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Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2023 11:39 AM Pg: 1 of 7

**DOCUMENT
RECORDING COVER
SHEET**

IDOT

v.

SABEEN HOSPITALITY, LLC

**Parcels 0M30003, 0M30003FE &
0M30003TE**

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

Date Entered: March 7, 2023

PIN(s): 08-23-200-043

**Property Address: 1900 Oakton Street
Elk Grove Village, Illinois 60007**

Prepared by/ Return to:

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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,

v.

SABEEN HOSPITALITY, LLC; SAUK
VALLEY BANK & TRUST CO.; 1800
OAKTON EG, LLC; STATE OF ILLINOIS
DEPARTMENT OF REVENUE; COOK
COUNTY TREASURER; HIBACHI GRILL
ASIAN BUFFET; WHITE CASTLE SYSTEM,
INC.; and UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS,

Defendants.

Case No. 2019 L 050783

Calendar 3

Condemnation

Parcels 0M30003, 0M30003PE &
0M30003TE

Job No. R-90-10-016

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 Kwame Raoul, 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, SABEEN HOSPITALITY, LLC, was served on January 9, 2020. The mortgagee, Defendant SAUK VALLEY BANK & TRUST CO., was served on January 17, 2020, and an order of default was entered against it on September 15, 2020. Defendant 1800 OAKTON EG, LLC was served on February 25, 2020, and was voluntarily dismissed based on its disclaimer of interest by an order entered on January 24, 2022. Defendant the STATE OF ILLINOIS DEPARTMENT OF REVENUE was served on January 6, 2020. Defendant COOK COUNTY TREASURER was served on January 3, 2020, and Assistant State's Attorney Alvin Portis filed an appearance on its behalf on June 15, 2020. Defendant HIBACHI GRILL ASIAN BUFFET was added as a Defendant in the First Amendment to the Complaint for Condemnation, was served on October 21, 2021 and an order of default was entered against it on February 22, 2022. Defendant WHITE CASTLE SYSTEM, INC. was added as a Defendant in the First Amendment to the Complaint for Condemnation, was served on September 23, 2021, and an order of default was entered against it on December 21, 2021. An order of default was entered against Defendants, Unknown Owners and Non-Record Claimants on September 15, 2020. This Court has jurisdiction over the subject matter of this proceeding and over all parties.

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

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 and interested parties (hereafter, "Interested Parties") of Parcels OM30003, OM30003PE & OM30003TE, which are legally described in Exhibits A, B, and C attached hereto and incorporated herein, are:
 - (a) SABEEN HOSPITALITY, LLC;
 - (b) STATE OF ILLINOIS DEPARTMENT OF REVENUE; and
 - (c) COOK COUNTY TREASURER.
2. Plaintiff moved for the immediate vesting of title to Parcels OM30003, OM30003PE & OM30003TE pursuant to the statutes thereto appertaining and on March 10, 2020, with the parties being in agreement, the Court entered an order setting the agreed Preliminary Just Compensation award at \$31,000.00.
3. On May 11, 2020, Plaintiff deposited with the County Treasurer the sum so found to be the agreed Preliminary Just Compensation award. On June 8, 2020, the Court ordered that Plaintiff is vested with fee simple title to Parcel OM30003 and with a permanent easement over, across, and upon real property designated as Parcel OM30003PE, and a temporary easement for construction purposes over, across, and upon Parcel OM30003TE for a period of five (5) years or 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 \$31,000.00 (Thirty-One-Thousand Dollars and No Cents) as the agreed full and Final Just Compensation for the taking of Parcels OM30003, OM30003PE & OM30003TE, apportioned as follows: \$12,540.00 for the taking of fee simple title to Parcel OM30003 and \$10,780.00 for damages to the remainder; \$2,680.00 for the taking of a permanent easement over, across, and upon real property designated as Parcel OM30003PE; and \$5,000.00 for the taking of a temporary easement for construction purposes over, across, and upon Parcel OM30003TE, 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.

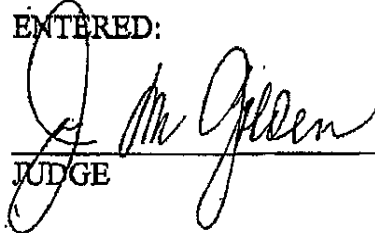
THE COURT FURTHER ORDERS, ADJUDGES AND DECREES that the order of June 8, 2020, vesting Plaintiff with fee simple title to Parcel OM30003, with a permanent easement over, across, and upon real property designated as Parcel OM30003PE, and a temporary easement for construction purposes over, across, and upon Parcel OM30003TE is confirmed.

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THE COURT FURTHER ORDERS, ADJUDGES AND DECREES that no further monies need be deposited and the judgment entered today in the amount of \$31,000.00, as the agreed full and Final Just Compensation for the taking of Parcels 0M30003, 0M30003PE and 0M30003TE be, and the same is hereby, declared satisfied and the judgment entered against Plaintiff is hereby released.

907
9821

ENTERED:



JUDGE

Associate Judge Jean M. Golden

MAR 07 2023

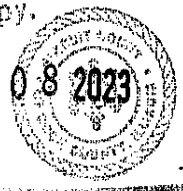
Circuit Court - 2214

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Proprietor of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.
Date IRIS Y. MARTINEZ MAR 08 2023
Date IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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Route: IL 72/IL 83
Section:
County: Cook
Job No.: R-90-010-16
Parcel No.: 0M30003
Station: 78+60.31 to 80+00.01
Index No.: 08-23-300-043

That part of Lot 3 in La Quinta Resubdivision in the Southwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1984 as Document Number 27262582, 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 0.99995970; described as follows:

Beginning at the most southerly southwest corner of said Lot 3; thence North 41 degrees 45 minutes 32 seconds West along a southwesterly line of said Lot 3, a distance of 6.95 feet; thence North 88 degrees 34 minutes 03 seconds East 139.70 feet; thence South 01 degrees 25 minutes 57 seconds East 5.30 feet to the south line of said Lot 3; thence South 88 degrees 34 minutes 03 seconds West along said south line 135.20 feet to the point of beginning.

Said parcel containing 0.017 Acres, more or less.

EXHIBIT A

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PLATS & LEGALS

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Route: IL 72/IL 83
Section:
County: Cook
Job No.: R-90-010-16
Parcel No.: 0M30003PE
Station: 81+73.88 to 82+07.02
Index No.: 08-23-300-043

That part of Lot 3 in La Quinta Resubdivision in the Southwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1984 as Document Number 27262582, 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 0.99995970; described as follows:

Beginning at the southeast corner of said Lot 3; thence South 88 degrees 34 minutes 03 seconds West along the south line of said Lot 3, a distance of 33.14 feet; thence North 38 degrees 28 minutes 20 seconds East 24.05 feet to the northeasterly line of said Lot 3; thence South 45 degrees 15 minutes 46 seconds East along said northeasterly line 25.57 feet to the point of beginning.

Said parcel containing 0.007 Acres (306 square feet), more or less.

EXHIBIT B

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PLATS & LEGALS

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Route: IL 72/IL 83
 Section:
 County: Cook
 Job No.: R-90-010-16
 Parcel No.: 0M30003TE
 Station: 80+78.26 to 81+18.28
 Index No.: 08-23-300-043

That part of Lot 3 in La Quinta Resubdivision in the Southwest Quarter of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1984 as Document Number 27262582, 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 0.99995970; described as follows:

Commencing at the southeast corner of said Lot 3; thence South 88 degrees 34 minutes 03 seconds West along the south line of said Lot 3, a distance of 88.74 feet to the point of beginning; thence continuing South 88 degrees 34 minutes 03 seconds West along said south line 40.00 feet; thence North 01 degrees 25 minutes 57 seconds West 25.00 feet; thence North 88 degrees 34 minutes 03 seconds East 40.00 feet; thence South 01 degrees 25 minutes 57 seconds East 25.00 feet to the point of beginning.

Said parcel containing 0.023 Acres (1000 square feet), more or less.

EXHIBIT C

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PLATS & LEGALS