

# UNOFFICIAL COPY

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.

MICHAEL COOK; THE BANK OF NEW YORK  
MELLON; HOUSEHOLD FINANCE  
CORPORATION III, COOK COUNTY  
TREASURER; STARR MANAGEMENT; AND  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS, generally,

Defendants.

Case No. 2022 L 050177



\*2325734148\*

Doc# 2325734148 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/14/2023 10:51 AM PG: 1 OF 6

## FINAL JUDGMENT ORDER

Property Address: **14901 South Wood Street, Harvey, Cook County, Illinois, 60426**

Property PIN: **29-07-419-001**

### Prepared by and mail to:

Atty. No.: 41812  
Name: Amanda Ripp, Special Assistant Attorney General  
Atty. for: Plaintiff  
Address: Walker Wilcox Matousek LLP, One North Franklin Street, Suite 3200  
City/State/Zip: Chicago, Illinois 60606  
Phone: 312.244.6700  
Email: [aripp@walkerwilcox.com](mailto:aripp@walkerwilcox.com)

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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 )

MICHAEL COOK; THE BANK OF NEW YORK )  
MELLON; HOUSEHOLD FINANCE )  
CORPORATION IN COOK COUNTY TREASURER; )  
STARR MANAGEMENT; AND UNKNOWN )  
OWNERS AND NON-RECORD CLAIMANTS, )  
generally, )

Defendants. )

Case No. 22 L 050177

Condemnation

Parcel 0L73159TE

Job No. R-90-011-14

JURY DEMAND

**FINAL JUDGMENT ORDER**

This matter coming to be heard on the Complaint to Condemn filed on March 21, 2022, by the Department of Transportation of the State of Illinois (the "Department") to acquire a temporary easement for construction purposes for a period not to exceed five (5) years, or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel 0L73159TE, commencing on August 9, 2021, and to ascertain the just compensation to be paid for this acquisition, the Court having been fully advised in the premises:

HEREBY FINDS

1. The Department is represented by Kwame Raoul, Attorney General of the State of Illinois, and Amanda Ripp, Special Assistant Attorney General c/o Walker Wilcox Matousek, LLP, One North Franklin Street, Suite 3200, Chicago Illinois 60606.
2. Defendant Cook Country Treasurer is represented by Ares G. Dalianis of the law firm Koga Ndikum-Moffor Franczek P.C., located at 300 South Wacker Drive, Suite 3400 Chicago, IL 60606.

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3. IDOT filed this condemnation suit on March 21, 2022, as part of its roadway project to improve South Wood Street from 141<sup>st</sup> Street to 161<sup>st</sup> Street in Harvey. IDOT seeks to renew a temporary easement referred to as Parcel 0L73159TE from property located on South Wood Street, with common address 14901 South Wood Street, in Harvey (the "Subject Property").

4. Parcel 0L73159TE is part of a larger parcel located at 14901 South Wood Street in Harvey, Cook County, Illinois ("Subject Property").

5. The Court has jurisdiction over the parties and over the Subject Property in this proceeding.

6. On July 19, 2022, the Court entered an order defaulting Unknown Owners and Non-Record Claimants.

7. On July 19, 2022, the Court entered an order defaulting Michael Cook.

8. On May 18, 2022, the Court entered an order defaulting defendant Household Finance Corporation III.

9. On August 3, 2022, the Court entered an order defaulting defendants The Bank Of New York Mellon and Starr Management.

10. Pursuant to the Department's Motion for Immediate Vesting of Title, on June 7, 2022, this Court entered an order determining preliminary compensation to be \$300.00 as to Parcel 0L73159TE, and the Department deposited this amount with the County Treasurer of Cook County on July 7, 2022.

11. On July 19, 2022, the Court entered an Order Vesting Title that vested the Department to a temporary easement for construction purposes for a period not to exceed five (5) years, or until completion of construction operations, whichever occurs first, across and upon real property designated as Parcel 0L73159TE, and was authorized to take possession of said Parcel commencing on August 9, 2022.

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12. On August 17, 2022, the Department having filed a Motion for Summary Judgment regarding the amount of final just compensation. On August 24, 2022, the Court having granted the Department's Motion for Summary Judgment regarding the amount of final just compensation and found the amount of final compensation to be \$300.00.

**IT IS THEREFORE 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, including costs to cure, whether claimed or unclaimed, arising out of the temporary easement to Parcel No. 0L73159TE, commencing on August 9, 2022, as said real property being fully described in the attached Exhibit A, is THREE HUNDRED DOLLARS (\$300.00).

B. The Final Judgment Order entered on today's date in the amount of \$300.00 as full and just compensation for acquisition of Parcel 0L73159TE be and the same is hereby declared satisfied and the judgment entered on today's date against the Plaintiff is hereby released. *9/2/22*

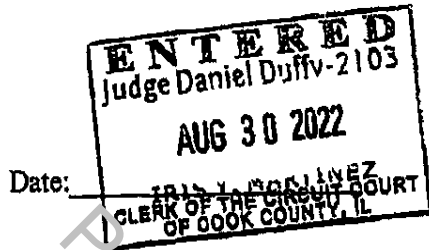
C. The Order Vesting Title entered on July 19, 2022, vesting Plaintiff with a temporary easement to Parcel 0L73159TE and authorizing Plaintiff to take possession of said Parcel commencing on August 9, 2022, is hereby confirmed.

D. The Order granting the Motion for Summary Judgment regarding the amount of just compensation entered on August 24, 2022, is confirmed in all respects.

E. This Court shall maintain jurisdiction to enforce this order and to adjudicate the distribution of the final just compensation. *4361*

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F. This is a final judgment order and there is no just reason for delaying either enforcement or appeal or both of this order. 9200



ENTER:

Judge

Order Prepared By:  
Amanda Ripp, Esq.  
Special Assistants Attorney General  
Walker Wilcox Matousek LLP  
One North Franklin, Suite 3200  
Chicago, IL 60606  
(312) 244-6700  
Firm ID 41812

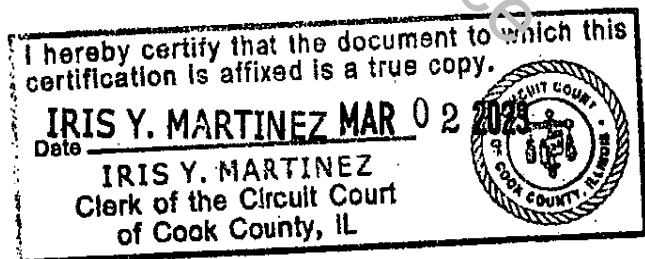
Acknowledged by:

Ares Dalianis

Delinquent Taxes Due from Compensation Award

Ares G. Dalianis  
Franczek P.C.  
3300 S. Wacker Dr., Suite 340  
Chicago, IL 60606  
[agd@franczek.com](mailto:agd@franczek.com)  
Counsel for Cook County Treasurer

{File: 02478585.DOCX / }



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## EXHIBIT A

Route : Wood Street  
County : Cook  
Job No. : R-90-011-14  
Parcel : OL73159TE  
Sta. : 191+81.13 TO 191+31.13  
Index No.: 29-07-419-001

That part of lots 43 and 44 in block 164 in Harvey, being a subdivision of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of section 7, township 36 North, range 14, lying South of the Indian boundary line, East of the third principal meridian, according to the Plat thereof, recorded May 07, 1891 as document number 1464495 in 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 0.99998346, being bounded as follows:

Commencing at the Southwest corner of lot 43; thence North 89 degrees 40 minutes 50 seconds East along the South line of said lot 43, 7.00 feet to the point of beginning; thence North 89 degrees 40 minutes 55 seconds East continuing along said South line, 5.00 feet; thence North 00 degrees 45 minutes 50 seconds West, 37.81 feet; thence North 44 degrees 28 minutes 11 seconds East, 17.09 feet to the North line of said lot 44, also being the South right of way line of 149<sup>th</sup> street; thence North 89 degrees 40 minutes 55 seconds East along the last described line, 7.03 feet; thence South 43 degrees 20 minutes 17 seconds West, 14.51 feet; thence South 00 degrees 45 minutes 50 seconds East, 39.50 feet to the point of beginning.

Said parcel contains 271 square feet, or 0.006 acres, more or less.

**APPROVED**

By William Wright at 2:28 pm, Mar 19, 2021