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IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

Department of Transportation, State of
Illinois, *etc.*, Plaintiff,

v.

NP Glenbrook, LLC, an Illinois
Limited Liability Company, *et al.*,
Defendants.

Case No. 2020L050037

Doc# 2114655047 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 03:33 PM PG: 1 OF 6

FINAL JUDGMENT ORDER

Property Address: 2760, 2823-2871 Pfingsten Road, Glenview, Cook County, Illinois

PIN: 04-21-110-020 (pt)

Return to:

James R. Carr
Special Assistant Attorney General
CARR LAW FIRM LLC
221 W. Hubbard Street, Suite 1103
Chicago, IL 60654
(312) 543-8486
jcarr@jcarrlawfirm.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,)	Case No. 2020L050037
)	
Plaintiff,)	CALENDAR 3
)	
v.)	Condemnation
)	
NP GLENBROOK, LLC, an Illinois Limited Liability)	Parcel 0M40003
Company; BOND DRUG COMPANY OF ILLINOIS,)	
LLC, an Illinois Limited Liability Company; UNUM)	Job No. R-90-003-18
LIFE INSURANCE COMPANY OF AMERICA, a)	
Foreign Insurance Corporation; UNKNOWN OWNERS)	JURY DEMAND
AND NON-RECORD CLAIMANTS, generally,)	
)	
Defendants.)	

FINAL JUDGMENT ORDER

This cause coming to be heard on the Complaint For Condemnation filed by The Department of Transportation of the State of Illinois ("Department") to acquire the full fee simple title to the real property designated as Parcel 0M40003, and to ascertain the just compensation to be paid for this acquisition, and on the Stipulation and Settlement Agreement, and the Court having been duly advised in the premises,

THE COURT HEREBY FINDS:

1. The Department is represented by Kwame Raoul, Attorney General of the State of Illinois, by James R. Carr, Special Assistant Attorney General, Carr Law Firm LLC, 221 W. Hubbard Street, Suite 1103, Chicago, Illinois.
2. Defendant, NP Glenbrook, LLC, is represented in this action by William E. Ryan and Lauren E. Ryan, Ryan and Ryan, 9501 West Devon Avenue, Suite 300, Rosemont, Illinois.

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3. The Department and defendant, NP Glenbrook, LLC (together the "*Parties*"), have entered into a Stipulation and Settlement Agreement, which has been filed with the Clerk of the Circuit Court. The Parties waive their right to a trial by jury, incorporate the terms of the Stipulation and Settlement Agreement into this Final Judgment Order by reference, and consent to the entry of this Final Judgment Order.

4. On January 17, 2020, the Department filed a Complaint For Condemnation in this case ("*Complain*") to acquire the full fee simple title to the real property designated as Parcel 0M40003, and to ascertain the just compensation to be paid for this acquisition.

5. Parcel 0M40003 is part of a larger parcel located at 2823-2871 Pfingsten Road, Glenview, Illinois ("*Subject Property*").

6. On January 17, 2020, when the Complaint was filed, NP Glenbrook, LLC, owned fee simple title to the Subject Property, including but not limited to Parcel 0M40003, and a portion of the Subject Property was leased to defendant Bond Drug Company of Illinois, LLC, an Illinois Limited Liability Company.

7. Pursuant to the Department's Motion for Immediate Vesting of Title, this Court entered an Order on March 16, 2020 determining the preliminary just compensation for the taking of Parcel 0M40003 and for any and all claims for damage to the remainder, whether claimed or unclaimed, to be FORTY-THREE THOUSAND THREE HUNDRED DOLLARS (\$43,300.00).

8. On or about June 9, 2020, the Department deposited the preliminary just compensation amount of \$43,300.00 with the Cook County Treasurer.

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9. On June 19, 2020, the Court entered an order vesting the Department with fee simple title to Parcel 0M40003 and authorizing the Department to take possession of Parcel 0M40003 and exercise all property rights vested in the Department therein.
10. All defendants in this action have been served with process, and the Court has jurisdiction of the subject matter of this proceeding and all parties.
11. On July 13, 2020, the Court entered a judgment of default against the defendant Unknown Owners and Non-Record Claimants.
12. On July 13, 2020, the defendant, Bond Drug Company of Illinois, LLC, was dismissed as a defendant in this action pursuant to its disclaimer of interest.
13. On August 5, 2020, a judgment of default was entered in this action against the defendant, Unum Life Insurance Company of America, a Foreign Insurance Company.
14. The full and final just compensation for the taking of the full fee simple interest in Parcel 0M40003, as agreed upon by the Parties to the Stipulation and Settlement Agreement, including compensation for the property rights being taken and for any or all damage to the remainder, including costs to cure, whether claimed or unclaimed, arising out of the taking is FORTY-THREE THOUSAND THREE HUNDRED DOLLARS (\$43,300.00).
15. The Department, having previously deposited the full and final just compensation with the Cook County Treasurer, as set forth above, shall be entitled to a Satisfaction and Release of Judgment upon entry of this Final Judgment Order.
16. The Parties have waived any claims for payment of costs and attorneys' fees.
17. Defendant, NP Glenbrook, LLC, has waived any claim for interest, statutory or otherwise.
18. The Parties have agreed not to appeal this Final Judgment Order.

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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 or all damage to the remainder, including costs to cure, whether claimed or unclaimed, arising out of the taking and for statutory interest thereon is FORTY- ^{EW} ₉₃₆₁ THREE THOUSAND THREE HUNDRED DOLLARS (\$43,300.00).
- B. The Department's deposit of \$43,300.00 with the Cook County Treasurer on June 9, 2020 satisfies the award provision of this Final Judgment Order in full, and the final judgment entered herein against the Department is declared satisfied and is hereby released.
- C. The Order Vesting Title, which was entered herein on June 19, 2020, is confirmed in respect to the full fee simple interest acquired by the Department in Parcel 0M40003.
- D. This is a final judgment order, and there is no just reason for delaying ⁹²⁰⁰ enforcement or appeal of this order.
- E. Exhibit A below is the legal description of Parcel 0M40003.

EXHIBIT A

Parcel 0M40003

Part of Lot 1 in Glenbrook Market Place Subdivision according to the plat thereof recorded August 29, 1991, as Document Number 91446306 in the Office of the Recorder, Cook County, Illinois, being a resubdivision of part of Tracts 1 and 2 of Abel's Division in Section 21, Township 42 North, Range 12 East, of the Third Principal Meridian, Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99996252665, described as follows:

Commencing at the southeastern corner of said Lot 1 in said Glenbrook Market Place Subdivision; thence North 89 degrees 53 minutes 42 seconds West along the southern line of said Lot 1, a distance of 21.02 feet to the Point of Beginning; thence continuing North 89 degrees 53 minutes 42 seconds West along the southern line of said Lot 1 a distance of 61.13 feet to an angle point in the southern line of said Lot 1; thence North 86 degrees 27 minutes 40 seconds West along the southern line of said Lot 1 a distance

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of 158.63 feet; thence South 89 degrees 53 minutes 08 seconds East 219.48 feet; thence South 00 degrees 06 minutes 52 seconds West 9.47 feet to the Point of Beginning.

Said parcel containing 0.031 Acres, more or less.

Dated: Mar. 29, 2021

ENTER: 
JUDGE

ACCEPTED AND AGREED:

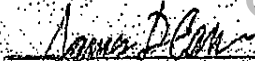
DEPARTMENT OF TRANSPORTATION OF THE
STATE OF ILLINOIS, FOR AND ON BEHALF OF
THE PEOPLE OF THE STATE OF ILLINOIS

Judge John J. Curry, Jr

MAR 29, 2021 JS

Circuit Court - 2126

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

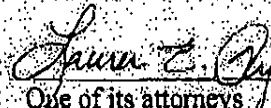
By: 
**James R. Carr
Special Assistant Attorney General**

NP GLENBROOK, LLC, An Illinois Limited
Liability Company

By: 
Its duly authorized agent

I hereby certify that the document to which this
6th edition is affixed is a true copy.
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



And by: 
One of its attorneys

Order prepared by:

**James R. Carr
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