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RECORDING COVER SHEET

Non-Standard Document – Final Judgment Order

Address: 111 North Wabash Avenue, Unit 1730, Chicago, IL 60602
PIN: 17-10-309-016-1126

UNIT 1730 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY ILLIONIS.

PREPARED BY &

RETURN TO:

Adam J. Findlay
Cook County #: 65285
Kelleher + Holland, LLC
102 S. Wynstone Park Drive
North Barrington, IL 60010
(847) 382-9195
afindlay@kelleherholland.com

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT, FIRST DISTRICT

BOARD OF MANAGERS FOR THE GARLAND)
OFFICE CONDOMINIUM ASSOCIATION, an)
Illinois Not For Profit Corporation,)

Plaintiff,)

v.)

UNIVERSAL SUPPORT, INC., an Illinois Not For)
Profit Corporation,)

Defendant.)

Case No. 20231704451

FINAL JUDGMENT ORDER

This matter comes before this Court for hearing on Defendant's Motion for an Extension of Time and for hearing on Plaintiff's Verified Petition for Fees and Costs ("Plaintiff's Petition"), Plaintiff appearing by counsel *via* Zoom video conference, Defendant failing to appear, it is hereby ordered:

1. This Court waited until 10:20 a.m. before calling this matter and neither Defendant nor Defendant's counsel appeared in open court or *via* Zoom video conference.

2. Over Plaintiff's objection, Defendant's Motion for an Extension of Time is granted, and this Court considered Defendant's Answer to Petition for Attorney's Fees ("Defendant's Answer") in ruling on Plaintiff's Petition.

3. In ruling on Plaintiff's Petition, this Court also considered the (i) time expended by Plaintiff's counsel, (ii) the reasonableness of the hourly rate for the work performed, (iii) the reasonableness of the amount of time expended for the work performed, and (iv) the amount in controversy and the nature of the action.

4. This Court reviewed, in open court, unredacted copies of the invoices attached to Plaintiff's Petition and provided Defendant an opportunity to review and/or object to any or all of Plaintiff's time entries and expense entries.

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5. Having failed to appear, Defendant failed to object to any of Plaintiff's time entries and expense entries. Defendant admits the reasonableness of Plaintiff's counsels' hourly rates and admits such rates are customary and reasonable in this locale for legal professionals with experience and skill of Plaintiff's counsels. *See*, Defendant's Answer at ¶¶ 2 [sic], 4-5.

6. This Court finds that the hourly rates charged by Plaintiff's counsels were reasonable for the work performed, and the time expended by Plaintiff's counsels was reasonable considering the amount in controversy and the nature of the action; provided, however, the time entry for Adam J. Findlay dated March 2, 2023, is reduced from 1.1 hours to .1 hours.

7. This Final Judgment Order amends the money damages portion of the Eviction Order entered August 14, 2023 (*i.e.*, Section 7), as follows:

Plaintiff is owed \$31,314.72 in assessments, \$608.96 in court costs, and \$9,571.30 in attorney fees; **\$41,494.98 is the total judgment entered against Defendant, Universal Support, Inc..**

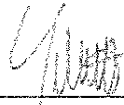
8. To be clear, this order does not amend the final Possession Order entered on August 14, 2023 (*i.e.*, Section 4).

Date: October 5, 2023

ENTERED:

Prepared by:

Adam J. Findlay (Cook #65285)
ARDC 6319161
Counsel for Plaintiff
Kelleher + Holland, LLC
102 S. Wynstone Park Drive
North Barrington, IL 60010
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Hon. Judge Eileen M. O'Connor

Judge Eileen M. O'Connor

NOV 06 2023

Circuit Court - 2285

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

IRIS MARTINEZ MAR 19 2024

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

