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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2022 11:33 AM PG: 1 OF 10

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.

WEST 55TH STREET INVESTORS LLC, A  
DELAWARE LIMITED LIABILITY COMPANY; TRU  
VUE, INC., AN ILLINOIS CORPORATION, AS  
SUCCESSOR TO FCL BUILDERS I, L.L.C.;  
CENTERPOINT PROPERTIES CORPORATION, OR  
ITS SUCCESSORS OR ASSIGNS; CENTERPOINT  
REALTY SERVICES CORPORATION, OR ITS  
SUCCESSORS OR ASSIGNS; GENERAL MOTORS  
CORPORATION; CENTERPOINT PROPERTIES  
TRUST, OR ITS SUCCESSORS OR ASSIGNS; COOK  
COUNTY TREASURER; WINDSOR OUTDOOR  
DEVELOPMENT COMPANY, LLC, OR ITS  
SUCCESSORS OR ASSIGNS; OUTFRONT MEDIA,  
LLC, FORMERLY KNOWN AS CBS OUTDOOR, LLC;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS, generally,

Defendants.

Case No. 2019 L 050792

## FINAL JUDGMENT ORDER

Property Addresses: 9500, 9530 & 9550 W. 55<sup>th</sup> Street, McCook, IL 60525

Property PINs: 18-10-300-017, 18-10-300-018 & 18-10-300-021

### Prepared by:

Atty. No.: 41812

Name: Amanda J. Ripp, Special Assistant Attorney General

Atty. for: Plaintiff

Address: Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200

City/State/Zip: Chicago, Illinois 60606

Phone: 312.244.6700

Email: [aripp@walkerwilcox.com](mailto:aripp@walkerwilcox.com)

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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, )

) Case No.2019 L 050792

) Condemnation

WEST 55TH STREET INVESTORS LLC, A )  
DELAWARE LIMITED LIABILITY COMPANY; TRU )  
VUE, INC., AN ILLINOIS CORPORATION, AS )  
SUCCESSOR TO FCL BUILDERS I, L.L.C.; )  
CENTERPOINT PROPERTIES CORPORATION, OR )  
ITS SUCCESSORS OR ASSIGNS; CENTERPOINT )  
REALTY SERVICES CORPORATION, OR ITS )  
SUCCESSORS OR ASSIGNS; GENERAL MOTORS )  
CORPORATION; CENTERPOINT PROPERTIES )  
TRUST, OR ITS SUCCESSORS OR ASSIGNS; COOK )  
COUNTY TREASURER; WINDSOR OUTDOOR )  
DEVELOPMENT COMPANY, LLC, OR ITS )  
SUCCESSORS OR ASSIGNS; OUTFRONT MEDIA, )  
LLC, FORMERLY KNOWN AS CBS OUTDOOR, )  
LLC; UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, generally, )

) Parcel 0LH0026

) 0LH0026TE-A, B & C

) Job No. R-90-009-15

) **JURY DEMAND**

Defendants. )

**FINAL JUDGMENT ORDER**

This matter coming to be heard on the Complaint for Condemnation filed by the Department of Transportation of the State of Illinois ("IDOT") to acquire full fee simple title for public highway purposes to real property designated as Parcel 0LH0026, legally described in Exhibit A; and three temporary easements for construction purposes for a period not to exceed five years, or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel 0LH0026TE-A, B and C, described in Exhibits B, C and D; and to

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ascertain the just compensation to be paid for these acquisitions, the Court, having been fully advised on the premises,

HEREBY FINDS:

1. IDOT is represented by Kwame Raoul, Attorney General of the State of Illinois, and by Amanda J. Ripp, Special Assistant Attorney General, Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200, Chicago, Illinois 60606.

2. Defendant West 55th Street Investors LLC (West 55th Street) is represented by Michael W. Ryan of Ryan and Ryan, 9501 West Devon Avenue, Suite 300, Rosemont, IL 60018.

3. Defendants Centerpoint Properties Corporation, Centerpoint Realty Services Corporation, and Centerpoint Properties Trust are represented by Stephen Burke of Foran, O'Toole & Burke, LLC, 321 N. Clark St., Suite 2450, Chicago, IL 60654.

4. Defendants Windsor Outdoor Development Company, LLC and Outfront Media LLC formerly known as CBS Outdoor, LLC are represented by Robert J. Weber, 649 E. 1675 N Michigan City, IN 46360.

5. Defendant Cook County Treasurer is represented by Assistant State's Attorney Alvin Portis, 500 Richard J. Daley Center, Chicago, IL 60602.

6. Parcel 0LH0026 and Parcels 0LH0026TE-A, B and C are part of a larger parcel with a common address of 9500-9550 West 55<sup>th</sup> Street, located in McCook, Cook County, Illinois (the "Subject Property").

7. The Court has jurisdiction over the parties and over the Subject Property in this proceeding.

8. The parties have entered into a Stipulation and Settlement Agreement (the "Agreement"), which has been filed with the Court. The parties waive their rights to a trial by jury,

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incorporate the terms of the Agreement into this Final Judgment Order, and consent to the entry of this Final Judgment Order.

9. On December 19, 2019, IDOT filed a Complaint for Condemnation to acquire Parcel 0LH0026 and Parcels 0LH0026TE-A, B and C. On December 19, 2019, West 55th Street owned fee simple title to the Subject Property.

10. Pursuant to IDOT's Motion for Immediate Vesting of Title, this Court entered an order on May 8, 2020, setting the preliminary just compensation at \$395,000.00.

11. On August 18, 2020, IDOT deposited the preliminary just compensation of \$395,000.00 with the Cook County Treasurer, and on September 17, 2020, the Court entered an Order Vesting Title.

12. On June 15, 2020, the Court dismissed Tru Vue, Inc., an Illinois Corporation as successor to FCL Builders I, LLC, pursuant to the Tru Vue's disclaimer of interest.

13. On May 7, 2020, the Court defaulted General Motors Corporation pursuant to the Department's routine motion for default.

14. On September 17, 2020, the Court granted default judgment against defendants Unknown Owners and Non-Record Claimants.

15. The full and final just compensation for the fee simple taking of Parcel 0LH0026 and for three temporary easements across and upon Parcel 0LH0026TE-A, B and C, as agreed upon by the parties in the Agreement, including compensation for the property rights being taken and for any and all damage to the remainder, whether claimed or unclaimed, arising out of the taking is \$395,000.00.

16. The parties have waived any claims for payment of costs and attorneys' fees.

17. The parties have waived any claim for interest, statutory or otherwise.

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18. The parties have agreed not to appeal this order.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED THAT:

A. The full and final just compensation, including compensation for the property rights being taken and for any and all damage to the remainder, whether claimed or unclaimed, arising out of the fee simple taking of Parcel 0LH0026, and three temporary easements for construction purposes for a period not to exceed five years, or until completion of construction operations, whichever occurs first, across and upon Parcel 0LH0026TE-A, B and C is \$395,000.00.

B. The Order Vesting Title entered on September 17, 2020, vesting Plaintiff with fee simple title to Parcel 0LH0026 and three temporary easements across and upon Parcel 0LH0026TE-A, B and C, and authorizing Plaintiff to take immediate possession of the property rights to said Parcels, is confirmed in all respects. 8001

C. The Final Judgment Order entered in the amount of \$395,000.00 as full and final just compensation for Parcel 0LH0026 and Parcel 0LH0026TE-A, B and C be and the same is hereby declared satisfied and the judgment entered on this day against the Plaintiff is hereby released.

DATE: 5/20/22

ENTER: [Signature]  
JUDGE 2103

Amanda J. Ripp  
Special Assistant Attorney General  
Walker Wilcox Matousek LLP  
One N. Franklin Street, Suite 3200  
Chicago, IL 60606  
(312) 244-6700  
(773) 909-9090  
Atty No. 41812  
[aripp@walkerwilcox.com](mailto:aripp@walkerwilcox.com)

**ENTERED**  
Judge Daniel Duffy-2103  
**MAY 20 2022**  
IRIS Y. MARTINEZ  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL

I hereby certify that the foregoing  
certification is affixed to the original  
**IRIS Y. MARTINEZ MAY 25 2022**  
Date \_\_\_\_\_  
IRIS Y. MARTINEZ  
Clerk of the Circuit Court  
of Cook County, IL

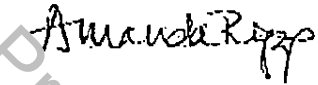
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AGREED TO:

DEPARTMENT OF TRANSPORTATION OF THE  
STATE OF ILLINOIS


By: Kwame Raoul, Attorney General of the  
State of Illinois


WEST 55TH STREET INVESTORS, LLC

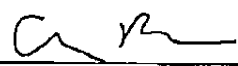
By:   
Amanda J. Ripp  
Special Assistant Attorney General

By:   
Mike Ryan, its Attorney  
9501 W. Devon Ave., Suite 300  
Rosemont, IL 60018  
mryan@ryanryan.com  
312-330-0270

ACKNOWLEDGED TO:

  
Stephen Burke, as attorney for Centerpoint Properties Corporation;  
Centerpoint Realty Services Corporation; and Centerpoint Properties Trust  
321 N. Clark St., Suite 2450  
Chicago, IL 60654  
sburke@foblaw.com  
cell: 847-533-7986

  
Robert J. Weber, as attorney for Outfront Media, LLC,  
formerly known as CBS Outdoor, LLC, successor to  
Windsor Outdoor Development Company, LLC, its Attorney  
649 E. 1675 N  
Michigan City, IN 46360  
rjw@rjweberlaw.com  
312-618-3064

 \*\*\*\*\*  
Alvin Portis, as attorney for Cook County Treasurer  
Assistant State's Attorney  
500 Richard J. Daley Center  
Chicago, Illinois 60602  
alvin.portisjr@cookcountyil.gov  
cell 773-203-5873

\*\*\*\*\*The County Defendants take no position on just compensation

**UNOFFICIAL COPY****EXHIBIT A**

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: OLH0026  
 Station 312+61.10 To Station 321+29.38  
 Index No.: 18-10-300-018, 18-10-300-017  
 18-10-300-021

Parcel OLH0026


That part of Lots 3, 4, and C in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of the Southwest Quarter of Section 10, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1999 as Document No. 09015566, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:

Beginning at the southwest corner of said Lot 4; thence North 01 degree 57 minutes 25 seconds West, on the west line of said lot, 40.00 feet; thence South 47 degrees 02 minutes 53 seconds East, 21.18 feet to the north line of the South 25.00 feet of said Lot 4; thence North 87 degrees 51 minutes 41 seconds East, on said north line, and on the north line of the south 25.00 feet of said Lot 6, a distance of 652.23 feet to the east line of said Lot C; thence South 02 degrees 04 minutes 38 seconds East, on said east line, 12.00 feet to the north line of the South 13.00 feet of said Lot 3; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 200.99 feet to the east line of said Lot 3; thence South 02 degrees 06 minutes 45 seconds East, on said east line, 12.00 feet to the southeast corner of said Lot 3; thence South 87 degrees 51 minutes 41 seconds West, on the south line of said Lots 3, C, and 4, 868.29 feet to the Point of Beginning.

Said parcel containing 0.445 acre, more or less.

February 5, 2019

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 FEB 05 2019   
**PLATS & LEGALS**

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Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: OLH0026TE-A  
 Station 312+61.20 To Station 312+90.28  
 Index No.: 18-10-300-018

**Parcel OLH0026TE-A**

That part of Lot 4 in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of the Southwest Quarter of Section 10, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1999 as Document No. 09015560, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:


Commencing at the southwest corner of said lot; thence North 01 degree 57 minutes 25 seconds West, on the west line of said lot, 40.00 feet to the Point of Beginning; thence continuing North 01 degree 57 minutes 25 seconds West, on said west line, 14.12 feet; thence South 47 degrees 02 minutes 53 seconds East, 41.12 feet to the north line of the South 25.00 feet of said lot; thence South 37 degrees 51 minutes 41 seconds West, on said north line, 14.12 feet; thence North 47 degrees 02 minutes 53 seconds West, 21.18 feet to the Point of Beginning.

Said parcel containing 0.007 acre (311 square feet), more or less.

November 12, 2018

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PLATS & LEGALS



**UNOFFICIAL COPY****EXHIBIT C**

Route: East Avenue  
 Section:  
 County: Cook  
 Job No.: R-90-009-15  
 Parcel No.: OLH0026TE-B  
 Station 316+67.02 To Station 317+47.15  
 Index No.: 18-10-300-018, 18-100-300-021

Parcel OLH0026TE-B

That part of Lots 4 and C in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of the Southwest Quarter of Section 10, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1999 as Document No. 09015566, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:

Commencing at the southeast corner of said Lot 4; thence North 01 degree 57 minutes 14 seconds West, on the east line of said lot, 25.00 feet to the north line of the South 25.00 feet of said lots, and to the Point of Beginning; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 40.00 feet to the west line of the East 40.00 feet of said Lot 4; thence North 01 degree 57 minutes 14 seconds West, on said west line, 50.00 feet to the north line of the South 75.00 feet of said Lot 4; thence North 87 degrees 51 minutes 41 seconds East, on said north line, and on the north line of the South 75.00 feet of said Lot C, 80.00 feet to the east line of the West 40.00 feet of said Lot C; thence South 01 degree 57 minutes 14 seconds East, on said east line, 50.00 feet to the north line of the South 25.00 feet of said Lot C; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 40.00 feet on said north line to the Point of Beginning.

Said parcel containing 0.092 acre, more or less.

February 19, 2019

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## EXHIBIT D

Route: East Avenue  
 Section:  
 County: Cook  
 Job No. : R-90-009-15  
 Parcel No.: 0LH0026TE-C  
 Station 319+28.39 To Station 321+29.38  
 Index No.: 18-10-300-017

### Parcel 0LH0026TE-C

That part of Lot 3 in Centerpoint McCook Industrial Center Unit No. 1, being a subdivision of part of the Southwest Quarter of Section 10, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 28, 1999 as Document No. 09015666, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment) with a combined scale factor of 0.999963293, described as follows:

Commencing at the southeast corner of said lot; thence North 02 degrees 06 minutes 45 seconds West, on the east line of said lot, 13.00 feet to the north line of the South 13.00 feet of said lot and to the Point of Beginning; thence South 87 degrees 51 minutes 41 seconds West, on said north line, 200.99 feet to the east line of Lot C in said Centerpoint McCook Industrial Center Unit No. 1; thence North 02 degrees 04 minutes 38 seconds West, on said east line, 20.00 feet to the north line of the South 33.00 feet of said Lot 3; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 180.98 feet to the west line of the East 20.00 feet of said Lot 3; thence North 02 degrees 06 minutes 45 seconds West, on said west line, 187.00 feet to the north line of the South 220.00 feet of said Lot 3; thence North 87 degrees 51 minutes 41 seconds East, on said north line, 20.00 feet to the east line of said Lot 3; thence South 02 degrees 06 minutes 45 seconds East, on said east line, 207.00 feet to the Point of Beginning.

Said parcel containing 0.178 acre, more or less.

September 10, 2018

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