimants have failed to appear or otherwise plead after proper service by publication.

**IT IS THEREFORE ORDERED:**

A. IDOT's Motion is Granted. 4307

B. Pursuant to 735 ILCS 30/20.5-15, the Department of Transportation of the State of Illinois is vested with the following property rights:

1. Fee simple title to Parcel 0LH0026. 9420

2. Three 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 real property designated as Parcel 0LH0026TE-A, B & C.

C. IDOT is authorized to take immediate possession of the property rights described in Paragraph B of this Order, and to exercise immediately all the property rights now vested in IDOT.

# UNOFFICIAL COPY

D. Judgment by default pursuant to 735 ILCS 5/2-1301(d) is entered against defendants  
Unknown Owners and Non-Record Claimants

4219

Entered:

*[Handwritten Signature]*  
2103  
JUDGE

Judge Daniel P. Duffy

SEP 17 2020

Circuit Court - 2103

Amanda J. Ripp,  
Special Assistant Attorney General  
Walker Wilcox Matousek LLP  
One North Franklin Street, Suite 3200  
Chicago, Illinois 60606  
(312) 244-6700  
Firm I.D. 4181Z  
[aripp@wwmlawyers.com](mailto:aripp@wwmlawyers.com)

ACCEPTED AND AGREED:

DEPARTMENT OF TRANSPORTATION OF THE  
STATE OF ILLINOIS

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

I hereby certify that the document to which this  
certification is affixed is a true copy.  
Date **DOROTHY BROWN** SEP 23 2020  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



WEST 55TH STREET INVESTORS, LLC

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

By: *Michael W. Ryan*  
Mike Ryan, its Attorney  
9501 W. Devon Ave., Suite 300  
Rosemont, IL 60018  
[mryan@ryanryan.com](mailto:mryan@ryanryan.com)  
312-330-0270

CENTERPOINT PROPERTIES CORPORATION,  
CENTERPOINT REALTY SERVICES CORPORATION,  
CENTERPOINT PROPERTIES TRUST

By: *[Handwritten Signature]*  
Stephen Burke, their Attorney  
321 N. Clark St., Suite 2450  
Chicago, IL 60654  
[sburke@foblaw.com](mailto:sburke@foblaw.com)  
847-533-7986

# UNOFFICIAL COPY

OUTFRONT MEDIA, LLC, FORMERLY KNOWN AS CBS OUTDOOR, LLC,  
SUCCESSOR TO WINDSOR OUTDOOR DEVELOPMENT COMPANY, LLC

By: Robert J. Weber  
Robert J. Weber, its Attorney  
649 E. 1675 N  
Michigan City, IN 46360  
rjw@rjweberlaw.com  
312-618-3064

COOK COUNTY TREASURER

By: Alvin Portis  
Alvin Portis, Asst. State's Attorney  
Assistant State's Attorney  
500 Richard J. Daley Center  
Chicago, Illinois 60602  
alvin.portisjr@cookcountyil.gov  
cell 773-203-5873

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

Route: East Avenue  
 Section:  
 County: Cook  
 Job No.: R-90-009-15  
 Parcel No.: OLH0026  
 Station 312+61.10 To Station 321+29.38  
 Index No.: 18-10-300-018, 18-10-300-017  
 18-10-300-021

Parcel OLH0026

That part of Lots 3, 4, and C in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of 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, 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 southwest corner of said Lot 4; thence North 01 degree 57 minutes 25 seconds West, on the west line of said lot, 40.00 feet; thence South 47 degrees 02 minutes 53 seconds East, 21.18 feet to the north line of the South 25.00 feet of said Lot 4; thence North 87 degrees 51 minutes 41 seconds East, on said north line, and on the north line of the south 25.00 feet of said Lot 6, a distance of 552.23 feet to the east line of said Lot C; thence South 02 degrees 04 minutes 38 seconds East, on said east line, 12.00 feet to the north line of the South 13.00 feet of said Lot 3; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 200.99 feet to the east line of said Lot 3; thence South 02 degrees 06 minutes 45 seconds East, on said east line, 12.00 feet to the southeast corner of said Lot 3; thence South 87 degrees 51 minutes 41 seconds West, on the south line of said Lots 3, C, and 4, 868.29 feet to the Point of Beginning.

Said parcel containing 0.445 acre, more or less.

February 5, 2019

N:\Clerical\2018\0865\OLH0026.doc

RECEIVED

FEB 05 2019

PLATS & LEGALS

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

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: 0LH0026TE-A  
 Station 312+61.20 To Station 312+90.28  
 Index No.: 18-10-300-018

Parcel 0LH0026TE-A

That part of Lot 4 in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of 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. 09016560, 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 01 degree 57 minutes 25 seconds West, on the west line of said lot, 40.00 feet to the Point of Beginning; thence continuing North 01 degree 57 minutes 25 seconds West, on said west line, 14.12 feet; thence South 47 degrees 02 minutes 53 seconds East, 41.12 feet to the north line of the South 25.00 feet of said lot; thence South 17 degrees 51 minutes 41 seconds West, on said north line, 14.12 feet; thence North 47 degrees 02 minutes 53 seconds West, 21.18 feet to the Point of Beginning.

Said parcel containing 0.007 acre (311 square feet), more or less.

November 12, 2018

\\Clerical\2016\0665\0LH0026TE-A.doc

RECEIVED

NOV 13 2018 *MM*

PLATS & LEGALS

**UNOFFICIAL COPY****EXHIBIT C**

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: 0LH0026TE-B  
 Station 316+87.02 To Station 317+47.15  
 Index No.: 18-10-300-018, 18-100-300-021

**Parcel 0LH0026TE-B**

That part of Lot's 4 and C in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of 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, 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 southeast corner of said Lot 4; thence North 01 degree 57 minutes 14 seconds West, on the east line of said lot, 25.00 feet to the north line of the South 25.00 feet of said lots, and to the Point of Beginning; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 40.00 feet to the west line of the East 40.00 feet of said Lot 4; thence North 01 degree 57 minutes 14 seconds West, on said west line, 50.00 feet to the north line of the South 75.00 feet of said Lot 4; thence North 87 degrees 51 minutes 41 seconds East, on said north line, and on the north line of the South 75.00 feet of said Lot C, 80.00 feet to the east line of the West 40.00 feet of said Lot C; thence South 01 degree 57 minutes 14 seconds East, on said east line, 50.00 feet to the north line of the South 25.00 feet of said Lot C; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 40.00 feet on said north line to the Point of Beginning.

Said parcel containing 0.092 acre, more or less.

February 19, 2019

N:\Clerical\2018\0685\0LH0026TE-B.doc

**RECEIVED**  
 FEB 05 2019  
 PLATS & LEGALS



**UNOFFICIAL COPY****EXHIBIT D**

Route: East Avenue  
 Section:  
 County: Cook  
 Job No.: R-90-009-15  
 Parcel No.: 0LH0026TE-C  
 Station 319+28.39 To Station 321+29.38  
 Index No.: 18-10-300-017

**Parcel 0LH0026TE-C**

That part of Lot 3 in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of 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. 090153d6, 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 0.999923293, described as follows:

Commencing at the southeast corner of said lot; thence North 02 degrees 06 minutes 45 seconds West, on the east line of said lot, 13.00 feet to the north line of the South 13.00 feet of said lot and to the Point of Beginning; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 200.99 feet to the east line of Lot C in said Centerpoint McCook Industrial Center Unit No. 1; thence North 02 degrees 04 minutes 38 seconds West, on said east line, 20.00 feet to the north line of the South 33.00 feet of said Lot 3; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 180.98 feet to the west line of the East 20.00 feet of said Lot 3; thence North 02 degrees 06 minutes 45 seconds West, on said west line, 187.00 feet to the north line of the South 220.00 feet of said Lot 3; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 20.00 feet to the east line of said Lot 3; thence South 02 degrees 06 minutes 45 seconds East, on said east line, 207.00 feet to the Point of Beginning.

Said parcel containing 0.178 acre, more or less.

September 10, 2018

N:\Clerical\2016\0665\0LH0026TE-C.doc

**RECEIVED**

SEP 11 2018

PLATS & LEGALS