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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/06/2022 02:29 PM PG: 1 OF 5

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

ILLINOIS STATE TOLL HIGHWAY AUTHORITY,)
Plaintiff,)

Case No.: 2020 L 050225

v.)

Condemnation

FIRST MIDWEST BANK AS SUCCESSOR TO)
HERITAGE COUNTY BANK AND TRUST COMPANY)
AS TRUSTEE UNDER TRUST AGREEMENT DATED)
JULY 1, 1983 KNOWN AS TRUST NO. 2403;)
OUTFRONT MEDIA, LLC, OR ITS SUCCESSORS OR)
ASSIGNS; UNKNOWN OWNERS AND NON-RECORD)
CLAIMANTS,)

Parcel No. TW-3A-16-082

JURY DEMAND

Defendants.)

AGREED FINAL JUDGMENT ORDER

Permanent Tax Number: 23-01-105-006

Location of the Property: 7651 W. 89th Place Hickory Hills, IL 60457 South Side of 77th
Avenue East Side of I294

Prepared By:

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

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

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|------------------------------------|---|---------------------------|
| ILLINOIS STATE |) | Case No.: 2020 L 050225 |
| TOLL HIGHWAY AUTHORITY, |) | |
| |) | Condemnation |
| Plaintiff, |) | |
| v. |) | Parcel No. TW-3A-16-082 |
| |) | |
| FIRST MIDWEST BANK AS SUCCESSOR TO |) | |
| HERITAGE COUNTY BANK AND TRUST |) | <u>JURY DEMAND</u> |
| COMPANY AS TRUSTEE UNDER TRUST |) | |
| AGREEMENT DATED JULY 1, 1983 KNOWN |) | |
| AS TRUST NO. 2403; OUTFRONT MEDIA, |) | Calendar 1 |
| LLC, OR ITS SUCCESSORS OR ASSIGNS; |) | |
| UNKNOWN OWNERS AND NON-RECORD |) | |
| CLAIMANTS, |) | |
| |) | |
| Defendants. |) | |

AGREED FINAL JUDGMENT ORDER

This matter coming to be heard on the 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 Complaint; the Plaintiff, having appeared by KWAME RAOUL, 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

Defendant, OUTFRONT MEDIA, LLC, OR ITS SUCCESSORS OR ASSIGNS, having been voluntarily dismissed as a party-defendant.

Defendants, 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

Defendant, FIRST MIDWEST BANK AS SUCCESSOR TO HERITAGE COUNTY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1983 KNOWN AS TRUST NO. 2403, having appeared through counsel, is the sole remaining Defendant, 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 Defendant; and

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

NOW, THEREFORE, THIS COURT FINDS THAT:

1. The owner and interested parties in Parcel No. TW-3A-16-082, which is legally described in Exhibit A and is attached hereto and incorporated by reference, is:

FIRST MIDWEST BANK AS SUCCESSOR TO HERITAGE COUNTY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1983 KNOWN AS TRUST NO. 2403.

2. A motion was heretofore made by the Plaintiff for the immediate vesting of title to Parcel No. TW-3A-16-082 in the Plaintiff, and on August 19, 2020, the Court entered an Agreed Preliminary Just Compensation Order that found the amount of preliminary just compensation to be \$845,000.00 in total; that on September 17, 2020, the Plaintiff deposited with the Cook County Treasurer the preliminary just compensation amount; that on September 21, 2020, the Court ordered that the Plaintiff be vested with fee simple title to real property designated as Parcel No. TW-3A-16-082 and did authorize the Plaintiff to take possession thereof.

3. That a stipulation for Agreed Final Judgment Order has been executed by Plaintiff and Defendant, FIRST MIDWEST BANK AS SUCCESSOR TO HERITAGE COUNTY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1983 KNOWN AS TRUST NO. 2403, and filed in this cause, the terms of which are incorporated by reference as if fully set forth herein.

4. Just compensation to the owner and interested parties for the taking of fee simple title to Parcel No. TW-3A-16-082 is \$930,000.00 in total. The agreed amount includes any claims for interest due from the Plaintiff to the Defendant.

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

A. that the just compensation to the owner, FIRST MIDWEST BANK AS SUCCESSOR TO HERITAGE COUNTY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1983 KNOWN AS TRUST NO. 2403, is \$930,000.00 for the taking of fee simple title to Parcel No. TW-3A-16-082 in total. Said payment is full and final just compensation due the Defendant from Plaintiff including all claims for interest thereon, and judgment is hereby entered in those designated amounts; and

B. that the order entered on September 21, 2020, vesting the Plaintiff with fee simple title to real property designated as Parcel No. TW-3A-16-082, be and the same is hereby confirmed; and

C. that the order of default heretofore entered against Defendants, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, be and the same is hereby confirmed; and

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D. that the payment of \$930,000.00 for the benefit of the owner or interested parties is full and final just compensation including all claims for interest due the Defendant from Plaintiff; and

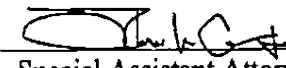
E. that the further sum of \$85,000 be deposited with the Cook County Treasurer for the benefit of the owner and interested party.

F. that upon deposit of the sum of \$85,000 by the Plaintiff with the Cook County Treasurer, within ninety (90) days of the date of this order, that the judgment entered hereby against the Plaintiff shall be satisfied and released.

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Agreed to by:

Plaintiff, ILLINOIS TOLL STATE HIGHWAY AUTHORITY

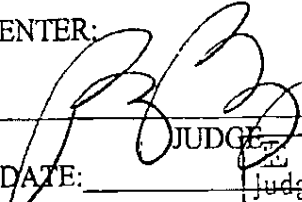
By: 
Special Assistant Attorney General

Defendant, FIRST MIDWEST BANK AS SUCCESSOR TO HERITAGE COUNTY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1983 KNOWN AS TRUST NO. 2403


By: s/Robert J. Weber

Its: Attorney

ENTER:


JUDGE ENTERED
DATE: 2/10/22
Judge Daniel Duffly-2403
APR 27 2022
IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

Thomas W. Conklin, Jr.
Special Assistant Attorney General
Conklin & Conklin, LLC (42002)
125 S. Wacker Dr. 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 MAY 04 2022
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL


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EXHIBIT A

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE RAILROAD RIGHT-OF-WAY AND EXCEPT THE EAST 500 FEET THEREOF LYING IMMEDIATELY WEST OF THE RAILROAD RIGHT-OF-WAY) IN SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND THE WEST LINE OF THE AFORESAID EAST 500 FEET; THENCE WEST ON SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 1, 55.37 FEET; THENCE NORTHWESTERLY 392.05 FEET ALONG A CURVED LINE WITH A RADIUS OF 3944.71 FEET, CONVEX TO THE NORTHEAST, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 1; THENCE EAST ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 1, 260.52 FEET TO THE WEST LINE OF THE AFORESAID EAST 500 FEET; THENCE SOUTH ON SAID WEST LINE OF THE AFORESAID EAST 500 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL TW-3A-16-082 CONTAINS 1.174 ACRE, OR 51150 SQUARE FEET, MORE OR LESS.