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Doc# 2113747012 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 10:23 AM PG: 1 OF 11

FILED
12/19/2019 2:07 PM
DOROTHY BROWN
CIRCUIT CLERK
COOK COUNTY, IL
7800703

Fee Exempt and Reduced Fee Agency Cover Sheet

(04/02/19) CCG 0020 A

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

THE DEPT. OF TRANSPORTATION OF
THE STATE OF ILLINOIS

v.

TRU VUE, INC., et al.

2019L050793

Case No.

FEE EXEMPT AND REDUCED FEE AGENCY COVER SHEET

In order to ensure the proper collection of fees, a Fee Exemption Cover Sheet shall be filed with the initial pleading by a party in all civil actions filed by a law enforcement agency or unit of local government wherein such agency seeks a fee exemption. The information contained herein is for administrative purposes only and cannot be introduced into evidence. Please mark the classification exempting the agency filing this action from the full amount of statutory fees, and sign the cover sheet as indicated on the reverse side.

Exemptions pursuant to 705 ILCS 105/27.2 and 705 ILCS 105/27.2a:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Illinois Attorney General | <input type="checkbox"/> CHA Police |
| <input type="checkbox"/> Illinois State Appellate Defender | <input type="checkbox"/> CTA Police |
| <input type="checkbox"/> Illinois Office of the Appellate Prosecutor | <input type="checkbox"/> Cook County Forest Preserve Police |
| <input type="checkbox"/> Illinois County Public Defender's Office | <input type="checkbox"/> University/College Police |
| <input type="checkbox"/> Illinois County State's Attorney's Office | <input type="checkbox"/> Metra Police |
| <input type="checkbox"/> Illinois State Police | <input type="checkbox"/> Park District Police |
| <input type="checkbox"/> Illinois Department of Corrections | <input type="checkbox"/> Illinois Gaming Board Special Agents |
| <input type="checkbox"/> Municipal Police | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Sheriff's Dept within the State of Illinois | (Name of Agency) |

Other agencies/case types exempt from fees:

- The Director of the Department of Insurance under 215 ILCS 5/203
- The Illinois Department of Revenue under 35 ILCS 5/1106
- The Illinois Department of Revenue under 35 ILCS 520/20
- Any action instituted under 65 ILCS 5/11-31-1(b) by a private owner or tenant of real property
- Department of Children and Family Services under 755 ILCS 5/11a-10 (c) (The Probate Act)
- Appointment of a guardian under 755 ILCS 5/11-11 (proper expenditure of public assistance; collection, disbursement or administering of money or assets derived from money awarded by the Veteran's Administration; minor patient in a State mental health or developmental disabilities facility, estate value less than \$1,000)

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

cookcountyclerkofcourt.org

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Fee Exempt and Reduced Fee Agency Cover Sheet

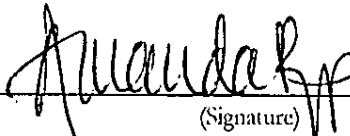
(04/02/19) CCG 0020 B

FILED DATE: 12/19/2019 2:07 PM 2019L050793

- Appointment of a guardian under 755 ILCS 5/11a-13 (estate of mentally disabled person residing in a state mental health or developmental disabilities facility, estate value less than \$1,000; Office of the State Guardian)
- Claimants in proceedings under the Unemployment Insurance Act, 820 ILCS 405/1200
- An action under 35 ILCS 200/22-35 for reimbursement of a municipality before issuance of a tax deed other agencies/case types exempt from fee. (continued from page 1).
- The investigative arm of the Attorney Registration and Disciplinary Commission
- Cook County officials, departments and agencies pursuant to Cook County, Illinois, Code of Ordinances, Part I, Chapter 18, Article II, Sec. 31 (b)
- Department of Children and Family Services if it is the petitioner where the minor has been committed by the court to DCFS under the Juvenile Court Act of 1987, 755 ILCS 5/11a-10 (c)

The following units of local government receive reduced fees as outlined in 705 ILCS 105/27.2:

- | | | |
|--|--|--|
| <input type="checkbox"/> City of Chicago | <input type="checkbox"/> Hospital District | <input type="checkbox"/> School District |
| <input type="checkbox"/> Municipality/Township | <input type="checkbox"/> Chicago Housing Authority | <input type="checkbox"/> Library District |
| <input type="checkbox"/> Road District | <input type="checkbox"/> Department of Public Works | <input type="checkbox"/> Metropolitan Water Reclamation District |
| <input type="checkbox"/> Fire Protection District | <input type="checkbox"/> CTA | <input type="checkbox"/> Conservation District |
| <input type="checkbox"/> Park District | <input type="checkbox"/> Metra | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mosquito Abatement District | <input type="checkbox"/> Pace | |
| <input type="checkbox"/> Public Health District | <input type="checkbox"/> Regional Transit Authority | |
| <input type="checkbox"/> Airport Authority | <input type="checkbox"/> Municipal License Appeal Commission | |
| <input type="checkbox"/> City Colleges of Chicago | <input type="checkbox"/> Chicago Board of Education | |

By:  Amanda J. Ripp
 (Signature) (Printed Name)
 Special Assistant Attorney General
 (Affiliation with Agency) (Title if with Agency, Attorney, etc.)

On behalf of Illinois Attorney General
 (Agency)

and the Agency Head (Director, CIO, etc.), Kwame Raol
 (Printed Name)

Atty. No.: 41812

Atty Name: Amanda J. Ripp

Atty. for: Plaintiff

Address: 1 N. Franklin Street, Suite 3200

City: Chicago

State: IL Zip: 60606

Telephone: (312) 244-6700

Primary 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.

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.

Case No. 2019 L 050793

FINAL JUDGMENT ORDER

Property Addresses: 9400 and 9480 W. 55th 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

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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 050793

) Condemnation

v)

) Parcel 0LH0029

) 0LH0029TE-A&B

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,)

) 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 0LH0029, legally described in Exhibit A; 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 real property designated as Parcel 0LH0029TE-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:

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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 Tru Vue, Inc., an Illinois Corporation ("Tru Vue") is represented by TJ Svensson, its General Counsel, 9400 W. 55th Street, McCook, IL 60525.

3. Defendants Centerpoint Properties Corporation, Centerpoint Realty Services Corporation, and Centerpoint Properties Trust are represented by Stephen Burke of Foran, O'Toole & Burke, LLC, 321 N. Clark St., Suite 2450, Chicago, IL 60654.

4. Parcel 0LH0029 and Parcels 0LH0029TE-A and B are part of a larger parcel with a common address of 9400 and 9480 West 55th Street, located in McCook, Cook County, Illinois (the "Subject Property").

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

6. 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.

7. On December 19, 2019, IDOT filed a Complaint for Condemnation to acquire Parcel 0LH0029 and Parcels 0LH0029TE-A and B. On December 19, 2019, Tru Vue owned fee simple title to the Subject Property.

8. Pursuant to IDOT's Motion for Immediate Vesting of Title, this Court entered an order on January 21, 2020, setting the preliminary just compensation at \$105,700.00.

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9. On March 4, 2020, IDOT deposited the preliminary just compensation of \$105,700.00 with the Cook County Treasurer, and on April 16, 2020, the Court entered an Order Vesting Title.

10. On April 16, 2020, the Court granted default judgment against defendants Unknown Owners and Non-Record Claimants.

11. On February 26, 2020, the Court dismissed Tri-Star Group, LLC pursuant to the Department's motion to dismiss.

12. On July 9, 2020, the Court dismissed FCL I Builders, LLC pursuant to the Department's routine motion to dismiss.

13. On July 9, 2020, General Motors Corporation, the Court defaulted General Motors Corporation pursuant to the Department's routine motion for default.

14. The full and final just compensation for the fee simple taking of Parcel 0LH0029 and for two temporary easements across and upon Parcel 0LH0029TE-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 \$105,700.00.

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

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

17. 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 0LH0029 and two temporary easements for construction

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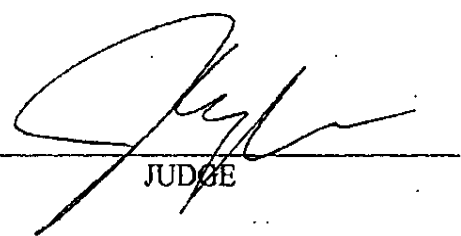
purposes for a period not to exceed five years, or until completion of construction operations, whichever occurs first, across and upon Parcel 0LH0029TE-A and B is \$105,700.00.

B. The Order Vesting Title entered on April 16, 2020, vesting Plaintiff with fee simple title to Parcel 0LH0029 and two temporary easements across and upon Parcel 0LH0029TE-A and B, 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 \$105,700.00 as full and final just compensation for Parcel 0LH0029 and Parcel 0LH0029TE-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: _____

ENTER: _____



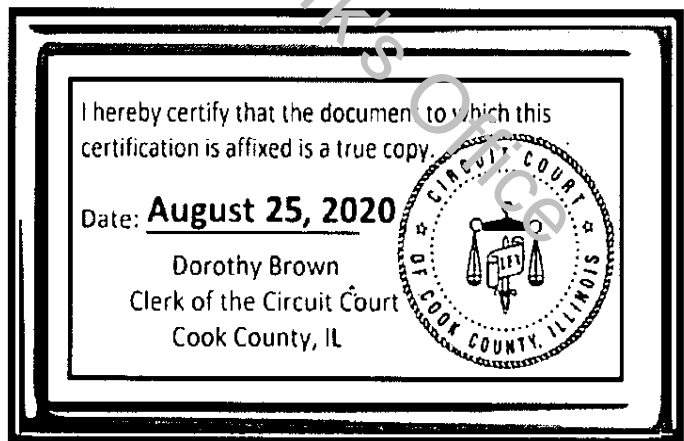
JUDGE

Judge John J. Curry, Jr.

JUL 31 2020 *JS*

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
(773) 909-9090
Atty No. 41812
aripp@walkerwilcox.com



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DEPARTMENT OF TRANSPORTATION OF THE
STATE OF ILLINOIS

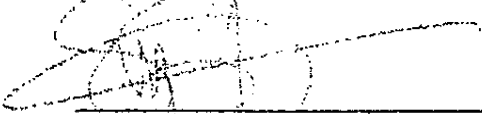
By: Kwame Raoul, Attorney General of the
State of Illinois

By: TRU VUE, INC.

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

By: TJ Svensson
TJ Svensson,
General Counsel
9400 W. 55th St.
McCook, IL 60525
tsvensson@harmoninc.com
cell: 651-260-6026

AGREED-TO:



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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LAWRENCE

Route: East Avenue
 Section:
 County: Cook
 Job No. : R-90-009-15
 Parcel No.: 0LH0029
 Station 321+79.38 To Station 329+90.18
 Index No.: 18-10-300-029
 18-10-300-015

Parcel: 0LH0029

The South 13.00 feet of Lot 1 in Tru Vue Resubdivision of Lot 2 in the Final Plat of Subdivision 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 January 17, 2002 as Document No. 0020070245 in Cook County, Illinois, together with:

The South 5.00 feet of Lot 1 in the Final Plat of Subdivision of 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.

Said parcel containing 0.155 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.: 0LH0029TE-A
 Station 321+79.33 To Station 322+24.38
 Index No.: 18-10-300-029

Parcel: 0LH0029TE-A

That part of Lot 1 in Tru Vue Resubdivision of Lot 2 in the Final Plat of Subdivision 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 January 17, 2002 as Document No. 0020070245 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 02 degrees 06 minutes 45 seconds West, on the west 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 continuing North 02 degrees 06 minutes 45 seconds West, on said west line, 207.00 feet to the north line of the South 220.00 feet of said lot; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 30.00 feet to the east line of the West 30.00 feet of said lot; thence South 02 degrees 06 minutes 45 seconds East, on said east line, 192.00 feet to the north line of the South 28.00 feet of said lot; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 15.00 feet to the east line of the West 45.00 feet of said lot; thence South 02 degrees 06 minutes 45 seconds East, on said east line, 15.00 feet to the north line of the South 13.00 feet of said lot; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 45.00 feet to the Point of Beginning.

Said parcel containing 0.148 acre, more or less.

November 12, 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.: 0LH0029TE-B
 Station 329+45.18 To Station 329+90.55
 Index No.: 18-10-300-015

Parcel 0LH0029TE-B

The North 30.00 feet of the South 35.00 feet of the East 45.00 feet of Lot 1 in the Final Plat of Subdivision of 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. 09015536, in Cook County, Illinois.

Said parcel containing 0.021 acre, more or less.

September 4, 2018

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Cook County Clerk's Office

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SEP 11 2018

PLATS & LEGALS