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Karen A. Yarbrough
Cook County Clerk
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**DOCUMENT
RECORDING COVER
SHEET**

IDOT

v.

**55 COUNTRYSIDE
PROPERTY, LLC**

Parcel 0M90004TE

**Document Name: AGREED FINAL JUDGMENT, SATISFACTION
AND RELEASE ORDER**

Date Entered: December 6, 2022

PIN(s): 18-08-406-001

Property Address: 1422 W. 55th Street, Countryside, IL 60525

Prepared by/ Return to:

Attorney No.: 49351

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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,

55 COUNTRYSIDE PROPERTY, LLC; CLUB
CUBANO CIGARS, INC.; JGCPA LENDERS,
LLC; SPEED LANE PETROLEUM, INC.;
MEHDI FARKOHLIAN, INDIVIDUALLY, AND
D/B/A SPEED LANE SHELL, AND
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,

Defendants.

Case No. 2021 L 050037

Calendar 3

Condemnation

Parcel 0M90004TE

Job No. R-90-015-17

AGREED FINAL JUDGMENT, SATISFACTION AND RELEASE ORDER

This matter comes before the Court on Plaintiff's Complaint to Condemn certain real property for construction purposes, as more fully set forth in the Complaint. Plaintiff appears by Lisa Madigan, Attorney General of the State of Illinois, and Michele S. Gonzales, Special Assistant Attorney General.

All Defendants to this proceeding have been served with process as provided by statute or have entered their appearances. The property owner, 55 COUNTRYSIDE PROPERTY, LLC, appeared through the law firm Akram Zanyed and Associates on March 18, 2021. Defendant CLUB CUBANO CIGARS, INC. was served on June 21, 2021 and an order of default was entered against it on August 23, 2021. The mortgagee, Defendant JGCPA LENDERS, LLC, voluntarily dismissed based on its disclaimer of interest on March 31, 2021. Defendant SPEED LANE PETROLEUM, INC. was served pursuant to leave of Court via the Secretary of State on June 14, 2021, and was voluntarily dismissed based on its disclaimer of interest by an order entered on August 23, 2021. Defendant MEHDI FARKOHLIAN, INDIVIDUALLY, AND D/B/A SPEED LANE SHELL was voluntarily dismissed based on its disclaimer of interest by an order entered on June 30, 2021. An order of default was entered against Defendants, Unknown Owners and Non-Record Claimants on March 31, 2021. This Court has jurisdiction over the subject matter of this proceeding and over all parties.

The parties are in agreement and the demand for trial by jury has been waived by Plaintiff and all Defendants.

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This Court, having heard and considered the evidence and the representations of counsel, and pursuant to the parties' Stipulation for Agreed Final Judgment, Satisfaction and Release Order, NOW HEREBY FINDS that:

1. The owner (hereafter, "Property Owner") of Parcel 0M90004TE, which is legally described in Exhibit A attached hereto and incorporated herein, is:

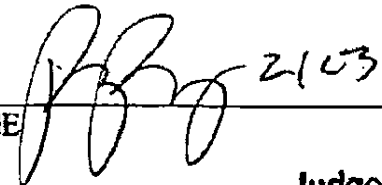
55 COUNTRYSIDE PROPERTY, LLC.

2. Plaintiff moved for the immediate vesting of title to Parcel 0M90004TE pursuant to the statutes thereto appertaining and on March 29, 2021, with the parties being in agreement, the Court entered an order setting the agreed Preliminary Just Compensation award at \$5,200.00.
3. On June 14, 2021, Plaintiff deposited with the County Treasurer the sum so found to be the agreed Preliminary Just Compensation award. On August 9, 2021, the Court ordered that Plaintiff is vested with a temporary easement for construction purposes over, across, and upon Parcel 0M90004TE for a period of five (5) years or until completion of construction, whichever occurs first, and authorized Plaintiff to take immediate possession thereof.
4. The Property Owner is entitled to receive the sum of \$5,200.00 (Five-Thousand-Two-Hundred Dollars and No Cents) as the agreed full and Final Just Compensation for the taking of a temporary easement for construction purposes over, across, and upon Parcel 0M90004TE, including any and all diminution damages relating thereto, and **JUDGMENT IS HEREBY ENTERED IN THAT AMOUNT.** This agreed Final Just Compensation amount includes any and all claims for interest due from Plaintiff to Defendants.

THE COURT FURTHER ORDERS, ADJUDGES AND DECREES that the order of August 9, 2021, vesting Plaintiff with a temporary easement for construction purposes over, across, and upon Parce 0M90004TE is confirmed.

THE COURT FURTHER ORDERS, ADJUDGES AND DECREES that no further monies need be deposited and the judgment entered today in the amount of \$5,200.00 as the agreed full and Final Just Compensation for the taking of Parcel 0M90004TE be, and the same is hereby, declared satisfied and the judgment entered against Plaintiff is hereby released. EWD
9381

ENTERED:

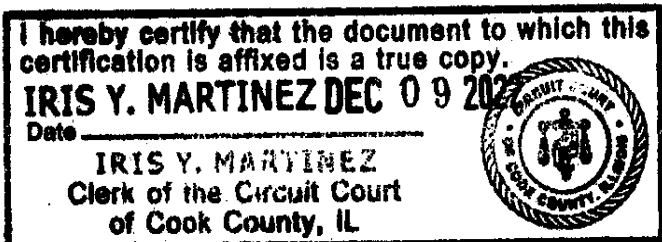


JUDGE

Judge Daniel P. Duffy

DEC 06 2022

Circuit Court - 2103



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EXHIBIT A

Route: 55th Street/Wolf Rd. to Brainard Ave.
County: Cook
Job No.: R-90-015-17
Parcel: 0M90004TE
Sta.: 105+21.00 TO 105+61.00
Index No.: 18-08 406 001

That part of Lot 67 in Robert Bartlett's LaGrange Highlands Unit number 1, a subdivision of the South half of the West half of the Southeast quarter of Section 8, Township 38 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof, recorded on December 17, 1945, as document number 13680367, in Cook County, Illinois, bearings and distances based on the Illinois state plane coordinate system, East zone, MAD 83 (2011 adjustment), with a combined factor of 0.99996469, described as follows:

Commencing at the Southwest corner of said Lot 67; thence North 87 degrees 54 seconds 18 seconds East, along the North right of way line of 55th Street, dedicated by document number 11200322, recorded on February 16, 1933, 49.50 feet for a point of beginning; thence North 02 degrees 04 minutes 39 seconds West, 10.00 feet; thence North 87 degrees 54 minutes 18 seconds East, 40.00 feet; thence South 02 degrees 04 minutes 39 seconds East, 10.00 to said South right of way line; thence South 87 degrees 54 minutes 18 seconds West, along said South right of way line, 40.00 feet to the point of beginning.

Said parcel contains 399.75 square feet, or 0.009 acres, more or less

Cook County Clerk's Office