



Doc#: 0813556041 Fee: \$38.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/14/2008 10:33 AM Pg: 1 of 1

NOTICE, Vacant Building Determination

Notice is hereby given that on the 13 day of May (month), 2008 (year) the City of Evanston, an Illinois Municipal Corporation, by its Community Development Department, Property Standards Division, made a determination that the property described below is a "Vacant Building" in accordance with the provisions of the City Code of the City of Evanston, Title 5, Chapter 20, "Vacant Buildings" (viewable at www.cityofevanston.org)

The City of Evanston regulates vacant buildings to protect the public health, safety and welfare from the public nuisance that vacant buildings cause due to vacancy, deterioration, neglect and code violations. The City of Evanston seeks to maintain sanitation and health standards, prevent crime and avoid fire, health and safety hazards to the public and future owners and occupants of any vacant buildings with the enforcement of applicable City codes and ordinances.

This determination of a vacant building shall subject this property to the provisions of Title 5, Chapter 20, including, but not limited to: Section 4-20-6: Obligation to Register Vacant Buildings. Buildings must be registered with the City of Evanston for a \$200.00 fee and inspected for code compliance by the City of Evanston for a \$500.00 fee. Real estate transfer stamps may be withheld by the City as provided in the ordinance. Proof of liability insurance for the building must be provided to the City of Evanston along with a vacant building plan for building maintenance and repair. 4-20-12: A Certificate of Code Compliance shall be required prior to any occupancy. 4-20-13: Buildings may remain neither boarded for not more than 6 months nor vacant for more than 2 years. 4-20-14: Enforcement and Penalties. Violators of Title 5, Chapter 20, Vacant Buildings, may be subject to a fine of \$100.00 to \$750.00 per day per violation.

Property commonly known as 1729 Dodge Avenue, Evanston, Illinois, PIN # 10-13-220-008-0000
Legal Description:

The North 25 Feet and the South 25 Feet of Lot 19 and the North 16 2/3 Feet of Lot 18 in Block 3 in Merrill Ladd's Second Addition to Evanston, a Subdivision of the West ½ of the Southwest ¼ of the Northeast ¼ of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

5/13/08

By City of Evanston, a Municipal Corporation - Code Official, Stanley J. Janusz

Date