

# UNOFFICIAL COPY

Final Judgment Order Entered

Pursuant to 735 ILCS 30/10/5-70:

The Department of Transportation  
of the State of Illinois

v.

763 Argos, LLC; Non-Record  
Claimants and Unknown Owners,  
Generally,



Doc# 2217445049 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2022 03:34 PM PG: 1 OF 7

Recorder's Stamp

I hereby certify that attached is a certified copy of the Agreed Final Judgment Order entered in Case No. 2019 L 050711 in the Circuit Court of Cook County which affects the property described as follows:

IDOT Parcel Numbers: 0JZ 0008 TE  
0JZ 0008 TE-B

Permanent Index Number(s): 17-16-116-005

Common Known Address: 763 W. Jackson Street, Chicago, IL 60661

Prepared by and mail to:

Christopher J. Hales  
Burke Burns & Pinelli, Ltd.  
70 W Madison Street  
Suite 4300  
Chicago, IL, 60602

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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,

Plaintiff,

v.

763 Argos, LLC; Non-Record Claimants and  
Unknown Owners, Generally,

Defendants.

)  
) NO. 2019 L 50711  
)  
) Job No.: R-90-031-13  
)  
) Condemnation  
)  
) Parcel Nos. OJZ 0008 TE  
) OJZ 0008 TE-B  
)  
)  
) **JURY DEMAND**

### AGREED FINAL JUDGMENT ORDER

*8001*

THIS CAUSE COMING ON TO BE HEARD on the Complaint for Condemnation and the First Amendment to the Complaint for Condemnation of Illinois Department of Transportation ("IDOT"), for the taking of property for public purposes, upon the determination and payment of just compensation for such property:

IDOT represents that all defendants to this cause have been served by process as provided by statute or have appeared or have been defaulted; IDOT by Kwame Paoul, Attorney General of the State of Illinois, and Vincent D. Pinelli and Christopher J. Hales, Special Assistant Attorneys General, and Defendant 763 Argos, LLC ("Defendant"), by its counsel, Bryan P. Lynch.

This Court has jurisdiction over the subject property and all parties who claim or may claim an interest in the subject property.

The legal description of the subject properties are attached to this Order as Exhibit A & Exhibit B.

That on March 30, 2020, pursuant to IDOT's Motion for Immediate Vesting of Title, this Court made a preliminary finding and determination, in a "quick-take" proceeding pursuant to

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statute, that the preliminary just compensation for the taking of Defendant's property was \$478,800. Pursuant to that Order, IDOT deposited \$478,800 with the Cook County Treasurer on or about April 27, 2020, and this Court then ordered on April 30, 2020, that IDOT be vested with a five (5) year temporary easement to Parcel No. 0JZ 0008 TE and authorized IDOT to take immediate possession of the property.

During the pendency of this litigation, IDOT has determined that it needs the impressment of an additional temporary easement on a portion of the subject property located outside of Parcel No. 0JZ 0008 TE to complete its construction operations for the improvement of FAI Route I-90/94 at the southbound off ramp to Jackson Street in Chicago, Illinois. The additional temporary easement is identified as Parcel No. 0JZ 0008 TE-B and is more fully described in Exhibit B attached hereto and will be included and described in the contemporaneously filed First Amendment to Complaint for Condemnation. The additional temporary easement, Parcel No. 0JZ 0008 TE-B, shall be impressed upon the subject property for a period to run concurrent in time to the impressment on Parcel No. 0JZ 0008 TE, for a period not to exceed five (5) years from the date of vesting of title (April 30, 2020) or until completion of construction operations, whichever occurs first.

The parties to this Agreed Final Judgment Order have agreed that Just Compensation in full to be paid by IDOT for the impressment of temporary easements on Parcel Nos. 0JZ 0008 TE and 0JZ 0008 TE-B, and damage to the remainder, if any, is \$636,300. This will require IDOT to make an additional deposit of \$157,500 with the Cook County Treasurer within ninety (90) days following the entry of this Agreed Final Judgment Order.

As part of the process to formalize the acquisition of Parcel No. 0JZ 0008 TE-B, IDOT shall file contemporaneously with this Agreed Final Judgment Order and have entered the

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following: First Amendment to the Complaint for Condemnation which shall describe Parcel No. 0JZ 0008 TE-B; an Agreed Amended Order Setting Preliminary Just Compensation; an Agreed Amended Order Vesting Title; and a Stipulation of Settlement. The aforementioned pleadings and orders are to be entered to memorialize the parties' settlement, to both authorize the additional deposit of funds and to vest title in Parcel No. 0JZ 0008 TE-B for a five (5) year period, or until the completion of construction operations, whichever occurs first, said period starting on April 30, 2020.

The Stipulation of Settlement has been filed and made part of the record in this case. Defendant 763 Argos, LLC, has waived its right to a jury trial and its right to interest from IDOT on the award, IDOT has waived its right to a jury trial, and all parties have waived their rights to appeal.

### THE COURT THEREFORE FINDS:

1. Judgment is entered in accordance with the terms of the Stipulation filed by the parties and the findings of the Court as reflected in this Order.
2. Just compensation for the taking of the subject property and damages to the remainder is as follows:

<b>Total Just Compensation</b>	<b>\$636,300 00</b>
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Such amount is the entire value for the total and final compensation for the taking of Defendant's property and judgment is so entered in this matter.

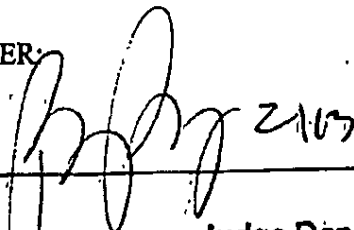
IT IS FURTHER ORDERED AND ADJUDGED that both Orders Vesting Title, entered on April 30, 2020, and April 28, 2022, authorizing IDOT to take immediate possession of Parcel Nos. 0JZ-0008 TE and 0JZ 0008 TE-B are hereby confirmed.

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IT IS FURTHER HEREBY ORDERED AND ADJUDGED that IDOT shall make an additional deposit of \$157,500 with the Cook County Treasurer within ninety (90) days following the entry of this Agreed Final Judgment Order.

IT IS FURTHER HEREBY ORDERED AND ADJUDGED that status on the additional deposit of final just compensation is hereby set for 8/11, 2022 @ 1:30 p.m. 6315

ENTER:

  
\_\_\_\_\_  
Date: \_\_\_\_\_

Judge Daniel P. Duffy

MAY 19 2022

Circuit Court - 2103

I hereby certify that the document to which this certification is affixed is a true copy.  
**IRIS Y. MARTINEZ JUN 03 2022**  
Date: \_\_\_\_\_  
**IRIS Y. MARTINEZ**  
Clerk of the Circuit Court  
of Cook County, IL



Vincent D. Pinelli  
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70 West Madison Street  
Suite 4300  
Chicago, Illinois 60602  
Firm Code: 29282

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FILED DATE: 11/15/2019 4:13 PM 2019L050711

Route: DWIGHT D. EISENHOWER  
EXPRESSWAY (I-290)  
County: COOK  
Job No: R-90-031-13  
Parcel No: 0JZ0008TE  
Sta.: 3843+60.52 TO 3843+85.41  
Index No.: 17-16-116-005

THAT PART OF LOTS 3 AND 4 IN BLOCK 4 IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 1 DEGREE 50 MINUTES 00 SECONDS EAST, ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 24.59 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 36 SECONDS WEST, 75.75 FEET; THENCE NORTH 1 DEGREES 50 MINUTES 00 SECONDS WEST, 24.44 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 88 DEGREES 27 MINUTES 58 SECONDS EAST, ON THE NORTH LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 75.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 0JZ0008TE CONTAINING 0.043 ACRE, MORE OR LESS.

COOK County Clerk's Office

0JZ0008TE.doc 8/28/2018



RECEIVED

AUG 28 2018 *[Signature]*

PLATS & LEGAL

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Route: DWIGHT D. EISENHOWER  
EXPRESSWAY (I-290)  
County: COOK  
Job No: R-90-031-13  
Parcel No: 0JZ0008TE-B  
Sta.: 3842+19.11 TO 3843+85.11  
Owner: 763 ARGOS, LLC  
Index No.: 17-16-116-005

THAT PART OF LOTS 3, 4, AND 5 IN BLOCK 4 IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 27 MINUTES 56 SECONDS EAST, ON THE NORTH LINE OF SAID LOTS 5, A DISTANCE OF 1.55 FEET TO THE EAST LINE OF THE WEST 1.55 FEET OF LOT 5; THENCE SOUTH 1 DEGREE 50 MINUTES 00 SECONDS EAST, ON SAID EAST LINE, 165.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF W. GLADYS AVENUE; THENCE SOUTH 88 DEGREES 27 MINUTES 56 SECONDS WEST, ON SAID NORTHERLY RIGHT OF WAY LINE, 5.00 FEET; THENCE NORTH 1 DEGREE 50 MINUTES 00 SECONDS WEST, 141.41 FEET TO THE SOUTHERLY LINE OF EASEMENT 0JZ0008TE TO BE ACQUIRED BY A SEPARATE DOCUMENT; THENCE NORTH 88 DEGREES 34 MINUTES 36 SECONDS EAST, ON THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 3.45 FEET TO THE EAST LINE OF SAID EASEMENT 0JZ0008TE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 4; THENCE NORTH 1 DEGREE 50 MINUTES 00 SECONDS WEST, ON SAID EAST LINE, 24.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.017 ACRE, MORE OR LESS.