

# UNOFFICIAL COPY



*Prepared by  
and Return to:*

Eric T. Stach  
Del Galdo Law Group, LLC  
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Doc#: 0818348043 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/01/2008 02:29 PM Pg: 1 of 3

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## RECORDING COVER SHEET

### NOTICE TO REMEDIATE

STREET ADDRESS: 1301 S. 59<sup>TH</sup> AVENUE, CICERO, IL 60804  
PIN: 16-20-210-029-0000

### LEGAL DESCRIPTION:

LOTS 1 AND 2 (EXCEPT THE SOUTH 30 FEET OF SAID LOT 2) IN HENNINGER'S SUBDIVISION OF LOT 1 IN BLOCK 8 IN MANDELL AND HYMAN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-20-210-029.  
Commonly known as 1301 S. 59th Ave., Cicero, IL 60804.

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Del Galdo Law Group, LLC

*Attorneys & Counselors*

10526 W. Cermak Road • Suite 300 • Westchester, Illinois 60154  
 (708) 531-8800 – telephone • (708) 531-8801 – facsimile  
 www.dlglawgroup.com

**NOTICE TO REMEDIATE****VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND USPS FIRST CLASS**

TO: SEE ATTACHED SERVICE LIST; OWNER(S)/OCCUPANT(S) OF THE PROPERTY

DATE: JULY 1, 2008

PROPERTY ADDRESS: **1301 S. 59<sup>TH</sup> AVENUE, CICERO, IL 60804**  
**PIN: 16-20-210-029-0000 (THE "PROPERTY")**

Frank Zolp, Building Commissioner of the Town of Cicero (the "Town"), has determined that the Property is open and vacant and is an immediate and continuous hazard to the surrounding community. You are hereby notified that unless within thirty (30) days of this letter immediate steps are taken to demolish, repair or enclose this building and remove all garbage, debris, and hazardous, noxious or unhealthy materials from the building and the Property, the Town shall be authorized to, intends to and will take all necessary action to eliminate this hazard. If you as Owner of the Property, lienholder or other interested party with a current legal or equitable interest in the Property, decide to remedy this problem, you are required to contact Frank Zolp to arrange an inspection; otherwise, after thirty (30) days the Town will proceed with the demolition, repair and/or enclosure of the Property. If you are the Owner of the Property, lienholder or other interested party with a current legal or equitable interest in the Property, you have the right to object to the Town proceeding with any action by filing a legal action in a court of competent jurisdiction. The filing of a lawsuit would block demolition (or other action) until a judge determines whether the building meets the statutory criteria for demolition. If you do not pursue such right to object, or if you do not repair, demolish or enclose the building and remove all garbage, debris, and hazardous, noxious or unhealthy materials from the building on the Property, the Town will proceed to demolish, repair, or enclose the building and remove all garbage, debris, and hazardous materials from the building on the Property no later than one hundred and twenty (120) days from the date of this notice. If the Town takes action, a lien covering the costs of the action will be recorded against the Property; the Town will seek recovery of its costs by foreclosing on the lien. This legal notice is made pursuant to 65 ILCS 5/11-31-1(e).

TOWN OF CICERO


  
 One of the Town Attorneys

**UNOFFICIAL COPY****SERVICE LIST:****OWNER OR OCCUPANT**

1301 S. 59<sup>th</sup> Avenue  
Cicero, IL 60804

HSBC Mortgage Services, Inc.  
c/o C T Corp. System, Registered Agent  
208 S. LaSalle Street, Suite 814  
Chicago, IL 60604

HSBC Mortgage Services, Inc.  
Gary R. Esposito, President  
2700 Sanders Road  
Prospect Heights, IL 60070

Law Offices of Ira T. Nevel  
175 North Franklin, Suite 201  
Chicago, IL 60606  
*Re: HSBC Mortgage Services, Inc., Assignee of  
Mortgage Electronic Registration Systems, Inc.,  
vs. Gloria Garcia (06 CH 05884)*

Michael Garcia  
1301 S. 59<sup>th</sup> Avenue  
Cicero, IL 60804-1129

Gloria Garcia  
1301 S. 59<sup>th</sup> Avenue  
Cicero, IL 60804-1129

Wilshire Credit Corporation  
14523 SW Millikan Way, #200  
Beaverton, OR 97005

Wilshire Credit Corporation  
c/o Illinois Corp. Serv., Registered Agent  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Wilshire Credit Corporation  
Jay Memmott, President  
20493 SW Inglis  
Beaverton, OR 97007

HSBC Mortgage Services, Inc.  
577 Lamont Road  
Elmhurst, IL 60126

Argent Mortgage Company, LLC  
P.O. Box 14130  
Orange, CA 92863-1530

Argent Mortgage Company, LLC  
c/o Gricelda Guerrero Zbroszczyk  
1701 Golf Road  
Rolling Meadows, IL 60008

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