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Doc# 2225947059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 04:11 PM PG: 1 OF 7

Final Judgment Order Entered

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

The Department of Transportation
of the State of Illinois

v.

Hazel Property Group, L.L.C. an
Illinois limited liability
company, et al.

Recorder's Stamp

I hereby certify that attached is a certified copy of the Agreed Final Judgment Order on Settlement entered in Case No. 2018 L 050110 in the Circuit Court of Cook County which affects the property described as follows:

IDOT Parcel Numbers: OLD 0003
OLD 0003 TE

Permanent Index Number(s): 31-02-110-001
31-02-110-002

Common Known Address: Southwest corner of Pulaski Road and 183rd St., 18301
Pulaski Rd., Hazel Crest, IL 60429 (Walgreens) and 18325
Pulaski Rd., Hazel Crest, IL 60429 (Strip Center)

Prepared by and mail to:

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

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

THE DEPARTMENT OF TRANSPORTATION)	
OF THE STATE OF ILLINOIS, for and on	) NO.	2018 L 050110
behalf of the People of the State of Illinois,)	
	) Job No.:	R-90-002-11
Plaintiff,)	
	)	Condemnation
v.)	
	) Calendar	3
Hazel Property Group, L.L.C., an Illinois limited liability)	
Company; Bond Drug Company of Illinois, LLC;	) Parcel No.:	OLD 0003
Advance Stores Company, Incorporated; Centier Bank;	)	OLD 0003 TE
Non-Record Claimants and Unknown Owners, Generally,)	
)	
Defendants.	)	JURY DEMAND

AGREED FINAL JUDGMENT ORDER ON SETTLEMENT

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

All defendants to this cause have been served by process as provided by statute or have appeared or have been defaulted; IDOT has appeared by Kwame Keoni, Attorney General of the State of Illinois, and Vincent D. Pinelli and Christopher J. Hales, Special Assistant Attorneys General; Defendant Hazel Property Group, L.L.C., an Illinois Limited Liability Company (herein "Hazel Property Group"), by Lauren E. Ryan of Ryan & Ryan Law, P.C; and Defendant Centier Bank (herein "Centier Bank") (collectively "Defendants"), by Greg A. Bouwer of Koransky, Bouwer & Poracky, P.C.:

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

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The legal description of the subject property is attached to this Order as Exhibits A and B (herein collectively the "Subject Property").

That on August 15, 2018, 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 statute, that the preliminary just compensation for the taking of Defendant's property was \$175,000. Pursuant to that Order, IDOT deposited \$175,000 with the Cook County Treasurer on or about November 5, 2018, and this Court then ordered on November 20, 2018, that IDOT be vested with fee simple title to Parcel No. 0LD-0003 and be vested with a five-year temporary construction easement to Parcel No. 0LD-0003 TE and authorized IDOT to take immediate possession of both properties.

The parties hereunder have now reported to the Court that they have agreed and stipulated to a settlement in this cause which fixes the final amount of just compensation for the taking of the Subject Property and any damages caused by the taking at \$167,500. The Stipulation of Settlement has been filed and made part of the record in this case. The Defendants have waived their right to a jury trial and any right to interest from IDOT on the award, IDOT has waived its right to a jury trial, and all parties have waived their right to appeal.

THE COURT THEREFORE ORDERS, ADJUDGES AND DECREES THAT:

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. Final Just Compensation for the taking of the Subject Property is as follows:

To: Hazel Property Group.

Fee Simple taking of OHS 0003	\$67,300
Damages to Remainder	\$99,700
<u>Temporary Easement</u>	<u>\$500</u>
Total Just Compensation	\$167,500

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3. The amount of preliminary just compensation award in excess of the final just compensation award to be refunded to IDOT by Hazel Property Group is as follows:

To: Treasurer-State of Illinois \$7,500

The amount of \$167,500 is the entire value for the total and final Just Compensation for the taking of the Subject Property and for any damage to the remainder thereof, inclusive of interest, and judgment is so entered in this matter.

IT IS FURTHER HEREBY ORDERED AND ADJUDGED that the orders defaulting Defendants Bond Drug Company of Illinois, L.L.C., Advance Stores Company, and Unknown Owners & Non-Record Claimants be and the same are hereby confirmed. Having failed to appear, any and all claims that Defendants Bond Drug Company of Illinois, L.L.C., Advance Stores Company, and Unknown Owners & Non-Record Claimants may have been able to bring for an interest in the just compensation award or any other monetary award that could have been made by the Court are dismissed with prejudice. *8001*

IT IS FURTHER HEREBY ORDERED AND ADJUDGED that the Order Vesting Title effective on November 20, 2018, authorizing IDOT to take immediate possession of Parcel Nos. 0LD 003 and 0LD 0003 TE is hereby confirmed.

IT IS FURTHER HEREBY ORDERED AND ADJUDGED that within forty-five days (45) following the entry of this Order, Hazel Property Group will refund the sum of \$7,500 by delivering to counsel of record for IDOT in this case, a certified or cashier's check in that amount made payable to the Treasurer-State of Illinois. Upon receipt of the check or money order, counsel of record for IDOT will execute a document acknowledging receipt of the \$7,500 and will move for the entry of the appropriate Satisfaction of Judgment Order regarding both the final just compensation and satisfaction of the refund to IDOT.

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IT IS FURTHER HEREBY ORDERED AND ADJUDGED that the court retains jurisdiction to effectuate the agreement herein and to otherwise enforce its terms; adjudicate attorney's liens, if any; approve any additional disbursement of funds; enter an order of satisfaction of judgment and any other related matters;

4304
9-29-22

IT IS FURTHER HEREBY ORDERED that all future dates are hereby stricken.

Judge Daniel P. Duffy

SEP 12 2022
Circuit Court - 2103

Vincent D. Pinelli
Christopher J. Hales
Special Assistant Attorneys General
BURKE BURNS & PINELLI, LTD:
70 West Madison Street
Suite 4300
Chicago, Illinois 60602
(312) 541-8600
Firm: 29282

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.
IRIS Y. MARTINEZ SEP 14 2022
Date: IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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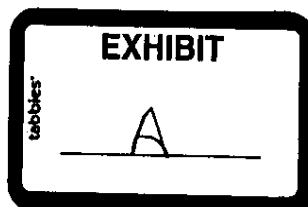
Route: Pulaski Road
 Section: 01-00026-01-WR
 Job No.: R-90-002-11
 County: Cook
 Parcel: 0LD0003
 Sta. 95+32.15 to
 Sta. 510+94.13
 Index No.: 31-02-110-001
 31-02-110-002

Property

That part of Lots 1 and 2 in Hazel Crest Plaza, being a subdivision of the South 418.00 feet of the North 468.00 feet of the East 418.00 feet of the West 468.00 feet of the West half of the Northwest quarter of Section 2, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded April 1, 1996 as Document 96245862 in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Beginning at the Northwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 89 degrees 26 minutes 32 seconds East along the North line of said Lot 1, a distance of 252.10 feet to the Northeast corner of said Lot 1; thence South 00 degrees 33 minutes 35 seconds East along the East line of said Lot 1, a distance of 7.00 feet; thence South 89 degrees 26 minutes 32 seconds West, a distance of 192.15 feet; thence South 80 degrees 14 minutes 08 seconds West, a distance of 32.49 feet; thence South 38 degrees 05 minutes 19 seconds West, a distance of 34.09 feet; thence South 00 degrees 52 minutes 29 seconds East, a distance of 378.71 feet to a point on the South line of said Lot 2; thence South 89 degrees 26 minutes 32 seconds West along the South line of said Lot 2, a distance of 6.00 feet to the Southwest corner of said Lot 2; thence North 00 degrees 52 minutes 29 seconds West along the West line of said Lots 2 and 1, a distance of 418.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.108 Acres, more or less.



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JUL 29 2016 *ML*

PLATS & LEGALS

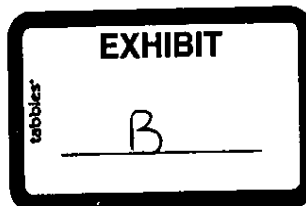
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Route: Pulaski Road
 Section: 01-00026-01-WR
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Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 33 minutes 35 seconds East along the East line of said Lot 1, a distance of 7.00 feet to the point of beginning; thence continuing South 00 degrees 33 minutes 35 seconds East along said East line, a distance of 5.00 feet; thence South 89 degrees 26 minutes 32 seconds West, a distance of 34.13 feet; thence North 00 degrees 33 minutes 28 seconds West, a distance of 5.00 feet; thence North 89 degrees 26 minutes 32 seconds East, a distance of 34.13 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.004 Acres, (171 square feet), more or less.



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 SEP 28 2016 *[Signature]*
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