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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2024 11:52 AM PG: 1 OF 13

RECORDING COVER SHEET

For Recorder's Use Only

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.

**DOMENIC COURT CONDOMINIUM
ASSOCIATION on behalf of the UNIT OWNERS
AS THEIR INTERESTS MAY APPEAR;
SAFE-GUARD BASEMENT TECHNOLOGIES, INC.
an Illinois corporation; KROTER HOLDINGS, LLC,
an Illinois limited liability company; SPOT WELDING
PRODUCTS, INC., an Illinois corporation; MICKRIS
CORP., an Illinois corporation; CLOUDUS, LLC,
an Illinois limited liability company, also known as
CLOUDUS an Illinois; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,**

Defendants.

) Case No. 22 L 50510

)
)
) Condemnation

) Parcel Nos. WA-1D-12-033.02
) WA-1D-12-033.T3

)
)
) Calendar 1
)

OWNERSHIP DISCLOSURE AFFIDAVITS

Address: 400-410 Domenic Court, Bensenville, IL

Property Identification Numbers: 12-19-100-112-1001, 12-19-100-112-1002,
12-19-100-112-1003, 12-19-100-112-1004, 12-19-100-112-1005, 12-19-100-112-1006

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Prepared by and Mail to:

MARK A. LOCASCIO #52961

Special Assistant Attorney General

Attorney for Plaintiff

1157 Church Street, Suite 2307

Northbrook, IL 60065

(847) 480-3000

Marklocascio@aol.com

Property of Cook County Clerk's Office

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OWNERSHIP DISCLOSURE AFFIDAVIT

TOLLWAY PARCEL NUMBER(S): WA-1D-12-033.02
WA-1D-12-033.T3

Instructions. Section 9.12(c) requires that “[e]ach holder of any beneficial interest in the land, including without limitation beneficial interests in a land trust, must be disclosed, including both individuals and other entities. If any beneficial interest is held by an entity, other than an entity whose shares are publicly traded, and not by an individual, then all of the holders of any beneficial interest in that entity must be disclosed. This requirement continues at each level of holders of beneficial interests until all beneficial interests of all individuals in all entities, other than entities whose shares are publicly traded, have been disclosed. If this is a negotiated agreement, this disclosure must be filed with the Tollway contemporaneously with the execution of the agreement.” 605 ILCS 10/9.12(c).

The undersigned, pursuant to the requirements of 605 ILCS 10/9.12, discloses and represents under oath and penalty of perjury the following stated beneficial ownership interests in said parcel(s) is true and complete:

Title to the parcel(s) is held in:

Individual Corporation Limited liability company Partnership

Beneficial Interest Trust Land trust Other Entity*

*DOMENIC COURT CONDOMINIUM ASSOCIATION on behalf of the UNIT OWNERS AS THEIR INTERESTS MAY APPEAR

Name and Address of each individual/entity holding a beneficial interest Description of Interest % of Interest

See Attached

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

By: *(Signature)*

(signed)

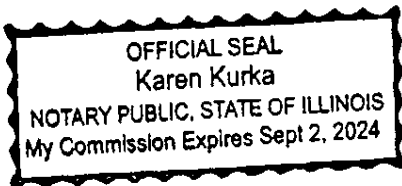
Print Name: John Walsh

Entity: Domenic Court Condominium Asso.

Title: Association member/Unit Owner

Signed and sworn to before me this 17 day of July 2023

[SEAL]



(Signature)
Notary Public

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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.

**DOMENIC COURT CONDOMINIUM
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AS THEIR INTERESTS MAY APPEAR;
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CORP., an Illinois corporation; CLOUDUS, LLC,
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CLOUDUS an Illinois; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,**

Defendants.

)
) **Case No. 22 L 50510**
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) **Condemnation**
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) **WA-1D-12-033.T3**

)
) **Calendar 1**
)

AFFIDAVIT IN COMPLIANCE WITH DISCLOSURE OF LAND DISCLOSURE REQUIREMENTS (605 ILCS 10/9.12)

JOHN WALSH, being first duly sworn under oath, deposes and states that based upon my own personal knowledge, I will competently testify as follows.

1. I am one of the unit owners and an officer of the record owner of the property legally described in the Complaint herein, namely: **DOMENIC COURT CONDOMINIUM ASSOCIATION on behalf of the UNIT OWNERS AS THEIR INTERESTS MAY APPEAR.** In this capacity, I know the identity of all the unit owners of said condominium association.

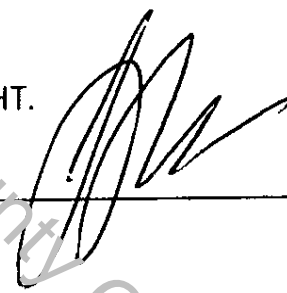
2. This Affidavit is made pursuant to the provisions of the Illinois Revised Statutes, 605 ILCS 10/9.12.

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3. The name and address of each individual unit owner in the said association is as follows:

<u>Name</u>	<u>Address</u>	<u>Description of Interest</u>	<u>Percentage Interest</u>
Safe-Guard Basement Technologies, Inc.	400 Domenic Court Franklin Park , IL 60131	Unit owner	50%
Spot Welding Products, Inc.	406 Domenic Court Franklin Park, IL 60131	Unit owner	25%
Cloudus, LLC	408 Domenic Court Franklin Park, IL 60131	Unit owner	25%

FURTHER YOUR AFFIANT SAYETH NAUGHT.



Subscribed and sworn to before me this 17 day of July, 2023.

Karen Kurka
Notary Public



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

THE ILLINOIS STATE TOLL HIGHWAY)	
AUTHORITY, an instrumentality)	Case No. 22 L 50510
and administrative agency of the State of Illinois,)	
)	
Plaintiff,)	Condemnation
)	
v.)	Parcel Nos. WA-1D-12-033.02
)	WA-1D-12-033.T3
DOMENIC COURT CONDOMINIUM)	
ASSOCIATION on behalf of the UNIT OWNERS)	
AS THEIR INTERESTS MAY APPEAR;)	
SAFE-GUARD BASEMENT TECHNOLOGIES, INC.)	
an Illinois corporation; KROTER HOLDINGS, LLC,)	
an Illinois limited liability company; SPOT WELDING)	
PRODUCTS, INC., an Illinois corporation; MICKRIS)	
CORP., an Illinois corporation; CLOUDUS, LLC,)	
an Illinois limited liability company, also known as)	
CLOUDUS an Illinois; UNKNOWN OWNERS)	
AND NON-RECORD CLAIMANTS,)	
)	Calendar 1
Defendants.)	

AFFIDAVIT IN COMPLIANCE WITH DISCLOSURE OF LAND DISCLOSURE REQUIREMENTS (605 ILCS 10/9.12)

JOHN WALSH and KATHY WALSH, being first duly sworn under oath, depose and states that based upon our own personal knowledge, we will competently testify as follows:

1. We are the shareholders of the one of the record condominium owners of the property legally described in the Complaint herein, namely: **SAFE-GUARD BASEMENT TECHNOLOGIES INC., an Illinois corporation.** In this capacity, we know the identity of all the shareholders of said corporation.

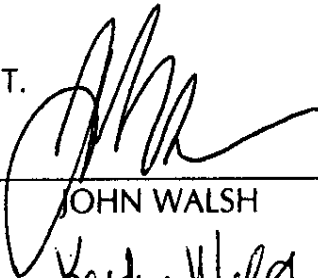
2. This Affidavit is made pursuant to the provisions of the Illinois Revised Statues, 605 ILCS 10/9.12.

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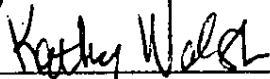
3. The name and address of each individual shareholder and interest in the said corporation is as follows:

<u>Name</u>	<u>Address</u>	<u>Description of Interest</u>	<u>Percentage Interest</u>
JOHN WALSH	2515 Arlingdale Palatine, IL 60067	Shareholder	50%
KATHY WALSH	2515 Arlingdale Palatine, IL 60067	Shareholder	50%

FURTHER YOUR AFFIANT SAYETH NAUGHT.

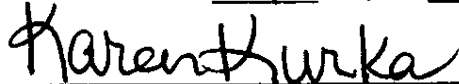


 JOHN WALSH

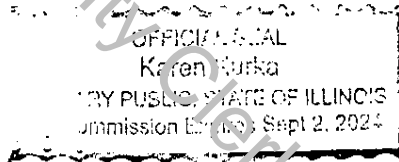


 KATHY WALSH

Subscribed and sworn to
before me this 16 day of October, 2023.



 Notary Public



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

THE ILLINOIS STATE TOLL HIGHWAY)	
AUTHORITY, an instrumentality)	Case No. 22 L 50510
and administrative agency of the State of Illinois,)	
)	
Plaintiff,)	Condemnation
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v.)	Parcel Nos. WA-1D-12-033.02
)	WA-1D-12-033.T3
DOMENIC COURT CONDOMINIUM)	
ASSOCIATION on behalf of the UNIT OWNERS)	
AS THEIR INTERESTS MAY APPEAR;)	
SAFE-GUARD BASEMENT TECHNOLOGIES, INC.)	
an Illinois corporation; KROTER HOLDINGS, LLC,)	
an Illinois limited liability company; SPOT WELDING)	
PRODUCTS, INC., an Illinois corporation; MICKRIS)	
CORP., an Illinois corporation; CLOUDUS, LLC,)	
an Illinois limited liability company, also known as)	
CLOUDUS an Illinois; UNKNOWN OWNERS)	
AND NON-RECORD CLAIMANTS.)	
)	Calendar 1
Defendants.)	

AFFIDAVIT IN COMPLIANCE WITH DISCLOSURE OF LAND DISCLOSURE REQUIREMENTS (605 ILCS 10/9.12)

ARTHUR McCASKEY and MARSHA SISNEY, being first duly sworn under oath, depose and state that based upon our own personal knowledge, we will competently testify as follows:

1. We are the shareholders of the one of the record owners of the property legally described in the Complaint herein, namely: **SPOT WELDING PRODUCTS, INC., an Illinois corporation.** In this capacity, we know the identity of all the shareholders of said corporation.
2. This Affidavit is made pursuant to the provisions of the Illinois Revised Statutes, 605 ILCS 10/9.12.

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3. The name and address of each individual shareholder and interest in the said corporation is as follows:

<u>Name</u>	<u>Address</u>	<u>Description of Interest</u>	<u>Percentage Interest</u>
ARTHUR McCASKEY	258 Chandler Avenue Elmhurst, IL 60126	Shareholder	67%
MARSHA SISNEY	1516 N. State Parkway Unit 9B Chicago, IL 60610	Shareholder	33%

FURTHER YOUR AFFIANT SAYETH NAUGHT.

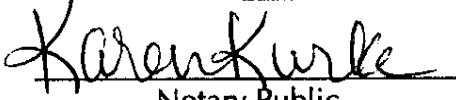


 ARTHUR McCASKEY

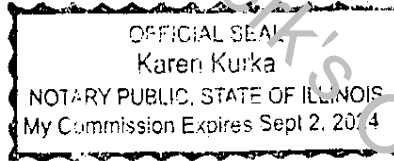


 MARSHA SISNEY

Subscribed and sworn to before me this 13th day of Oct, 2023.



 Notary Public



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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.

**DOMENIC COURT CONDOMINIUM
ASSOCIATION on behalf of the UNIT OWNERS
AS THEIR INTERESTS MAY APPEAR;
SAFE-GUARD BASEMENT TECHNOLOGIES, INC.
an Illinois corporation; KROTER HOLDINGS, LLC,
an Illinois limited liability company; SPOT WELDING
PRODUCTS, INC., an Illinois corporation; MICKRIS
CORP., an Illinois corporation; CLOUDUS, LLC,
an Illinois limited liability company, also known as
CLOUDUS an Illinois; UNKNOWN OWNERS
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Defendants.

) Case No. 22 L 50510

) Condemnation

) Parcel Nos. WA-1D-12-033.02
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) Calendar 1

AFFIDAVIT IN COMPLIANCE WITH DISCLOSURE OF LAND DISCLOSURE REQUIREMENTS (605 ILCS 10/9.12)

DANIEL KOSINSKI and AGGIE KOSINSKI, being first duly sworn under oath, depose and state that based upon our own personal knowledge, we will competently testify as follows:


1. We are the members of one of the record owners of the property legally described in the Complaint herein, namely: **CLOUDUS, LLC, an Illinois Limited Liability Company**. In this capacity, we know the identity of all the members of said limited liability company.
2. This Affidavit is made pursuant to the provisions of the Illinois Revised Statues, 605 ILCS 10/9.12.


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3. The name and address of each individual member and interest in the said limited liability company is as follows:

<u>Name</u>	<u>Address</u>	<u>Description of Interest</u>	<u>Percentage Interest</u>
DANIEL KOSINSKI	3424 N. Pittsburgh Chicago, IL 60634	Membership	50%
AGGIE KOSINSKI	3424 N. Pittsburgh Chicago, IL 60634	Membership	50%

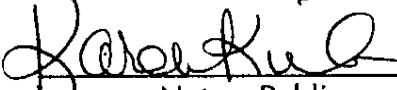
FURTHER YOUR AFFIANT SAYETH NAUGHT.



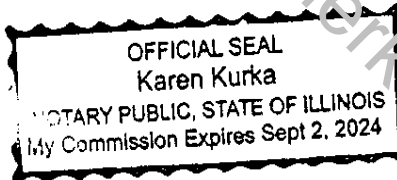
 DANIEL KOSINSKI


 AGGIE KOSINSKI

Subscribed and sworn to before me this 16 day of October, 2023.



 Notary Public



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605 ILCS 10/9.12

Sec. 9.12. Land disclosure requirements.

- (a) Disclosure required. The Authority may not enter into any agreement or understanding for the use or acquisition of land that is intended to be used or acquired for toll highway purposes unless full disclosure of all beneficial interests in the land is made under this Section.
- (b) Condemnation proceedings. If the Authority commences condemnation proceedings to acquire land that is intended to be used or acquired for toll highway purposes, the holders of all beneficial interests in the land must make full disclosure under this Section unless the court determines that the disclosure would cause irreparable harm to one or more holders of a beneficial interest.
- (c) Beneficial interests. Each holder of any beneficial interest in the land, including without limitation beneficial interests in a land trust, must be disclosed, including both individuals and other entities. If any beneficial interest is held by an entity, other than an entity whose shares are publicly traded, and not by an individual, then all the holders of any beneficial interest in that entity must be disclosed. This requirement continues at each level of holders of beneficial interests until all beneficial interests of all individuals in all entities, other than entities whose shares are publicly traded, have been disclosed.
- (d) Written statement. Disclosure must be made by a written statement filed (i) with the Authority contemporaneously with the execution of the agreement or understanding or (ii) in the case of a condemnation proceeding, with the Authority and the court within a time period ordered by the court. Each individual and entity must be disclosed by name and address and by a description of the interest held, including the percentage interest in the land held by the individual or entity. The statement must be verified, subject to penalty of perjury, by the individual who holds the greatest percentage of beneficial interest in the land.
- (e) Recordation. The Authority must file the statement of record with the recorder of each county in which any part of the land is located within 3 business days after the statement is filed with the Authority.
- (f) Agreements and understandings void. Any agreement or understanding in violation of this Act is void.
- (g) Penalty. A person who knowingly violates this Section is guilty of a business offense and shall be fined \$10,000.
- (h) Other disclosure requirements. The disclosure required under this Act is in addition to, and not in lieu of, any other disclosure required by law.

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WA-1D-12-033.02: THAT PART OF LAND KNOWN AS THE COMMON ELEMENTS OF DOMENIC COURT CONDOMINIUMS AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 26396016, AND LYING WITHIN THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 12 IN MOUNT PROSPECT ROAD SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DOMENIC COURT PER DOCUMENT 23650873 AND THE NORTHEASTERLY LINE OF LOT 12 (ALSO BEING THE PREVIOUS SOUTHWESTERLY RIGHT OF WAY LINE OF FRANKLIN AVENUE); THENCE SOUTH 69 DEGREES 35 MINUTES 16 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 138.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 7.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG SAID EAST LINE, 3.20 FEET TO A POINT ON A LINE 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE NORTH 69 DEGREES 35 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 120.57 FEET; THENCE NORTH 50 DEGREES 24 MINUTES 06 SECONDS EAST, 3.46 FEET TO A POINT ON A LINE 7.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE SOUTH 69 DEGREES 35 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 117.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WA-1D-12-033.T3: THAT PART OF LAND KNOWN AS THE COMMON ELEMENTS OF DOMENIC COURT CONDOMINIUMS AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 26396016, AND LYING WITHIN THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 12 IN MOUNT PROSPECT ROAD SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF DOMENIC COURT PER DOCUMENT 23650873 AND THE NORTHEASTERLY LINE OF LOT 12 (ALSO BEING THE PREVIOUS SOUTHWESTERLY RIGHT OF WAY LINE OF FRANKLIN AVENUE); THENCE SOUTH 69 DEGREES 35 MINUTES 16 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 138.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 10.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG SAID EAST LINE, 4.27 FEET TO A POINT ON A LINE 14.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE NORTH 69 DEGREES 35 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 118.61 FEET; THENCE SOUTH 50 DEGREES 24 MINUTES 06 SECONDS WEST, 17.45 FEET TO A POINT ON A LINE 5.00 FEET EAST OF THE WEST LINE OF SAID LOT 12; THENCE SOUTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, 43.33 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 16 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 5.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE NORTH 00 DEGREES 10 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE, 45.69 FEET; THENCE NORTH 50 DEGREES 24 MINUTES 06 SECONDS EAST, 21.55 FEET TO A POINT ON A LINE 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE SOUTH 69 DEGREES 35 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 120.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 400-410 Domenic Court, Bensenville, IL

Property Identification Numbers: 12-19-100-112-1001,
12-19-100-112-1002, 12-19-100-112-1003, 12-19-100-112-1004,
12-19-100-112-1005, 12-19-100-112-1006

EXHIBIT A