



Doc# 2209419053 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/04/2022 02:02 PM PG: 1 OF 6

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

ILLINOIS STATE TOLL HIGHWAY
AUTHORITY,)

Case No. 2020 L 050226

Plaintiff,)

Condemnation

vs.)

Parcel No. TW-3A-16-034

GOLD COAST DISTRIBUTING COMPANY;
ET AL.,)

JURY DEMAND

Defendants.)

Calendar 3

AGREED FINAL JUDGMENT ORDER-COVER SHEET

Property Location: Landlocked parcel located on the east side of I-294, south of the 77th Avenue cul-de-sac (located on the east side of I-294), and the west side of B. & O.C.T. Railroad, Bridgeview, Illinois; no address.

Permanent Tax Number: 23-01-300-012

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)	
)	
Plaintiff,)	
v.)	Case No. 2020 L 050226
)	
GOLD COAST DISTRIBUTING COMPANY; SIGNCO,)	Parcel No. TW-3A-16-034
INC.; LAMAR ADVERTISING COMPANY OR ITS)	
SUCCESSORS OR ASSIGNS; WHEELER FINANCIAL;)	
UNKNOWN OWNERS AND NON-RECORD)	
CLAIMANTS,)	<u>JURY DEMAND</u>
)	
Defendants.)	
)	

AGREED FINAL JUDGMENT ORDER

This Matter coming to be heard on the Complaint of THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS, to ascertain the just compensation for the taking of property sought to be taken for improvement purposes, as more fully set forth in the Complaint; the Plaintiff, having appeared by KWAME RAOUL, Attorney General, State of Illinois, and MATTHEW C. SCOLES, Special Assistant Attorney General; due notice of this hearing having been given; the Court having heard and considered the evidence and the representations of Counsel;

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

Defendants Unknown Owners and Non-Record Claimants have been previously defaulted by the Court; and

Defendant Wheeler Financial having been voluntarily dismissed from this case; and

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The remaining Defendants Gold Coast Distributing Company, Signco, Inc.; and Lamar Advertising Company appeared through counsel and have stipulated and agreed to the entry of this order.

Due notice of this hearing having been given;

NOW, THEREFORE, THIS COURT FINDS THAT:

1. The owner and interested parties in Parcel No. TW-3A-16-034, a full fee simple taking which is legally described in Exhibit A attached hereto and incorporated by reference are: Gold Coast Distributing Company; Signco, Inc.; and Lamar Advertising Company.
2. Final Just Compensation to the owner and interested parties for the full fee simple taking of Parcel No. TW-3A-16-034 is \$550,000.00 in total and judgment is hereby entered in that amount. This agreed amount includes any claims for interest due from the Plaintiff to the Defendants.
3. That a motion was heretofore made by the Plaintiff for the immediate vesting of title to certain real property designated as Parcel No. TW-3A-16-034, in the Plaintiff, and that on September 23, 2020, the Court entered a Preliminary Just Compensation Order, pursuant to the agreement of the parties, that found the amount of preliminary just compensation to be \$550,000.00 in total; that on October 15, 2020, the Plaintiff deposited with the Cook County Treasurer the preliminary just compensation; that on November 12, 2020 the Court ordered that the Plaintiff be vested with fee simple title to Parcel No. TW-3A-16-034 and did authorize the Plaintiff to take possession thereof. On January 25, 2021, the Court entered an order authorizing the County Treasurer to disburse the preliminary just compensation to Defendants Gold Coast Distributing Company and Signco, Inc. Such order constituted an apportionment of the preliminary just compensation award without prejudice to the determination of the final

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apportionment of the final just compensation award to be determined by further apportionment proceedings and pursuant to further order of this Court.

4. That a stipulation for an Agreed Final Judgment Order has been executed by Plaintiff and Defendants, Gold Coast Distributing Company; Signco, Inc.; and Lamar Advertising Company and filed in this cause. The terms of which are incorporated by reference as if fully set forth herein.

5. Defendant Lamar Advertising Company is not receiving any portion of the just compensation in this case.

IT IS ORDERED, ADJUDGED, AND DECREED that no further monies be deposited with the Treasurer by Plaintiff; and that the prior payment by Plaintiff of \$550,000.00 for the benefit of the owner and interested parties satisfied all payment obligations of the Plaintiff of the final just compensation of \$550,000.00 including all damage and interest claims of the Defendants, and that the judgment entered against the Plaintiff herein is hereby declared satisfied and released. The final apportionment of the Final Just Compensation award between Defendants Gold Coast Distributing Company and Signco, Inc. shall be determined by further apportionment proceedings before this Court and pursuant to further order of this Court. This Court shall retain jurisdiction over this case, the subject matter herein and the parties hereto for further proceedings to determine the final apportionment of the Final Just Compensation.

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9281

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the order of default heretofore entered against Defendants Unknown Owners and Non-Record Claimants and the order voluntarily dismissing Defendant Wheeler Financial be and the same are hereby confirmed.

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IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Order entered November 12, 2020, vesting the Plaintiff with fee simple title to Parcel No. TW-3A-16-034 legally described in Exhibit A, be and the same hereby is confirmed.

ENTER:

[Signature] 2/10/22
JUDGE

DATE:

Judge Daniel P. Duffy

MAR 28 2022

Circuit Court - 2103

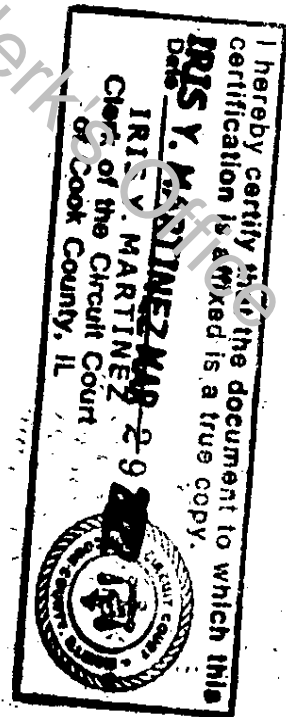
[Signature]
Date 3/25/22
Matthew C. Scoles for Plaintiff

[Signature] 3/25/22
Date
Stephen A. Viz, Attorney for Def. ColdCoast

[Signature] Date 3/25/22
Ladren E. Ryan, Attorney for Def. Signco.

[Signature] Date 3-24-22
Ronald Primack, Attorney for Def. Lamar

Drafted By:
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EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT); DESCRIBED AS FOLLOWS:

THE SOUTH 112 FEET OF THE NORTH 120.09 FEET OF THAT PART, WEST OF THE B & OCT RAILROAD AND EAST OF THE TOLL ROAD IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

SAID PARCEL TW-3A-16-034 CONTAINS 0.563 ACRE, OR 24,526 SQUARE FEET, MORE OR LESS.

Property of Cook County Clerk's Office