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Doc#: 2322249165 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 11:20 AM Pg: 1 of 6

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

DEPARTMENT OF TRANSPORTATION OF THE)
STATE OF ILLINOIS, FOR AND ON BEHALF OF) Case No.: 2021 L 050548
THE PEOPLE OF THE STATE OF ILLINOIS,)
) Condemnation
Plaintiff,)
vs.) Parcel No.: 0L73325TE
)
SOUTH STONEY PROPERTIES, LLC et al.,) Job No.: R-90-011-14
)
Defendants.)
) **JURY DEMAND**

FINAL JUDGMENT ORDER-COVER SHEET

Property Location: West side of S. Wood Street, between 142nd Street and 143rd Street –
Common Address: 14218 S. Wood Street, Dixmoor, Illinois 60426

Permanent Tax Number: 29-06-422-038 & -039

Patrick Grim
Special Assistant Attorney General
Conklin & Conklin, LLC
125 S. Wacker Dr. Ste. 300
Chicago, IL 60606
Tel.: (312) 341-9500
Firm No.: 42002
Pgrim@conklinlawyers.com

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

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

Plaintiff,)

vs.)

SOUTH STONEY PROPERTIES LLC; COOK)
COUNTY TREASURER; HAMNI BANK successor)
to UNITED CENTRAL BANK successor to)
MUTUAL BANK; ROMAN & ROMAN)
DEVELOPMENT, LLC; THE CITY OF)
CHICAGO; UNKNOWN OWNERS AND NON-)
RECORD CLAIMANTS,)

Defendants.)

Case No.: 2021 L 050548

Condemnation

Parcel No. 0L70325TE

Job No.: R-90-011-14

JURY DEMAND

FINAL JUDGMENT ORDER

3001

This Matter coming to be heard on the Complaint of DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS ("IDOT"), to ascertain the just compensation for the taking of property sought to be taken for improvement purposes, as more fully set forth in the Complaint; the Plaintiff, having appeared by KWAME RAOUL, Attorney General, State of Illinois, and PATRICK GRIM, Special Assistant Attorney General; due notice of this hearing having been given; the Court having heard and considered the evidence and the representations of Counsel;

All Defendants having been served as provided by statute and the Court having jurisdiction over this proceeding and over all parties;

Defendant SOUTH STONEY PROPERTIES LLC was served with process as provided by statute, has not made an appearance, and was found by this Court to be in default;

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Defendant HAMNI BANK successor to UNITED CENTRAL BANK successor to MUTUAL BANK was served with process as provided by statute, has not made an appearance, and was found by this Court to be in default;

Defendant ROMAN & ROMAN DEVELOPMENT, LLC was served with process as provided by statute, has not made an appearance, and was found by this Court to be in default;

Defendants UNKNOWN OWNERS AND NON-RECORD CLAIMANTS have been served by publication, no Unknown Owners and Non-Record claimants have appeared in this case, and Unknown Owners and Non-Record Claimants were found by this Court to be in default;

Defendant THE CITY OF CHICAGO has been served with process as provided by statute, and has received notice of these proceedings.

The remaining Defendant, COOK COUNTY TREASURER, has entered an appearance and submitted itself and the subject matter of this proceeding to the jurisdiction of the Court and has stipulated and agreed to the entry of this Order.

NOW, THEREFORE, THIS COURT FINDS THAT:

1. The owner and interested party in Parcel No. 0L70325TE, legally described in Exhibit A attached hereto and incorporated by reference is SOUTH STONEY PROPERTIES LLC. Said Party is entitled to receive just compensation for the taking of a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion for construction operations, whichever occurs first, in Parcel No. 0L70325TE.
2. Just compensation to the owners and interested parties for a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion for construction operations, whichever occurs first, in Parcel No. 0L70325TE

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is \$300.00 in total and judgment is hereby entered in that amount. The agreed amount includes any claims for interest due from the Plaintiff to the Defendant.

3. That a motion was heretofore made by the Plaintiff for the immediate vesting of title to certain real property designated as Parcel No. 0L70325TE, in the Plaintiff, and on February 3, 2022, the Court entered a Preliminary Just Compensation Order that found the amount of preliminary just compensation to be \$300.00 in total; that on March 24, 2022 the Plaintiff deposited with the Cook County Treasurer the preliminary just compensation; that on April 14, 2022, the Court ordered that the Plaintiff be vested with a temporary easement for construction purposes for a period not to exceed five (5) years from the date of vesting of title or until completion for construction operations, whichever occurs first, in Parcel No. 0L70325TE, and did authorize the Plaintiff to take immediate possession thereof.

4. Defendants, SOUTH STONEY PROPERTIES LLC; COOK COUNTY TREASURER; HAMNI BANK successor to UNITED CENTRAL BANK successor to MUTUAL BANK; ROMAN & ROMAN DEVELOPMENT, LLC; THE CITY OF CHICAGO; and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS were served with process as provided by either court order or statute.

IT IS ORDERED, ADJUDGED, AND DECREED that no further monies be deposited with the Treasurer, and that the prior payment by Plaintiff of \$300.00 for the benefit of the owners or interested parties satisfied all payment obligations of the Plaintiff of the final just compensation of \$300.00 including all damage and interest claims of the Defendants, and that the judgment entered against the Plaintiff herein is hereby declared satisfied and released.

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IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Order entered February 7, 2023, vesting the Plaintiff with fee simple title to Parcel No. 0L70325TE, be and the same hereby is confirmed.

Agreed by:

Patrick Grim Date 7-28-23

Patrick Grim for Plaintiff
ILLINOIS DEPARTMENT OF TRANSPORTATION

Ares Dalianis Date 7-11-2023

Ares Dalianis for
The Cook County Treasurer, Defendant

Prepared By:
Patrick Grim
Special Assistant Attorney General
CONKLIN & CONKLIN, LLC
Firm No. 42002
125 S. Wacker Drive, Suite 300
Chicago, Illinois 60606
(312) 341-9500
pgrim@conklinlawyers.com

ENTER:

[Signature]
JUDGE
Judge Daniel P. Duffy

DATE: JUL 31 2023
Circuit Court - 2103

I hereby certify that the document to which this
certification is affixed is a true copy.
IRIS Y. MARTINEZ AUG 04 2023
Date
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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Route:	Wood Street
Section:	
County:	Cook
Job No.:	R-90-011-14
Parcel:	0L73325TE
Station:	234+42.58 to 234+92.64
Index No.:	29-06-422-039 29-06-422-038

That part of Lots 20 and 21 in Block 229 in Harvey, recorded November 2, 1892 as document number 1761486, being a subdivision of part of the Southeast Quarter of Section 6, Township 36 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System East Zone, NAD 83 (2011 adjustment), with a combined factor of 0.9999931 described as follows:

Commencing at the southeast corner of said Lot 21; thence South 89 degrees 23 minutes 18 seconds West, on the south line of said Lot 21, a distance of, 8.00 feet for the point of beginning. Thence continuing South 89 degrees 23 minutes 18 seconds West, on said south line, 9.00 feet; thence North 00 degrees 49 minutes 51 seconds West, 50.02 feet to the north line of said Lot 20; thence North 89 degrees 23 minutes 18 seconds East, on said north line, 9.00 feet; thence South 00 degrees 49 minutes 51 seconds East, 50.02 feet to the point of beginning.

Said parcel containing 0.010 acres, (450 square feet), more or less.

APPROVED

By William Wright at 12:56 pm, Mar 18, 2021