

UNOFFICIAL COPY



2301140141

Doc# 2301140141 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/11/2023 12:32 PM PG: 1 OF 7

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

Department of Transportation, State of
Illinois, *etc.*, Plaintiff,

v.

Plaza Del Prado IL, LLC, an Illinois
Limited Liability Company, *et al.*,
Defendants

Case No. 2019L050670

FINAL JUDGMENT ORDER

Property Address: 2709-2775 Pingten Road, Glenview, Cook County, Illinois

PIN: 04-21-102-009 & 04-21-102-010

Return to:

James R. Carr
Special Assistant Attorney General
CARR LAW FIRM LLC
1909 W. Division Street, Unit 3F
(312) 543-8486
jcarr@jcarrlawfirm.com

S Y
P 7
S Y-1
SCN
INT EK

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,)	Case No. 2019L050670
)	
Plaintiff,)	CALENDAR 3
)	
PLAZA DEL PRADO IL, LLC, an Illinois Limited)	
Liability Company; JPMorgan Chase & Co., Successor)	
to Charter Glenbrook Bancorportion, Inc; SUBWAY)	
REAL ESTATE CORP; JEWEL FOOD STORES, INC;)	Condemnation
MCDONALD'S CORPORATION; PETCO ANIMAL)	
SUPPLIES STORES, INC; LADLE & THE TRAMP,)	Parcel 0M40002
LLC; JPMORGAN CHASE BANK, N.A.; UNKNOWN)	
OWNERS and NON-RECORD CLAIMANTS,)	Job No. R-90-003-18
generally,)	
)	JURY DEMAND
Defendants.)	

FINAL JUDGMENT ORDER

This cause coming to be heard on the Complaint for Condemnation filed by The Department of Transportation of the State of Illinois ("*Department*") to acquire the full fee simple title to the real property designated as Parcel 0M40002, and to ascertain the just compensation to be paid for this acquisition, and on the Stipulation and Settlement Agreement, and the Court having been duly advised in the premises,

THE COURT HEREBY FINDS:

1. The Department is represented by Kwame Raoul, Attorney General of the State of Illinois, by James R. Carr, Special Assistant Attorney General, Carr Law Firm LLC, 221 W. Hubbard Street, Suite 1103, Chicago, Illinois.
2. Plaza Del Prado IL, LLC is represented in this action by Rachel K. Robert, Esq., Day & Robert, PC, 300 E. Fifth Avenue, Suite 365, Naperville, Illinois.

UNOFFICIAL COPY

3. The Department and Plaza Del Prado IL, LLC (together the "*Parties*") have entered into a Stipulation and Settlement Agreement, which has been filed with the Clerk of the Circuit Court. The Parties waive their right to a trial by jury, incorporate the terms of the Stipulation and Settlement Agreement into this Final Judgment Order by reference, and consent to the entry of this Final Judgment Order.

4. On October 30, 2019, the Department filed a Complaint For Condemnation in this case ("*Complaint*") to acquire the full fee simple title to the real property designated as Parcel 0M40002 and to ascertain the just compensation to be paid for this acquisition.

5. Parcel 0M40002 is part of a larger parcel located at 2709-2775 Pfingsten Road, Glenview, Illinois ("*Subject Property*").

6. On October 30, 2019, when the Complaint was filed, Plaza Del Prado IL, LLC owned fee simple title to the Subject Property, including but not limited to Parcel 0M40002.

7. Pursuant to the Department's Motion for Immediate Vesting of Title, this Court entered an Order on March 12, 2020 determining the preliminary just compensation for the taking of Parcel 0M40002 and for any and all claims for damage to the remainder, whether claimed or unclaimed, to be SIXTY THOUSAND DOLLARS (\$60,000.00).

8. On or about May 11, 2020, the Department deposited the preliminary just compensation amount of \$60,000.00 with the Cook County Treasurer.

9. On May 22, 2020, the Court entered an order vesting the Department with a fee simple interest in Parcel 0M40002 and authorizing the Department to take possession of Parcel 0M40002 and exercise all property rights vested in the Department therein.

10. All defendants in this action have been served with process, and the Court has jurisdiction of the subject matter of this proceeding and all parties.

UNOFFICIAL COPY

11. On March 12, 2020, defendant, Ladle & The Tramp, LLC, was dismissed pursuant to its disclaimer of interest in Parcel 0M40002 and in the proceeds of this condemnation action.
12. On September 28, 2020, defendant, McDonald's Corporation, was dismissed pursuant to its disclaimer of interest in Parcel 0M40002 and in the proceeds of this condemnation action.
13. On September 28, 2020, default judgments were entered in these proceedings against the defendants, Jewel Food Stores, Inc., Subway Real Estate Corp., and Petco Animal Supplies Stores, Inc.
14. On October 26, 2020, a default judgment was entered in these proceedings against the defendants, Unknown Owners and Non-Record Claimants.
15. On June 16, 2022, defendant, JPMorgan Chase Bank, N.A., was dismissed pursuant to its disclaimer of interest in Parcel 0M40002 and in the proceeds of this condemnation action..
16. The full and final just compensation for the taking of the full fee simple interest in Parcel 0M40002, as agreed upon by the Parties to the Stipulation and Settlement Agreement, including compensation for the property rights being taken and for any or all damage to the remainder, including costs to cure, whether claimed or unclaimed, arising out of the taking is SIXTY THOUSAND DOLLARS (\$60,000.00).
17. The Department, having previously deposited the full and final just compensation with the Cook County Treasurer, as set forth above, shall be entitled to a Satisfaction and Release of Judgment upon entry of this Final Judgment Order.
18. The Parties have waived any claims for payment of costs and attorneys' fees.

UNOFFICIAL COPY

19. Plaza Del Prado IL, LLC has waived any claim for interest, statutory or otherwise.

20. The Parties have agreed not to appeal this Final Judgment 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 or all damage to the remainder, including costs to cure, whether claimed or unclaimed, arising out of the taking and for statutory interest thereon is SIXTY THOUSAND DOLLARS (\$60,000.00).

B. The Department's deposit of \$60,000.00 with the Cook County Treasurer on May 11, 2020 satisfies the award provision of this Final Judgment Order in full, and the final judgment entered herein against the Department is declared satisfied and is hereby released. 801
9381

C. The Order Vesting Title, which was entered herein on May 22, 2019, is confirmed in respect to the full fee simple interest acquired by the Department in Parcel 0M40002.

D. This is a final judgment order, and there is no just reason for delaying enforcement or appeal of this order. 9208

E. Exhibit A below is the legal description of Parcel 0M40002.

EXHIBIT A

Parcel 0M40002

Part of Lot 1 in Willow - Pfingsten Subdivision according to the plat thereof recorded March 17, 1977, as Document Number 23853480 in the Office of the Recorder, Cook County, Illinois, being a subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 42 North, Range 12 East, of the Third Principal Meridian, Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99996252665, described as follows:

UNOFFICIAL COPY

Commencing at the northwestern corner of said Lot 1 in said Willow - Pfingsten Subdivision; thence South 89 degrees 52 minutes 33 seconds East along the northern line of said Lot 1, a distance of 30.00 feet to the eastern corner of the 450 square foot tract of land deeded to the State of Illinois per Condemnation Case No. 69 L 15165, said point also being the Point of Beginning; thence continuing South 89 degrees 52 minutes 33 seconds East along the northern line of said Lot 1 a distance of 359.16 feet; thence South 00 degrees 06 minutes 52 seconds West 5.16 feet; thence North 89 degrees 53 minutes 08 seconds West 364.39 feet to a point on the southeastern line of the aforesaid 450 square foot tract of land deeded to the State of Illinois; thence North 45 degrees 10 minutes 17 seconds East along the southeastern line of the aforesaid 450 square foot tract of land deeded to the State of Illinois a distance of 7.39 feet to the Point of Beginning.

Said parcel containing 0.043 Acres, more or less.

P.I.N.s 04-21-102-009 & 04-21-102-010

Address: 10912 Pfingsten Road, Glenview, Illinois

Judge Daniel Davis - 7103
NOV 17 2022
IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

Dated:

ENTER:

[Handwritten Signature]
JUDGE

ACCEPTED AND AGREED:

DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS

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

By: *[Handwritten Signature]*
James R. Carr
Special Assistant Attorney General

PLAZA DEL PRADO IL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: *[Handwritten Signature]*
Raphel K. Robert, Esq.
Day & Robert, PC

I hereby certify that the document to which this certification is affixed is a true copy.
IRIS Y. MARTINEZ NOV 21 2022
Date
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



UNOFFICIAL COPY

Order prepared by:

James R. Carr
Special Assistant Attorney General
CARR LAW FIRM, LLC (#59393)
1909 W. Division Street, Unit 3F
Chicago, IL 60622
(312) 433-8486
jcarr@jczlawfirm.com

I hereby certify that the document to which this certification is affixed is a true copy.
IRIS Y. MARTINEZ NOV 21 2011
Date
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

