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JUDGMENT ORDER



Doc# 2321315009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/01/2023 11:04 AM PG: 1 OF 6

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

THE ILLINOIS STATE TOLL HIGHWAY)
AUTHORITY, an instrumentality and)
administrative agency of the State of Illinois,)

Plaintiff,

v.

TURBIDOS, LLC, an Illinois limited liability)
company; FIRST SECURE BANK AND TRUST)
CO.; AND UNKNOWN OWNERS AND NON-)
RECORD CLAIMANTS)

Defendants.)

) Case No. 2022 L 050529

) Condemnation

) Parcel No. 7W-3A-16-085.T

) Tax PIN: 23-02-206-006-0000

After Recording Return to:

Marc D. Engel
Clark Hill PLC
130 East Randolph St., Suite #3900
Chicago, IL 60601
312.985.5900

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

THE ILLINOIS STATE TOLL HIGHWAY
AUTHORITY, an instrumentality and
administrative agency of the State of Illinois,

Plaintiff,

v.

TURBIDOS, LLC, an Illinois limited liability
company; FIRST SECURE BANK AND
TRUST CO.; AND UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,

Defendants.

Case No. 2022 L 050529

Condemnation

Parcel No. TW-3A-16-085.T

JURY DEMAND

Calendar 1

AGREED FINAL JUDGMENT ORDER

8001

THIS CAUSE coming on to be heard upon the Complaint for Condemnation ("Complaint") of the ILLINOIS STATE TOLL HIGHWAY AUTHORITY (the "Plaintiff"), for the ascertainment of just compensation to be paid by the Plaintiff for the taking, uses and purposes stated and set forth therein, to wit, for the taking of a temporary easement across and upon Parcel No. TW-3A-16-085.T, such parcel being legally described in Exhibit "A" attached hereto, and made a part hereof. The Court being advised that the parties have settled their claims as set forth herein.

And the Plaintiff appearing by Latasha R. Thomas, Marc D. Engel, Timothy R. Herman, Samantha Rothman, and Jonathan Lippner, Special Assistant Attorneys General, and the Defendant, Turbidos, LLC ("Defendant") appearing pro se and being before this Court, subject to the in personam jurisdiction thereof and agreeing to the entry of this Agreed Final Judgment Order;

And the Court having jurisdiction over the parties and the cause hereof, and the parties interested herein and such parties being before the Court and hereby waiving the right to the impaneling of a jury;

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And all defendants having been served with process in the manner provided by statute or have duly entered their appearances;

And it being represented to the Court by Defendant that no other person or entity has a compensable interest in Parcel No. TW-3A-16-085.T;

And Unknown Owners and Non-Record Claimants having been served by publication as provided by statute;

And an Order of Default having been entered by this Court, prior to this Agreed Final Judgment Order, against defendants First Secure Bank and Trust Co. and Unknown Owners and Non-Record Claimants, as a consequence of the failure of such parties to file an appearance herein;

And it appearing to the Court from the record of this case that a Motion was heretofore brought by the Plaintiff for the immediate vesting in the Plaintiff of a temporary easement across and upon Parcel No. TW-3A-16-085.T, pursuant to the statutes of the State of Illinois and, by virtue thereof, this Court found, adjudged and decreed the amount of preliminary just compensation for the taking of such temporary easement across and upon Parcel No. TW-3A-16-085.T, to be THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$3,600.00); that on March 27, 2023, the Plaintiff deposited said sum with the Treasurer of Cook County, Illinois; that on March 15, 2023, pursuant to Plaintiff's motion, an Order was entered vesting the Plaintiff with a temporary easement across and upon Parcel No. TW-3A-16-085.T;

AND NOW BEING FULLY ADVISED IN THE PREMISES, the Court hereby finds:

That the amount to be paid by the Plaintiff as full and final just compensation is as follows, based upon the agreement of the parties: To the owner of owners of and party or parties interested in Parcel No. TW-3A-16-085.T, being legally described in Exhibit "A" to this Agreed Final Judgment Order, as full and final just compensation theretofore to the owner or owners of and

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party or parties interested therein, the sum of THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$3,600.00), inclusive of interest and inclusive of any damages to the remainder property owned by Defendant.

This is an award of final and full just compensation, inclusive of interest and inclusive of any damages to the remainder property owned by Defendant, for the taking by Plaintiff of a temporary easement across and upon Parcel No. TW-3A-16-085.T and is not an award of preliminary just compensation relative to the taking thereof.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED THAT:

1. The Order of the Court of March 15, 2023, vesting in Plaintiff a temporary easement across and upon Parcel No. TW-3A-16-085.T, is hereby affirmed in all respects;
2. The sum of THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$3,600.00) was deposited by Plaintiff with the Treasurer of Cook County, Illinois on March 27, 2023; therefore, Plaintiff shall be deemed to have fully satisfied this Agreed Final Judgment Order;
3. This is a final judgment order as to Parcel No. TW-3A-16-085.T and there is no reason to delay any appeal; and 9381
4. This judgment is hereby declared satisfied and said judgment against the Plaintiff is hereby released.

Judge Daniel P. Duffy

JUL 27 2023

Circuit Court - 2103


ENTER:

JUDGE

I hereby certify that the document to which this certification is affixed is a true copy.

IRIS Y. MARTINEZ JUL 31 2023

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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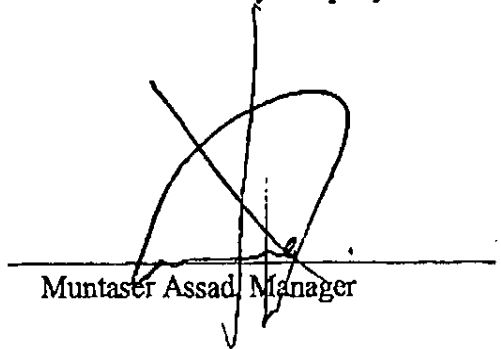
Approved as to form & content:

**THE ILLINOIS STATE TOLL
HIGHWAY AUTHORITY**

By: KWAME RAOUL, Attorney General
of the State of Illinois and Kathleen R.
Pasulka-Brown, Tollway General Counsel

By: 
Marc D. Engel
Special Assistant Attorney General

TURBIDOS, LLC,
an Illinois limited liability company

By: 
Muntaser Assad, Manager

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Exhibit "A"

LEGAL DESCRIPTION

TW-3A-16-085.T:

THAT PART OF LOT 30 IN FRANK DELUGACH'S 87TH STREET ACRES, A SUBDIVISION OF THE NORTH 25 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30, THENCE NORTH 88 DEGREES 21 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 30, A DISTANCE OF 39.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 21 MINUTES 26 SECONDS EAST, A DISTANCE OF 49.21 FEET ALONG THE SAID NORTH LINE; THENCE SOUTH 01 DEGREE 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 26 SECONDS WEST, A DISTANCE OF 49.21 FEET; THENCE NORTH 01 DEGREE 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TW-3A-16-085.T CONTAINS 0.003 ACRE, OR 344 SQUARE FEET, MORE OR LESS.

8031 W. 87th Street, Hickory Hills, IL 60457

PIN: 23-02-206-006-0000