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Order Vesting Title

Doc# 2127122036 Fee \$88.00

Entered Pursuant to 735

RHSP FEE:\$9.00 RPRF FEE: \$1.00

ILCS 30/20-5-10:

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 03:06 PM PG: 1 OF 7

The Illinois State Toll

Highway Authority

v.

Valinvesc Holding LLC,

an Illinois limited

liability company, et al.

Recorder's Stamp

I hereby certify that attached is a certified copy of the Agreed Amended Order Vesting Title and Defaulting Unknown Owners and Non-Record Claimants entered in Case No. 2016 L 050440 in the Circuit Court of Cook County which affects the property described as follows:

ISTHA Parcel Numbers: TW-7-12-003
TW-7-12-003.T

Permanent Index Number(s): 12-31-301-019

Common known address: 300 W. North Avenue, Northlake, IL 60164

Prepared by and mail to:

Annette Vinelli

Illinois State Toll Highway Authority

2700 West Ogden Avenue

Downers Grove, IL 60515

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

ILLINOIS STATE TOLL HIGHWAY
AUTHORITY,

Plaintiff,

v

Valinvest Holding LLC, an Illinois limited liability
company, Standard Bank and Trust Company,
Unknown Owners and Non-Record Claimants,

Defendants

)
)
) Case No 2016 L 050440
)
) Parcel Nos TW-7-12-003
) TW-7-12-003 T
)
) Calendar 2
)
) **JURY DEMAND**
)
)
)

4371
4233
9-16-26

AGREED AMENDED ORDER VESTING TITLE AND DEFAULTING UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

This case having come to be heard on the Plaintiff's motion for an order vesting title pursuant to 735 ILCS 5/7-104 and defaulting certain Defendants, the Court having been fully advised in the premises, the Court hereby finds

That on August 31, 2016, the Court ordered that the sum of \$2,300,000 be deposited with the Treasurer of Cook County as preliminary just compensation for the acquisition of fee simple title in Parcel TW-7-12-003 and of a five (5) year temporary easement in Parcel TW-7-12-003 T. On September 8, 2016, Plaintiff deposited the sum of \$2,300,000 with the Treasurer of Cook County and this Court ordered on September 14, 2016, that Plaintiff was authorized to take immediate possession of Parcel Nos TW-7-12-003 and TW-7-12-003 T and exercise the property rights hereby vested in it

That pursuant to the parties' agreement, ISTHA filed its First Amendment to Complaint For Condemnation to extend the duration of the temporary easement from the date of vesting of title (September 14, 2016) to September 14, 2026, or until completion of construction operations, whichever occurs first

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That the parties agree that the amount constituting preliminary just compensation for the acquisition in fee simple of Parcel No TW-7-12 003 and impressment of the temporary easement for construction purposes from the date of vesting title until September 14, 2026, or the completion of construction operations, whichever occurs first, across and upon real property of Parcel No NW-7-12-003 T, legally described in attached Exhibit B is \$2,300,000

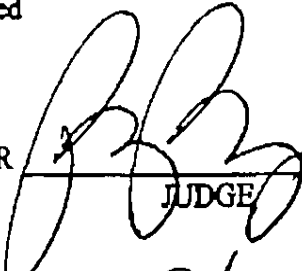
WHEREFORE IT IS FURTHER ORDERED THAT

- 1) The Plaintiff, the Illinois State Toll Highway Authority is hereby vested with fee simple title to Parcel No TW-7-12-003 legally described in Exhibit A of the Complaint For Condemnation and also attached hereto as Exhibit A,
- 2) The Plaintiff, the Illinois State Toll Highway Authority is hereby vested with a temporary construction easement consistent with the terms stated in the Complaint For Condemnation as amended heretofore in Parcel No TW-7-12-003 T, legally described in Exhibit B of the Complaint For Condemnation and also attached hereto as Exhibit B from the date of September 14, 2016 to September 14, 2026, or until completion of construction, whichever occurs first
- 3) The Plaintiff is authorized to take immediate possession of Parcel Nos TW-7-12-003 and TW-7-12-003 T and exercise the property rights hereby vested in it,
- 4) That Defendants Unknown Owners and Non-Record Claimants are hereby defaulted,

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5) That for the avoidance of any doubt, this agreed amended order is effective *nunc pro tunc* to September 14, 2016, the date that the Order Vesting Title and Defaulting Unknown Owners and Non-Record Claimants was entered

ENTER  2103
 JUDGE
 DATE 9/13/21

Judge Daniel P Duffy


SEP 13 2021

Circuit Court - 2103

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 Firm ID 29282

I hereby certify that the document to which this certification is affixed is a true copy.

Date IRIS Y. MARTINEZ SEP 15 2021
 IRIS Y. MARTINEZ
 Clerk of the Circuit Court
 of Cook County, IL



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LEGAL DESCRIPTION

TW-7 12 008

THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 88 DEGREES 13 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 630.67 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST AVENUE AS DESCRIBED PER DOCUMENT NO. 1307845041. THENCE NORTH 1 DEGREE 41 MINUTES 29 SECONDS EAST, ON SAID SOUTHERLY EXTENSION, 100.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTH AVENUE (IL RT. 64) PER DOCUMENT NO. 10298762, ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING NORTH 1 DEGREE 41 MINUTES 29 SECONDS WEST, ON THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHWEST AVENUE, 66.98 FEET, THENCE SOUTH 88 DEGREES 18 MINUTES 37 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE, 30.00 FEET, THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE 44.00 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 83 DEGREES 40 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 42.27 FEET, THENCE NORTH 13 DEGREES 18 MINUTES 18 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE, 62.17 FEET, THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE 41.95 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 192.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 36 DEGREES 39 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 41.87 FEET. THENCE NORTH 42 DEGREES 48 MINUTES 17 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE 115.49 FEET, THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE 138.59 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 45 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 135.47 FEET, THENCE NORTH 0 DEGREES 38 MINUTES 08 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE 206.60 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1307845041, THENCE NORTH 48 DEGREES 18 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE 24.57 FEET THENCE SOUTHEASTERLY 92.11 FEET ON A NON TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 253.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 31 DEGREES 13 MINUTES 20 SECONDS EAST A CHORD DISTANCE OF 91.60 FEET, THENCE SOUTH 41 DEGREES 39 MINUTES 08 SECONDS EAST, 59.28 FEET THENCE NORTH 48 DEGREES 20 MINUTES 52 SECONDS EAST, 8.00 FEET THENCE SOUTH 41 DEGREES 39 MINUTES 08 SECONDS EAST, 124.69 FEET, THENCE SOUTH 48 DEGREES 20 MINUTES 52 SECONDS WEST, 8.00 FEET, THENCE SOUTHEASTERLY, 264.02 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 447.00 FEET AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 24 DEGREES 45 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 260.20 FEET, THENCE SOUTH 7 DEGREES 55 MINUTES 37 SECONDS EAST, 127.20 FEET, THENCE SOUTH 49 DEGREES 48 MINUTES 43 SECONDS EAST, 24.89 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF NORTH AVENUE (IL RT. 64) PER DOCUMENT NO. 10298762, THENCE SOUTH 88 DEGREES 18 MINUTES 11 SECONDS WEST, ON SAID NORTHERLY RIGHT OF WAY LINE, 74.87 FEET TO THE POINT OF BEGINNING.



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TW 7 12 009 T

THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 88 DEGREES 13 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 630 67 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST AVENUE AS DESCRIBED PER DOCUMENT NO 1307845041, THENCE NORTH 1 DEGREE 41 MINUTES 23 SECONDS EAST ON SAID SOUTHERLY EXTENSION, 100 02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTH AVENUE (IL RT 64) PER DOCUMENT NO 10298762, THENCE CONTINUING NORTH 1 DEGREE 41 MINUTES 23 SECONDS WEST, ON THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHWEST AVENUE 66 98 FEET THENCE SOUTH 88 DEGREES 18 MINUTES 37 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE 30 00 FEET THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE, 44 00 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 45 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 63 DEGREES 40 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 42 27 FEET, THENCE NORTH 90 DEGREES 16 MINUTES 18 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE, 62 17 FEET THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE, 41 95 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 192 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 38 DEGREES 39 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 41 87 FEET, THENCE NORTH 42 DEGREES 48 MINUTES 27 SECONDS WEST, ON SAID EASTERLY RIGHT OF WAY LINE, 115 43 FEET, THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT OF WAY LINE, 138 59 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 188 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 45 MINUTES 14 SECONDS WEST A CHORD DISTANCE OF 135 47 FEET, THENCE NORTH 10 DEGREES 38 MINUTES 08 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE, 206 60 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO 1307845041, THENCE NORTH 88 DEGREES 13 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, 24 37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ON SAID NORTH LINE, NORTH 88 DEGREES 18 MINUTES 38 SECONDS EAST, 40 24 FEET THENCE SOUTH 1 DEGREE 41 MINUTES 22 SECONDS EAST, 58 90 FEET, THENCE SOUTHEASTERLY, 20 66 FEET ON A NON TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 248 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 39 DEGREES 13 MINUTES 00 SECONDS EAST, A CHORD DISTANCE OF 20 65 FEET, THENCE SOUTH 41 DEGREES 39 MINUTES 08 SECONDS EAST, 74 28 FEET, THENCE NORTH 48 DEGREES 20 MINUTES 52 SECONDS EAST, 93 00 FEET, THENCE SOUTH 41 DEGREES 39 MINUTES 08 SECONDS EAST, 172 26 FEET THENCE SOUTH 34 DEGREES 50 MINUTES 17 SECONDS WEST, 96 55 FEET, THENCE SOUTHEASTERLY, 218 12 FEET ON A NON TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 457 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 29 MINUTES 21 SECONDS EAST, A CHORD DISTANCE OF 216 05 FEET, THENCE SOUTH 7 DEGREES 57 MINUTES 56 SECONDS EAST, 123 37 FEET THENCE SOUTH 49 DEGREES 48 MINUTES 43 EAST, 22 21 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF NORTH AVENUE (IL RT 64) PER DOCUMENT NO 10298762, THENCE SOUTH 88 DEGREES 18 MINUTES 11 SECONDS WEST, ON SAID NORTHERLY RIGHT OF WAY LINE, 14 98



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FEE, THENCE NORTH 49 DEGREES 48 MINUTES 43 SECONDS WEST, 14 89 FEET, THENCE NORTH 7 DEGREES 55 MINUTES 37 SECONDS WEST, 127.20 FEET, THENCE NORTHWESTERLY, 284 02 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 447 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 24 DEGREES 45 MINUTES 01 SECONDS WEST, A CHORD DISTANCE OF 260 20 FEET, THENCE NORTH 48 DEGREES 20 MINUTES 52 SECONDS EAST, 8 00 FEET, THENCE NORTH 41 DEGREES 39 MINUTES 08 SECONDS WEST, 124 69 FEET, THENCE SOUTH 48 DEGREES 20 MINUTES 52 SECONDS WEST, 0 00 FEET, THENCE NORTH 41 DEGREES 39 MINUTES 08 SECONDS WEST, 59 28 FEET, THENCE NORTHWESTERLY, 92 11 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 253 00 FEET AND THE LONG CHORD OF SAID CURVE BEARS NORTH 31 DEGREES 13 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 51 30 FEET TO THE POINT OF BEGINNING

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