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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.

FIRST FAMILY INVESTMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 20% INTEREST AND PAGASRA REAL ESTATE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 80% INTEREST, AS TENANTS IN COMMON; HC CHICAGO LLC, AN INDIANA LIMITED LIABILITY COMPANY; CHICAGO TITLE LAND TRUST COMPANY SUCCESSOR TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 107177-00, OR ITS SUCCESSORS OR ASSIGNS BY REASON OF DOCUMENT NO. 96926551; T-MOBILE CENTRAL LLC (SUCCESSOR IN INTEREST TO VOICE STREAM GSM-1 OPERATING COMPANY); CHICAGO SMSA LIMITED PARTNERSHIP DBA VERIZON WIRELESS, OR ITS SUCCESSORS OR ASSIGNS; FIRST MIDWEST BANK; PEARLSHIRE EMBASSY, LLC; HC MEZZ LLC; PEARLSHIRE SCHAUMBURG, LLC; CUSTOM CABINET SOURCE, INC.; AND UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, generally,

Defendants.



Doc# 2308140018 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 03/22/2023 11:45 AM PG: 1 OF 8

Case No. 2019 L 050527

FINAL JUDGMENT ORDER

Property Address: 1939 North Meacham Road, Schaumburg, Cook County, Illinois 60173

Property PIN: 07-01-101-007

Prepared by:

Name: Amanda J. Ripp, Special Assistant Attorney General (#6243737)
Atty. for: Plaintiff
Address: Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200
City/State/Zip: Chicago, Illinois 60606
Phone: 312.244.6700
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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.)

FIRST FAMILY INVESTMENT, LLC, AN ILLINOIS)
LIMITED LIABILITY COMPANY, AS TO AN)
UNDIVIDED 20% INTEREST AND BAGASRA)
REAL ESTATE, LLC, AN ILLINOIS LIMITED)
LIABILITY COMPANY, AS TO AN UNDIVIDED)
80% INTEREST, AS TENANTS IN COMMON; HC)
CHICAGO LLC, AN INDIANA LIMITED LIABILITY)
COMPANY; CHICAGO TITLE LAND TRUST)
COMPANY SUCCESSOR TO AMERICAN)
NATIONAL BANK AND TRUST COMPANY OF)
CHICAGO AS TRUSTEE UNDER TRUST NO.)
107177-00, OR ITS SUCCESSORS OR ASSIGNS BY)
REASON OF DOCUMENT NO. 96920551; T-)
MOBILE CENTRAL LLC (SUCCESSOR IN)
INTEREST TO VOICE STREAM GSM-1)
OPERATING COMPANY); CHICAGO SMSA)
LIMITED PARTNERSHIP DBA VERIZON)
WIRELESS, OR ITS SUCCESSORS OR ASSIGNS;)
FIRST MIDWEST BANK; PEARLSHIRE EMBASSY,)
LLC; HC MEZZ LLC; PEARLSHIRE)
SCHAUMBURG, LLC; CUSTOM CABINET)
SOURCE, INC.; AND UNKNOWN OWNERS AND)
NON-RECORD CLAIMANTS, generally,)

Defendants.)

Case No. 2019 L 050527

Condemnation

Parcel 0L50003
0L50003TE

Job No. R-90-021-16

JURY DEMAND

AGREED FINAL JUDGMENT ORDER

This matter coming to be heard on the Complaint for Condemnation filed by the Department of Transportation of the State of Illinois ("IDOT") to acquire full fee simple title for public highway purposes to real property designated as Parcel 0L50003, legally described in Exhibit A; a temporary easement for construction purposes for a period not to exceed five years,

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or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel 0L50003TE, legally described in Exhibit B; and to ascertain the just compensation to be paid for these acquisitions, the Court, having been fully advised on the premises,

HEREBY FINDS:

1. IDOT is represented by Kwame Raoul, Attorney General of the State of Illinois, and by Amanda J. Ripp, Special Assistant Attorney General, Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200, Chicago, Illinois 60606.
2. Defendants First Family Investment, LLC, and Bagasra Real Estate, LLC ("Owner LLCs") are represented by Laura E. Ryan, of Ryan & Ryan Law, LLC, 9501 West Devon Avenue, Suite 300, Rosemont, IL 60018.
3. Defendant Old National Bank, a successor by merger to First Midwest Bank is represented by Daniel J. Lee of Klein, Daday, Arctus & Donoghue, LLC, 1051 Perimeter Drive, #300, Schaumburg, Illinois 60173.
4. Defendant T-Mobile Central LLC is represented by Jack O. Snyder, Jr. and David Lurie of Barack Ferrazzano Kirschbaum & Nagelberg LLP, 200 West Madison Street, Suite 3900, Chicago, IL 60606.
5. T-Mobile Central LLC is not receiving any portion of the just compensation in this case.
6. Parcels 0L50003 and Parcel 0L50003TE are part of a larger parcel with a common address of 1939 Meacham Road, Schaumburg, Cook County, Illinois (the "Subject Property").
7. The Court has jurisdiction over the parties and over the Subject Property in this proceeding.

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8. The parties have entered into a Stipulation and Settlement Agreement (the "Agreement"), which has been filed with the Court. The parties waive their rights to a trial by jury, incorporate the terms of the Agreement into this Final Judgment Order, and consent to the entry of this Final Judgment Order.

9. On August 29, 2019, IDOT filed a Complaint for Condemnation to acquire Parcels 0L50003 and Parcel 0L50003TE. On August 29, 2019, the Owner LLCs owned fee simple title to the Subject Property.

10. Pursuant to IDOT's Motion for Immediate Vesting of Title, this Court entered an order on November 7, 2019, setting the preliminary just compensation at \$86,100.00.

11. On January 15, 2020, IDOT deposited the preliminary just compensation of \$86,100.00 with the Cook County Treasurer, and on January 29, 2020, the Court entered an Order Vesting Title:

12. On January 29, 2020, the Court entered default judgment against defendants Unknown Owners and Non-Record Claimants.

13. On August 11, 2020, the Court entered default judgment against the following defendants:

- a. Chicago Title Land Trust Company Successor to American National Bank and Trust Company of Chicago as Trustee under Trust No. 107177-00, or Its Successors or Assigns by Reason of Document No. 96926.51;
- b. Chicago SMSA Limited Partnership dba Verizon Wireless, or Its Successors or Assigns;
- c. Pearlshire Embassy, LLC;
- d. Pearlshire Schaumburg, LLC;
- e. HC Chicago, LLC; and
- f. Custom Cabinet Source, Inc.

14. On March 3, 2021, the Court entered default judgment against defendant HC Mezz, LLC.

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15. The full and final just compensation for the fee simple taking of Parcel 0L50003 and for a temporary easement across and upon Parcel 0L50003TE, as agreed upon by the parties in the Agreement, including compensation for the property rights being taken and for any and all damage to the remainder, whether claimed or unclaimed, arising out of the taking is \$86,100.00.

16. The parties have waived any claims for payment of costs and attorneys' fees.

17. The parties have waived any claim for interest, statutory or otherwise.

18. The parties have agreed not to appeal this 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 and all damage to the remainder, whether claimed or unclaimed, arising out of the fee simple taking of Parcel 0L50003 and a temporary easement for construction purposes for a period not to exceed five years, or until completion of construction operations, whichever occurs first, across and upon Parcel 0L50003TE, is \$86,100.00.

B. The Order Vesting Title entered on January 29, 2020, vesting Plaintiff with fee simple title to Parcel 0L50003 and a temporary easement across and upon Parcel 0L50003TE, and authorizing Plaintiff to take immediate possession of the property rights to said Parcels, is confirmed in all respects.

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C. The Final Judgment Order entered in the amount of \$86,100.00 as full and final just compensation for Parcel 0L50003 and Parcel 0L50003TE be and the same is hereby declared satisfied and the judgment entered on this day against the Plaintiff is hereby released.

8001
9281

Judge Daniel P. Duffy

DATE: JAN 31 2023

ENTER: _____


JUDGE

Circuit Court - 2103

Amanda J. Ripp
Special Assistant Attorney General
Walker Wilcox Matousek LLP
One N. Franklin Street, Suite 3200
Chicago, IL 60606
(312) 244-6700
(773) 909-9090
Atty No. 41812
aripp@walkerwilcox.com

I hereby certify that the document to which this certification is affixed is a true copy.
IRIS Y. MARTINEZ FEB 09 2023
Date _____
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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EXHIBIT A

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SEP 12 2017

PLATS & LEGALS

Route : F.A.P. 339 (Illinois Route 62)
Section: 16-00068-00-WR
County : Cook
Job No.: R-90-021-16
Parcel : 0L50003
Sta. : 208+58.14 to Sta. 211+33.90

Index No. 07-01-101-007

That part of Lot 1 in Resubdivision of Lots 1 and Lot 2 in Walden International, being a subdivision of part of Fractional Section 1 and part of the North Half of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat of said resubdivision recorded October 6, 1982 as document number 26374712, except that part taken through Condemnation Case 89 L 50751 and also except that part conveyed to the Village of Schaumburg, Illinois, by warranty deed recorded February 2, 2005 as document number 0503318021 in Cook County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83 (2011) East Zone, with a combination factor of 0.9999524413, described as follows:

Commencing at the north west corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 89 degrees 39 minutes 48 seconds East along the north line of said Lot 1, a distance of 24.56 feet to the easterly right of way line of Meacham Road recorded February 2, 2005 as document number 0503318021 and the point of beginning; thence continuing North 89 degrees 39 minutes 48 seconds East along the north line of said Lot 1, a distance of 13.03 feet; thence southerly 34.20 feet along a curve to the right having a radius of 13725.68 feet; the chord of said curve bears South 3 degrees 29 minutes 59 seconds West, 34.20 feet; thence South 7 degrees 07 minutes 58 seconds West, a distance of 244.13 feet to the said easterly right of way line of Meacham Road; thence northerly 276.98 feet along the said easterly right of way line of Meacham Road on a curve to the left having a radius of 13712.68 feet, the chord of said curve bears North 4 degrees 00 minutes 36 seconds East, 276.97 feet to the point of beginning.

Said parcel containing 0.044 acre, more or less.

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EXHIBIT B

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 SEP 12 2017
 PLATS & LEGALS

Route : P.A.P. 339 (Illinois Route 62)
 Section: 16-00068-00-WR
 County : Cook
 Job No. : R-90-021-16
 Parcel : 0L5000JT.E.
 Sta. : 208+57.89 to Sta. 211+34.17

Index No. 07-01-101-007

That part of Lot 1 in Resubdivision of Lots 1 and Lot 2 in Walden International, being a subdivision of part of Fractional Section 1 and part of the North Half of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat of said resubdivision recorded October 6, 1982 as document number 2617403, except that part taken through Condemnation Case 89 L 50751 and a part except that part conveyed to the Village of Schaumburg, Illinois, by warranty deed recorded February 2, 2005 as document number 0503918021, in Cook County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83 (2011) East Zone, with a combination factor of 0.9999524413, described as follows:

Commencing at the northwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 89 degrees 39 minutes 48 seconds East along the north line of said Lot 1, a distance of 24.56 feet to the easterly right of way line of Meacham Road recorded February 2, 2005 as document number 0503918021; thence continuing North 89 degrees 39 minutes 48 seconds East along the north line of said Lot 1, a distance of 13.22 feet to the point of beginning; thence southerly 34.20 feet along a curve to the right having a radius of 13725.68 feet, the chord of said curve bears South 1 degree 29 minutes 59 seconds West, 34.20 feet; thence South 7 degrees 07 minutes 58 seconds West, a distance of 244.13 feet to the said easterly right of way line of Meacham Road; thence South 82 degrees 25 minutes 42 seconds East, a distance of 5.00 feet; thence North 7 degrees 07 minutes 58 seconds East, a distance of 244.32 feet; thence northerly 34.70 feet along a curve to the left having a radius of 13730.68 feet, the chord of said curve bears North 3 degrees 29 minutes 58 seconds East, 34.70 feet to the north line of said Lot 1; thence South 89 degrees 39 minutes 48 seconds West along the north line of said Lot 1, a distance of 5.01 feet to the point of beginning.

Said temporary easement containing 0.032 acre, more or less.

Said temporary easement to be used for grading purposes.