

# UNOFFICIAL COPY



Doc# 2318834023 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2023 02:23 PM PG: 1 OF 4

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## ORDER VESTING TITLE

**TAX ID NOS:** 18-07-418-059-1001 through 18-07-418-059-1001

**STREET ADDRESS:** West side of Commonwealth Avenue, extending south from Illinois Route 53, Western Springs, Illinois.

**OWNERS:** Commonwealth in the Village - South, a Condominium

### THIS DOCUMENT PREPARED BY:

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Emry Murdoch LLC  
2 North Riverside Plaza, Suite 1850  
Chicago, IL 60606  
(312) 235-4022

### AFTER RECORDING RETURN TO:

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(312) 235-4022

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, LAW DIVISION

ILLINOIS STATE TOLL HIGHWAY AUTHORITY	)	
	)	
Plaintiff,	)	
v.	)	Case No. 2021 L 050446
	)	
COMMONWEALTH IN THE	)	
VILLAGE SOUTH, A CONDOMINIUM,	)	Parcel No. TW-5-16-029.P
an Illinois Not-For-Profit Corporation (as the	)	
Association), on behalf of the Unit Owners as their	)	Partial Taking
interests may appear, and UNKNOWN OWNERS	)	
AND NON-RECORD CLAIMANTS, generally,	)	JURY DEMAND
	)	
Defendants.	)	

**ORDER VESTING TITLE**

This cause coming to be heard on the Motion for Entry of Order Vesting Title presented by the plaintiff, the Illinois State Toll Highway Authority ("Tollway"), due notice having been given and the Court being fully advised in the premises, **HEREBY FINDS:**

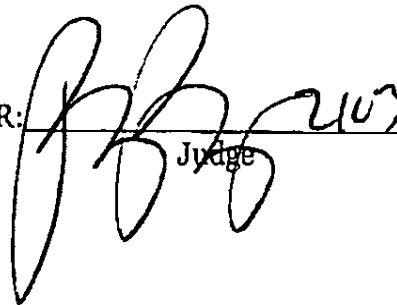
1. On July 8, 2022, the Court entered an order pursuant to 735 ILCS 30/10-5-70 setting the full and final just compensation at \$250,000.00. The Tollway seeks to acquire a permanent easement over, across, under and upon the property identified as Parcel TW-5-16-029.P, legally described on Exhibit A.
2. The Tollway deposited the preliminary just compensation of \$250,000.00 with the Cook County Treasurer on July 19, 2022.

**IT IS THEREFORE ORDERED:**

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- A. Pursuant to 735 ILCS 30/10-5-70, the Illinois State Toll Highway <sup>4307</sup> Authority is vested with a permanent easement over, across, under and upon the parcel of real estate identified as Parcel TW-5-16-029.P.
- B. The Tollway is authorized to take immediate possession of the property <sup>9420</sup> rights described in Paragraph A of this Order, and to exercise immediately all the property rights now vested in the Tollway.

DATE: **ENTERED**  
 Judge Daniel Duffv-2103  
**AUG 02 2022**  
**IRIS Y. MARTINEZ**  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL

ENTER:   
 Judge

Christopher J. Murdoch  
 Emry Murdoch LLC  
 2 N. Riverside Plaza, Suite 1850  
 Chicago, IL 60606  
 (312) 235-4022  
 Chris.Murdoch@EmDoch.com  
 Firm No.: 63008

I hereby certify that the document to which this certification is affixed is a true copy.  
**IRIS Y. MARTINEZ** JUL 07 2023  
 Date  
**IRIS Y. MARTINEZ**  
 Clerk of the Circuit Court  
 of Cook County, IL



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## LEGAL DESCRIPTION:

THAT PART OF THE COMMON ELEMENTS AS SET FORTH AND CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP (AND DELINEATED ON A SURVEY ATTACHED THERETO) RECORDED AS DOCUMENT 0334231109, AND AMENDMENTS THERETO RECORDED AS DOCUMENTS 0415639048, 0431544107, 0503234099, 0616645056 AND 0628545014, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

LOTS 33, 34, 35, OUTLOT D-6 AND OUTLOT D-7 IN "RHOADS' RESUBDIVISION" A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF PART OF "COMMONWEALTH IN THE VILLAGE UNIT 4" BEING A RESUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF "RHOADS' RESUBDIVISION" RECORDED JANUARY 19, 2005 AS DOCUMENT 0501903121, IN THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS

ALSO ALL THAT PART OF VACATED COMMONWEALTH HIGHWAY LYING WEST OF AND ADJACENT TO THE WEST LINE OF SAID LOTS 33, 34, 35, OUTLOT D-6 AND OUTLOT D-7, AND EAST OF THE EAST LINE OF THE ILLINOIS STATE TOLLWAY PURSUANT TO PLAT OF VACATION RECORDED AS DOCUMENT 96902141, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT D-7, THENCE SOUTH 88 DEGREES 00 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT D-7, 82.80 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 1 DEGREE 32 MINUTES 04 SECONDS EAST, 180.50 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 18 SECONDS EAST, 493.74 FEET, THENCE SOUTH 2 DEGREES 17 MINUTES 23 SECONDS EAST, 225.89 FEET TO THE SOUTH LINE OF SAID LOT 33, THENCE SOUTH 87 DEGREES 51 MINUTES 55 SECONDS WEST, 10.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY PER DOCUMENT NUMBER 0501903121; THENCE NORTH 2 DEGREES 17 MINUTES 23 SECONDS WEST ALONG SAID EAST LINE, 225.86 FEET; THENCE NORTH 1 DEGREE 24 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, 674.29 FEET TO SAID NORTH LINE OF OUTLOT D-7, THENCE NORTH 88 DEGREES 00 MINUTES 11 SECONDS EAST ALONG SAID NORTH LINE, 9.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TW-5-16-029 P CONTAINS 0.206 ACRE, OR 8,964 SQUARE FEET, MORE OR LESS.

## EXHIBIT A