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COOK COUNTY CLERK'S OFFICE
Date 5/22/2024 1:05 PM Pg: 1 of 8

**DOCUMENT
RECORDING COVER
SHEET**

State of Illinois

v.

Westlake Property Holdings,
LLC, by its Chapter 7
Bankruptcy Trustee

Document Name: **AGREED FINAL JUDGMENT ORDER OF
PLAINTIFF AND DEFENDANT THE
ALTERNATE SOURCE MEDICAL, and
SATISFACTION AND RELEASE OF
JUDGMENT ORDER ENTERED DECEMBER
19, 2023 AGAINST PLAINTIFF AND IN FAVOR
OF DEFENDANT THE ALTERNATE SOURCE
MEDICAL, LLC, and DEPOSIT RECEIPT**

Date Entered: **December 19, 2023 and January 30, 2024**

Property Address: **1225 W. Lake Street, Melrose Park, IL 60160**

Prepared by/ Return to:

Attorney No.: 49351
Name: Michele S. Gonzales, Attorney for Plaintiff, State of Illinois
Firm: Elle Law Group, LLC
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Email: mgonzales@ellelawgroup.com

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

THE STATE OF ILLINOIS,)	
Plaintiff,)	Case No. 2020 L 050213
v.)	
THE ALTERNATIVE SOURCE MEDICAL, LLC, et)	Condemnation
al.,)	
Defendants.)	Calendar 3
THE ALTERNATIVE SOURCE MEDICAL, LLC, a)	JURY DEMAND
Delaware limited liability company,)	
Defendant/Counter-plaintiff,)	
v.)	
THE STATE OF ILLINOIS,)	
Plaintiff/Counter-defendant.)	

**AGREED FINAL JUDGMENT ORDER OF PLAINTIFF
AND DEFENDANT THE ALTERNATIVE SOURCE MEDICAL, LLC**

This matter comes before the Court on Plaintiff’s Petition for Emergency Taking and First and Second Amendments thereto, concerning the full and exclusive temporary possession and use by the State of Illinois, through its Illinois Emergency Management Agency, and pursuant to 20 ILCS 3305/1 *et seq.*, of the real property commonly known as the former Westlake Hospital located at 1225 W. Lake Street, Melrose Park, Illinois 60160 (“the Real Property”) and the personal property located therein as of April 2, 2020 (“the Personal Property”), and on Defendant The Alternative Source Medical, LLC’s Counterclaim for Damages. Plaintiff, the State of Illinois, by the Governor’s authorized representative, ALICIA TATE-NADEAU, Director of the Illinois Emergency Management Agency, appears by KWAME RAOUL, Attorney General of the State of Illinois, and by Michele Gonzales, Special Assistant Attorney General.

All Defendants to this proceeding have been served with process as provided by statute or

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have entered their appearances. On April 3, 2020, attorney Allen Guon of Cozen O'Connor (formerly with the law firm Cozen O'Connor), filed his appearance on behalf of the real property owner, Westlake Property Holdings, LLC by its Chapter 7 Bankruptcy Trustee, Ira Bodenstein, (WPH). On January 11, 2021, attorney Mark O'Toole of Foran, O'Toole and Burke, LLC filed an additional appearance on behalf of WPH. Defendant The Alternate Source Medical, LLC, (TASM), was served and attorney Allen Perl of Perl & Goodsnyder, Ltd. filed his appearance on April 2, 2020 for which leave was thereafter granted on July 6, 2020 on behalf of the used medical equipment and supplies company. Quince Medical & Surgical, LLC, (Quince), purchaser of certain used medical equipment from TASM, was served with summons and the Petition and Amendment on February 10, 2021, no formal appearance has been filed on its behalf although Quince representatives have been negotiating with Plaintiff. Defendant Crown Medical International, Inc., (Crown), purchaser of certain used medical equipment from Quince, was served on February 17, 2021 and no formal appearance has been filed on its behalf although Crown representatives have been negotiating with Plaintiff. Defendant VHS of Illinois, Inc., (VHS), mortgagee to WPH, was served on July 13, 2021 and no formal appearance has been filed on its behalf but VHS of Illinois consented to entry of, and signed the December 9, 2021 Stipulation for Entry of An Agreed Final Just Compensation Order As To Real Property Only. Defendant Fettes, Love & Sieben, Inc., (Fettes), a lienholder, was served on February 25, 2021, and has been voluntarily dismissed based on its disclaimer of interest on December 16, 2021. Defendant Cook County Treasurer was served on July 20, 2021 and has signed off on Defendant WPH's two Petitions to Withdraw Compensation Funds as to the Real Property. Defendants Unknown Owners and Non-Record Claimants were served by publication and an order of default judgment was entered against said defendants on December 7, 2021.

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This Court has jurisdiction over the subject matter of this proceeding and over all parties.

This Court, having heard and considered the evidence and the representations of counsel, and pursuant to the Stipulation by Plaintiff and Defendant TASM for Entry of an Agreed Final Judgment, Satisfaction and Release Order relating to the Personal Property owned by TASM that existed in the real property as of April 2, 2020 (the TASM Personal Property), NOW HEREBY FINDS:

1. The owner of the TASM Personal Property that existed in the real property, legally identified in the Emergency Petition for Taking and its Amendments, as of April 2, 2020, is The Alternate Source Medical, LLC.
2. On December 20, 2020, Plaintiff surrendered back to the respective owners both the Real Property and all Personal Property.
3. Pursuant to their Stipulation, Plaintiff and Defendant TASM agree to entry of an Agreed Final Judgment Order awarding to TASM the full and final just compensation of \$800,000.00 (Eight-Hundred-Thousand Dollars and No Cents), (the Final Award), for Plaintiff's temporary taking of TASM's Personal Property, including for any and all counterclaims with respect to the TASM Personal Property. This agreed amount includes any and all other claims by TASM against Plaintiff regarding the TASM Personal Property.
4. Plaintiff shall deposit the Final Award within 30 days after the entry of the Agreed Final Judgment Order regarding the TASM Personal Property.
5. Pursuant to their Stipulation, Plaintiff and Defendant TASM agree to entry of an Order of Satisfaction and Release of Judgment upon proof of Plaintiff's deposit of the Final Award.
6. Defendant TASM waives its demand for trial by jury.
7. Plaintiff reserves its jury demand with respect to the remaining Personal Property Defendants Quince and Crown.

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THE COURT HEREBY ORDERS, ADJUDGES AND DECREES:

- 8. Judgment against Plaintiff and in favor of Defendant TASM in the amount of \$800,000.00 is HEREBY ENTERED.
- 9. Plaintiff shall deposit \$800,000.00 with the County Treasurer within 30 days after entry of this Agreed Final Judgment Order.
- 10. Upon proof of deposit of \$800,000.00, Plaintiff shall be entitled to an order of Satisfaction and Release of Judgment.
- 11. The Order entered on April 14, 2021, holding that Plaintiff's taking was necessary and proper pursuant to the statutes pertaining thereto, is confirmed.

ENTERED:

JUDGE

Judge Patrick T. Stanton

DEC 19 2023


Circuit Court - 2184

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

IRIS Y. MARTINEZ DEC 21 2023

Date _____

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



Michele S. Gonzales
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THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

THE STATE OF ILLINOIS,)	
Plaintiff,)	Case No. 2020 L 050213
v.)	
THE ALTERNATIVE SOURCE MEDICAL, LLC, a)	Condemnation
Delaware limited liability company; QUINCE)	
MEDICAL & SURGICAL, LLC, a Delaware limited)	Calendar 3
liability company; CROWNE MEDICAL)	
INTERNATIONAL, INC.,)	
Defendants.)	
<hr/>		
THE ALTERNATIVE SOURCE MEDICAL, LLC, a)	
Delaware limited liability company,)	
Defendant/Counter-plaintiff,)	
v.)	
THE STATE OF ILLINOIS,)	
Plaintiff/Counter-defendant.)	

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**SATISFACTION AND RELEASE OF JUDGMENT ORDER
ENTERED DECEMBER 19, 2023 AGAINST PLAINTIFF AND
IN FAVOR OF DEFENDANT THE ALTERNATE SOURCE MEDICAL, LLC**

This matter comes before the Court for status of Plaintiff's deposit of the Agreed Final Just Compensation Award, due notice having been given, the Court HEREBY FINDS:

- An Agreed Final Judgment Order Relating to Defendant The Alternate Source Medical LLC (TASM) was entered on December 19, 2023, pursuant to the parties' Stipulation, adjudging that the sum of \$800,000.00 (Eight-Hundred-Thousand-Dollars and No Cents) was the agreed full and Final Just Compensation to be paid for the State's temporary taking of the full and exclusive possession and use of the personal property owned by The Alternative Source Medical, LLC and located at the real property as legally described in Plaintiff's Petition for Emergency Taking and the First and Second Amendments thereto ("TASM Personal Property"), on April 2, 2020, including any and all counterclaims with respect to the TASM Personal Property only.

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- 2. The sum of \$800,000.00 was deposited with the County Treasurer on January 19, 2024, as evidenced by the receipt from the County Treasurer attached hereto as Exhibit A.
- 3. The deposit satisfies in full the award provision of the Agreed Final Judgment Order entered on December 19, 2023 and Plaintiff is entitled to entry of an order of satisfaction and release of said judgment.

THE COURT ORDERS, ADJUDGES AND DECREES that the judgment entered on December 19, 2023 in the amount of \$800,000.00, as the agreed full and Final Just Compensation for the State's taking of exclusive possession and use of the TASM Real Property, only, be and the same is hereby declared satisfied, and the judgment entered on December 19, 2023 against Plaintiff is hereby released.

Judge Patrick T. Stanton

ENTERED:


JAN 30 2024

Circuit Court - 2184

JUDGE



I hereby certify that the document to which certification is affixed is a true copy.
IRIS Y. MARTINEZ MAY 20 2024
 Date _____
IRIS Y. MARTINEZ
 Clerk of the Circuit Court
 of Cook County, IL



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EXHIBIT A - DEPOSIT RECEIPT

Cook County Treasurer
Maria Pappas
118 North Clark Street Rm. 112
Chicago, IL 60602

312-443-5100

Visit Our Web Site at
www.cookcountytreasurer.com

1/19/2024 02:29 PM 0763 0007-3994
Cash Report: 240122-01 1/22/2024

01 - Cook County Building

Case Number: 2020L 050213

Validation Number: 585441

Condemnation Deposits \$200,000.00

Total \$800,000.00

Money Order (\$800,000.00)

Check No. 1350/3812

Thank You for Your Payment

Pay Current Taxes at
www.cookcountytreasurer.com or
Any Chase Bank in Illinois

Property of Cook County Clerk's Office