



2123041060

Doc# 2123041060 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2021 12:45 PM PG: 1 OF 12

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)	
	)	Case No. 2014 L 050131
Plaintiff,)	
v.	)	Parcel No. NW-7A-12-019
	)	NW-7A-12-019.01T
CHICAGO TITLE LAND TRUST COMPANY AS)	
SUCCESSOR TO LASALLE BANK, N.A., AS)	
TRUSTEE UNDER TRUST AGREEMENT DATED	)	JURY DEMAND
NOVEMBER 2, 2004 KNOWN AS TRUST NO.)	
133485; ET AL.,	)	Calendar 1
)	
Defendants.)	

ORDER OF SATISFACTION AND RELEASE OF JUDGMENT

Property Location: 1000 and 1260 Elmhurst Road, Elk Grove Village, IL 60007

Permanent Tax Number: 08-26-411-009 and 08-26-411-013

Thomas W. Conklin, Jr.
Special Assistant Attorney General
Conklin & Conklin, LLC
Firm No. 42002
125 S. Wacker Dr. Ste. 300
Chicago, IL 60606
Tel.: (312) 341-9500
Tconklin@conklinlawyers.com

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, LAW DIVISION

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)	
	)	Case No. 2014 L 050131
Plaintiff,)	
v.	)	Parcel No. NW-7A-12-019
	)	NW-7A-12-019.01T
CHICAGO TITLE LAND TRUST COMPANY AS)	
SUCCESSOR TO LASALLE BANK, N.A., AS)	
TRUSTEE UNDER TRUST AGREEMENT DATED	)	JURY DEMAND
NOVEMBER 2, 2004 KNOWN AS TRUST NO.)	
133485; ET AL.,	)	Calendar 1
)	
Defendants.)	

ORDER OF SATISFACTION AND RELEASE OF JUDGMENT

This matter coming to be heard on the motion of the ILLINOIS STATE TOLL HIGHWAY AUTHORITY, for an Order of satisfaction and Release of Judgment; the Plaintiff having appeared by KWAME RAOUL, Attorney General, State of Illinois, and THOMAS W. CONKLIN, JR., special assistant attorney general;

1. On June 30, 2021, this court entered a Final Judgment Order finding that the final just compensation was \$20,000.00, and ordered that Plaintiff deposit, within 90 days thereof, the balance of the final just compensation was \$20,000.00 for the fee simple to real property designated as Parcel No. NW-7A-12-019, together with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of the title or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel No. NW-7A-12-019.01T, with the Treasurer of Cook County, Illinois, and further ordered that upon evidence being presented to the court of such deposit, an order should be entered declaring that the judgment entered hereby against the plaintiff shall be satisfied and released..

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2. On July 16, 2021 the sum of \$20,000.00 deposited with the Treasurer of the Cook County.

3. The deposits satisfy in the full just compensation award of the Final Judgment Order entered June 30, 2021.

IT IS ORDERED, ADJUDGED AND DECREED that the Final Judgment Order entered on June 30, 2021, in the amount of \$20,000.00 as full and just compensation for the taking of fee simple to real designated as Parcel No. NW-7A-12-019 and with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion of construction operations, whichever occurs first, across and upon real property designated parcel No. NW-7A-12-019 01T be and the same is hereby declared satisfied and the judgment against the plaintiff is hereby released.

ENTERED:

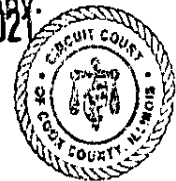
[Handwritten Signature]
2103
JUDGE

DATE:

ENTERED
Judge Daniel Duffv-2103
AUG 03 2021
IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

Thomas W. Conklin, Jr.
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
Firm No. 42002
125 S. Wacker Drive, Suite 300
Chicago, IL 60606
Tel. 312-341-9500
TConklin@conklinlawyers.com

I hereby certify that the document to which this certification is affixed is a true copy.
IRIS Y. MARTINEZ AUG 18 2021
Date _____
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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Doc# 2119441144 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2021 12:33 PM PG: 1 OF 8

Mail To:

(THOMAS W. CONKLIN, JR.)

CONKLIN & CONKLIN, LLC

125 S. WACKER DR. STE. 300

CHICAGO, IL 60606

RECORDING COVER PAGE

Permanent Parcel Number:

8-26-411-009; 08-26-411-013

Property Address:

1000 and 1260 ELMHURST RD., ELK GROVE VILLAGE, IL 60007

Prepared By: THOMAS W. CONKLIN, JR.	125 S. WACKER DR. STE. 300	CHICAGO, IL 60606
Name	Address	City, State & Zip Code

*Please note – This cover page has been attached to the document for recording purpose. It is a permanent part of the document and has been included in the page count.



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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, LAW DIVISION

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)	
	)	Case No. 2014 L 050131
Plaintiff,)	
v.	)	Parcel No. NW-7A-12-019
	)	NW-7A-12-019.01T
CHICAGO TITLE LAND TRUST COMPANY AS)	
SUCCESSOR TO LASALLE BANK, N.A., AS)	
TRUSTEE UNDER TRUST AGREEMENT DATED	)	JURY DEMAND
NOVEMBER 2, 2004 KNOWN AS TRUST NO.)	
133485; ET AL,	)	Calendar 1
)	
Defendants.)	

ACCEED FINAL JUDGMENT ORDER

8001

This matter coming to be heard on the Amended Complaint of the ILLINOIS STATE TOLL HIGHWAY AUTHORITY, to ascertain the just compensation for taking property sought to be taken for roadway improvement purposes, as more fully set forth in the Amended Complaint; the Plaintiff, having appeared by KWAME PAOUL, Attorney General, State of Illinois, and THOMAS W. CONKLIN, JR., Special Assistant Attorney General; and

All Defendants having been served as provided by statute and the Court having jurisdiction of this proceeding and of all parties; and

Defendants, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TO BANK ONE, NATIONAL ASSOCIATION, AS SUCCESSOR TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE OF TRUST AGREEMENT DATED THE 27TH DAY OF MAY, 1977, KNOWN AS TRUST NO. 40609, WEBB/SCHMITT VENTURES 101, LTD., and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, having not entered any appearance in this case and, on motion of the Plaintiff, having been found by the Court to be in default; and

Defendants, CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 2004 KNOWN AS TRUST NO. 133485, and WHITE CAP CONSTRUCTION SUPPLY, INC., having appeared through counsel, are the remaining Defendants, and

Due notice of this hearing having been given, and the demand for trial by jury having been waived by the Plaintiff and the remaining Defendants; and

The Court having heard and considered the evidence and the representations of counsel;

NOW, THEREFORE, THIS COURT FINDS THAT:

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1. The owner and interested parties in Parcel No. NW-7A-12-019, which is legally described in Exhibit A which is attached hereto and incorporated by reference, and Parcel No. NW-7A-12-019.01T, which is legally described in Exhibit B which is attached hereto and incorporated by reference, are:

CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 2004 KNOWN AS TRUST NO. 133485, and WHITE CAP CONSTRUCTION SUPPLY, INC.

2. A motion was heretofore made by the Plaintiff for the immediate vesting of title to Parcel No. NW-7A-12-019 and Parcel No. NW-7A-12-019.01T in the Plaintiff, and on May 7, 2014, the court entered a Preliminary Just Compensation Order that found the amount of preliminary just compensation to be \$225,000.00 in total; that on May 28, 2014, the Plaintiff deposited with the Cook County Treasurer the preliminary just compensation amount; that on June 18, 2014, the Court ordered that the Plaintiff be vested with fee simple title to real property designated as Parcel No. NW-7A-12-019, together with a temporary easement for construction purposes for a period not to exceed five (5) 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 No. NW-7A-12-019.01T, and did authorize the Plaintiff to take possession thereof.

3. Thereafter, it was determined that the Illinois Tollway needed an additional 44 +/- square feet of land and filed an Amended Complaint to acquire the original interest sought and the additional land required in Parcel NW-7A-12-019 and legally described in Exhibit "A" attached hereto with the owner consenting to the acquisition of said additional land.

3. Just compensation to the owner and interested parties for the taking of Parcel No. NW-7A-12-019, and Parcel No. NW-7A-12-019.01T, is \$114,000.00 for the taking of fee simple title to Parcel No. NW-7A-12-019, \$66,000.00 for damages to the remainder, \$65,000.00 for the taking of a temporary easement for construction purposes for a period not to exceed five (5) 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 No. NW-7A-12-019.01T, or \$245,000.00 in total compensation. The agreed amount includes any claims for interest due from the Plaintiff to the Defendants.

4. IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

A. that the just compensation to the owner, CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 2004 KNOWN AS TRUST NO. 133485, is \$114,000.00 for the taking of fee simple title to Parcel No. NW-7A-12-019; \$66,000.00 for damages to the remainder; \$65,000.00 for the taking of a temporary easement for construction purposes for a period not to exceed five (5) 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

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No. NW-7A-12-019.01T, or \$245,000.00 in total. Said payment is full and final just compensation due the Defendants from Plaintiff including all claims for interest thereon, and judgment is hereby entered in those designated amounts; and

B. that the order entered June 18, 2014, vesting the Plaintiff with fee simple title to real property designated as Parcel No. NW-7A-12-019, together with a temporary easement for construction purposes for a period not to exceed five (5) 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 No. NW-7A-12-019.01T, be and the same is hereby confirmed; and

C. that the order of default heretofore entered against Defendants, JPMORGAN CHASE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TO BANK ONE, NATIONAL ASSOCIATION, AS SUCCESSOR TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE OF TRUST AGREEMENT DATED THE 27TH DAY OF MAY, 1977, KNCWN AS TRUST NO. 40609, WEBB/SCHMITT VENTURES 101, LTD., and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, be and the same is hereby confirmed; and

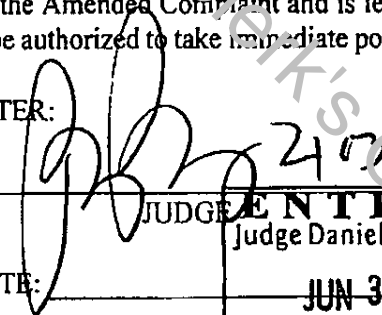
D. that the payment of \$245,000.00 for the benefit of the owner or interested parties is full and final just compensation including all claims for interest due the Defendants from Plaintiff; and

E. that the further sum of \$20,000.00 be deposited with the Cook County Treasurer for the benefit of the owner and interested party.

F. that upon deposit by the Plaintiff with the Cook County Treasurer within ninety (90) days of the date of this order of the sum of \$20,000.00, that the Plaintiff will be vested with fee simple title to real property designated as Parcel No. NW-7A-12-019 which includes the additional 44 +/- Square feet of land sought in the Amended Complaint and is legally described in Exhibit A to the Amended Complaint and will be authorized to take immediate possession thereof.


ENTER:

DATE:


 JUDGE ENTERED
 Judge Daniel Duffy 2103
 JUN 30 2021
 IRIS Y. MARTINEZ
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL

Thomas W. Conklin, Jr.
 Special Assistant Attorney General
 CONKLIN & CONKLIN, LLC
 125 S. Wacker Drive, Suite 300
 Chicago, IL 60606
 Tel. 312-341-9500
 TConklin@conklinlawyers.com
 Firm No. 42002

I hereby certify that the document to which this certification is affixed is a true copy.
 IRIS Y. MARTINEZ JUL 02 2021
 Date: _____
 IRIS Y. MARTINEZ
 Clerk of the Circuit Court
 of Cook County, IL



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EXHIBIT A

ROUTE: FAI 90 & FAU 2678 (ELMHURST RD)
 SECTION: 7A
 COUNTY: COOK
 JOB NO.: I-11-4020
 PARCEL NO.: NW-7A-12-019, NW-7A-12-019.01T
 STATION TO STATION: 72+11.01 TO 78+34.89

LEGAL DESCRIPTION

NW-7A-12-019 (PROPOSED RIGHT OF WAY)

THAT PART OF LOT 1 IN PORSCHE AUDI AT O'HARE INC., ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1970 AS DOCUMENT NO. 21068652, BEING A SUBDIVISION OF PART OF LOT 1 IN HIGGINS RESUBDIVISION ALONG WITH THAT PART OF LOT 5 IN O'HARE INTERNATIONAL CENTER FOR BUSINESS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1986 AS DOCUMENT NO. 86418230, BEING A RESUBDIVISION OF HIGGINS-ELMHURST SUBDIVISION NO. 1 AND HIGGINS-ELMHURST SUBDIVISION NO. 2 ALL BEING PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS BASED ON STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 350.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 04 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 10.00 FEET TO A LINE 10.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST, 350.04 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST, ALONG A LINE THAT IS 10.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 5, 235.75 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.27 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 11.23 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.09 FEET; TO A LINE THAT IS 10.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE EAST LINE OF SAID LOT 5; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST, ALONG A LINE THAT IS 10 FEET PERPENDICULARLY DISTANT WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF LOT 5, 4.74 FEET; TO A LINE 5.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM AND PARALLEL WITH THE NORTHEAST LINE OF SAID LOT 5; THENCE NORTH 46

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DEGREES 19 MINUTES 45 SECONDS WEST ALONG SAID PARALLEL LINE
31.52 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89
DEGREES 04 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 7.12
FEET TO A NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 46
DEGREES 19 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE 35.56
FEET TO A NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00
DEGREES 53 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID
LOT 5, 248.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,
ILLINOIS. SAID PARCEL CONTAINING 0.143 ACRES, MORE OR LESS.

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COOK COUNTY CLERK'S OFFICE
JAN 11 2011 10:00 AM

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EXHIBIT B

NW-7A-12-019.01T (PROPOSED TEMPORARY EASEMENT)

THAT PART OF LOT 1 IN PORSCHE AUDI AT O'HARE INC., ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1970 AS DOCUMENT NO. 21068652, BEING A SUBDIVISION OF PART OF LOT 1 IN HIGGINS RESUBDIVISION ALONG WITH THAT PART OF LOT 5 IN O'HARE INTERNATIONAL CENTER FOR BUSINESS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1986 AS DOCUMENT NO. 86418230, BEING A RESUBDIVISION OF HIGGINS-ELMHURST SUBDIVISION NO. 1 AND HIGGINS-ELMHURST SUBDIVISION NO. 2 ALL BEING PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS BASED ON STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 04 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 10.00 FEET TO A LINE 10.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 53 MINUTES 43 SECONDS EAST ALONG SAID PARALLEL LINE 345.74 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 14 SECONDS WEST 29.00 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST 55.19 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 14 SECONDS EAST 19.00 FEET TO A LINE 20.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST ALONG SAID PARALLEL LINE 290.54 FEET TO THE NORTH LINE OF SAID LOT 1, THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST ALONG A LINE THAT IS 20.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 5, 247.54 FEET TO A LINE 15.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM AND PARALLEL WITH THE NORTHEAST LINE OF SAID LOT 5; THENCE NORTH 46 DEGREES 19 MINUTES 45 SECONDS WEST ALONG SAID PARALLEL LINE 37.48 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 14.25 FEET TO A LINE 5.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM AND PARALLEL WITH THE NORTHEAST LINE OF SAID LOT 5; THENCE SOUTH 46 DEGREES 19 MINUTES 45 SECONDS EAST ALONG SAID PARALLEL LINE 31.52 FEET TO A LINE 10.00 FEET PERPENDICULARLY DISTANT WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00 DEGREES 53 MINUTES 43 SECONDS EAST ALONG SAID PARALLEL LINE 251.72 FEET TO

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THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID PARCEL 0.168
ACRES, MORE OR LESS.

COOK COUNTY
CLERK
RECORDING DIVISION

COOK COUNTY
CLERK
RECORDING DIVISION

Property of Cook County Clerk's Office

FILE COPY

UNOFFICIAL COPY

Maria Pappas
 118 North Clark Street, Rm. 112
 Chicago, IL 60602
 312-443-5100
 Visit Our Web Site at
www.cookcountytreasurer.com

7/16/2021 02:50 PM 0038 0006-4419
 Cash Report: 210719-01 7/19/2021

01 - Cook County Building

Case Number 14L50131

Validation Number: 812534

Condemnation Deposits	\$20,000.00
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Total	\$20,000.00
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Money Order	(\$20,000.00)
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Check No. 7564

Thank You for Your Payment
 Pay Current Taxes at
www.cookcountytreasurer.com or
 Any Chase Bank in Illinois

Property of Cook County Clerk's Office

ILLINOIS STATE TOLL HIGHWAY AUTHORITY

7564

LAND PURCHASE-FJO, PARCEL # 7A-12-019

\$20000.00

Please cash or deposit this check within 90 days of its date in order to avoid
 the check's entering our unclaimed property process. Thank you in
 advance.

