

# 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 BEHALF  
OF THE PEOPLE OF THE STATE OF ILLINOIS,

Plaintiff,

v.

CHICAGO TITLE LAND TRUST COMPANY AS  
SUCCESSOR TO SOUTH HOLLAND TRUST &  
SAVINGS BANK, AS TRUSTEE UNDER THE  
PROVISIONS OF A TRUST AGREEMENT DATED  
THE 2ND OF JUNE, 2000, KNOWN AS TRUST  
NUMBER 12038; COOK COUNTY TREASURER;  
AND UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS, generally,

Defendants.

Case No.



Doc# 2228513210 Fee \$88.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 10/12/2022 11:40 AM PG: 1 OF 6

## FINAL JUDGMENT ORDER

Property Address: 14920 South Wood Street, Harvey, Cook County, Illinois, 60426

Property PIN: 29-107-418-021.

### Prepared by and mail to:

Atty. No.: 41812  
Name: Amanda 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)

# 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 BEHALF )  
OF THE PEOPLE OF THE STATE OF ILLINOIS, )

Plaintiff, )

v. )

CHICAGO TITLE LAND TRUST COMPANY AS )  
SUCCESSOR TO SOUTH HOLLAND TRUST & )  
SAVINGS BANK, AS TRUSTEE UNDER THE )  
PROVISIONS OF A TRUST AGREEMENT DATED )  
THE 2ND OF JUNE, 2000, KNOWN AS TRUST )  
NUMBER 12038- COOK COUNTY TREASURER; )  
AND UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, generally, )

Defendants. )

) Calendar 3

) Case No. 2021 L 050479

) Condemnation

) Parcel 0L73164TE

) Job No. R-90-011-14

) JURY DEMAND

### FINAL JUDGMENT ORDER

This matter coming to be heard on the Complaint to Condemn filed on November 8, 2021, by the Department of Transportation of the State of Illinois (the "Department") to acquire a temporary easement for construction purposes for a period not to exceed five (5) years, or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel 0L73164TE, commencing on July 19, 2022, and to ascertain the just compensation to be paid for this acquisition, the Court having been fully advised in the premises:

#### HEREBY FINDS

1. The Department is represented by Kwame Raoul, Attorney General of the State of Illinois, and Amanda Ripp, Special Assistant Attorney General c/o Walker Wilcox Matousek, LLP, One North Franklin Street, Suite 3200, Chicago Illinois 60606.
2. Defendant Cook Country Treasurer is represented by Ares G. Dalianis of the law firm Koga Ndikum-Moffor Franczek P.C., located at 300 South Wacker Drive, Suite 3400 Chicago, IL 60606.

# UNOFFICIAL COPY

3. IDOT filed this condemnation suit on October 28, 2021, as part of its roadway project to improve South Wood Street from 141<sup>st</sup> Street to 161<sup>st</sup> Street in Harvey. IDOT seeks to renew a temporary easement referred to as Parcel 0L73164TE from property located on South Wood Street, with common address 14920 South Wood Street, in Harvey (the "Subject Property").

4. Parcel 0L73164TE is part of a larger parcel located at 14920 South Wood Street in Harvey, Cook County, Illinois ("Subject Property").

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

6. On March 16, 2022, the Court entered an order defaulting Unknown Owners and Non-Record Claimants.

7. On August 3, 2022, the Court entered an order defaulting defendants Chicago Title Land Trust Company as successor to South Holland Trust & Savings Bank, as Trustee under the provisions of a Trust Agreement dated the 2nd of June, 2000, known as Trust NO. 12038 and Claudia McClain.

8. Pursuant to the Department's Motion for Immediate Vesting of Title, on January 20, 2022, this Court entered an order determining preliminary compensation to be \$350.00 as to Parcel 0L73164TE, and the Department deposited this amount with the County Treasurer of Cook County on March 9, 2022.

9. On March 16, 2022, the Court entered an Order Vesting Title that vested the Department to a temporary easement for construction purposes for a period not to exceed five (5) years, or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel 0L73164TE, and was authorized to take possession of said Parcel commencing on July 19, 2022.

# UNOFFICIAL COPY

10. On August 16, 2022, the Department having filed a Motion for Summary Judgment regarding the amount of final just compensation. On August 23, 2022, the Court having granted the Department's Motion for Summary Judgment regarding the amount of final just compensation and found the amount of final compensation to be \$350.00.

**IT IS THEREFORE 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, including costs to cure, whether claimed or unclaimed, arising out of the temporary easement to Parcel No. 0L73164TE, commencing on July 19, 2022, as said real property being fully described in the attached Exhibit A, is THREE HUNDRED FIFTY DOLLARS (\$350.00).

B. The Final Judgment Order entered on today's date in the amount of \$350.00 as full and just compensation for acquisition of Parcel 0L73164TE be and the same is hereby declared satisfied and the judgment entered on today's date against the Plaintiff is hereby released.

C. The Order Vesting Title entered on March 19, 2022, vesting Plaintiff with a temporary easement to Parcel 0L73164TE and authorizing Plaintiff to take possession of said Parcel commencing on July 19, 2022, is hereby confirmed.

D. The Order granting the Motion for Summary Judgment regarding the amount of just compensation entered on August 23, 2022, is confirmed in all respects.

E. This Court shall maintain jurisdiction to enforce this order and to adjudicate the distribution of the final just compensation.

# UNOFFICIAL COPY

F. This is a final judgment order and there is no just reason for delaying either enforcement or appeal or both of this order. *9208*

**ENTERED**  
Judge Daniel Duffv-2103  
**AUG 30 2022**  
IRIS Y. MARTINEZ  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL

ENTER:

*[Handwritten Signature]*  
2103  
Judge

Date:

Order Prepared By:  
Amanda Ripp, Esq.  
Special Assistants Attorney General  
Walker Wilcox Matousek LLP  
One North Franklin, Suite 3200  
Chicago, IL 60606  
(312) 244-6700  
Firm ID 41812

Acknowledged by:

*Ares Dalianis* Delinquent Taxes Due from Compensation Award

Ares G. Dalianis  
Franczek P.C.  
3300 S. Wacker Dr., Suite 340  
Chicago, IL 60606  
[agd@franczek.com](mailto:agd@franczek.com)  
*Counsel for Cook County Treasurer*

(File: 02475302.DOCX / )

I hereby certify that the document to which this certification is affixed is a true copy.  
Date: **IRIS Y. MARTINEZ SEP 2**  
IRIS Y. MARTINEZ  
Clerk of the Circuit Court  
of Cook County, IL



# UNOFFICIAL COPY

## EXHIBIT A

Route : Wood Street  
 County : Cook  
 Job No. : R-90-011-14  
 Parcel : OL73164TE  
 Sta. : 186+56.62 TO 189+94.68  
 Index No.: 29-07-418-021

That part of the South 1/2 of lot 10 and all of lot 11 in block 163 in Harvey in the South 1/2 of the South East 1/4 and the South East 1/4 of the South West 1/4 of section 7, township 36 North, range 14 East of the third principal meridian, according to the Plat thereof, recorded on May 07, 1891, as document number 1464495, in Cook County, Illinois, bearings and distances based on the Illinois state plane coordinate system, East zone, NAD 83 (2011 adjustment), with a combined factor of 0.99998346, being bounded as follows:

Commencing at the Southeast corner of said lot 11; thence South 89 degrees 40 minutes 55 seconds West along the South line of said lot 11, 4.25 feet to the point of beginning; thence South 89 degrees 40 minutes 55 seconds West continuing along said South line, 17.75 feet; thence North 00 degrees 45 minutes 50 seconds West 8.76 feet; thence North 89 degrees 14 minutes 10 seconds East, 10.05 feet; thence North 00 degrees 45 minutes 50 seconds West, 24.85 feet; thence South 89 degrees 14 minutes 10 seconds West, 5.05 feet; thence North 00 degrees 45 minutes 50 seconds West, 3.85 feet to the North line of said South half of lot 10; thence North 89 degrees 40 minutes 55 seconds East along said North line, 12.75 feet; thence South 00 degrees 45 minutes 50 seconds East, 37.50 feet to the point of beginning.

Said parcel contains 396 square feet, or 0.009 acres more or less.

**APPROVED**

By William Wright at 2:28 pm, Mar 19, 2021