



VILLAGE OF LA GRANGE
NOTICE AND CLAIM
FOR DEMOLITION LIEN

Doc#: 0907129036 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/12/2009 03:49 PM Pg: 1 of 4

AGAINST:
235 WASHINGTON AVENUE
LA GRANGE, IL

To: See attached service list.

1. Claimant Village of La Grange (the "Village") hereby files its Notice and Claim for Demolition Lien against the property commonly known as 235 Washington Avenue, La Grange, Illinois, (the "Property") and legally described as follows:

LOTS 31 AND 32 IN BLOCK 14 IN IRA BROWN'S ADDITION TO LA GRANGE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 18-04-237-019-0000 (Lot 32) and 18-04-237-020-0000 (Lot 31)

2. The Property, which is owned by Martha A. Burkes (the "Owner"), is improved with a single family house (the "House").

3. On June 29, 2007, the Village filed a verified Complaint in the Cook County Circuit court, Case No. 07 CH 17136, seeking entry of an order to, among other things, authorize and direct the Village to demolish, or cause the demolition of the House.

4. On October 8, 2008, the parties entered into a Settlement Agreement which provided among other things that the Owner agreed to allow the Village to cause the immediate demolition of the House, removal of debris from the Property, and grading and related restoration of the Property to bring the Property into a safe condition.

5. Pursuant to the terms of the Settlement Agreement, the Village agreed to finance the cost of the immediate demolition of the House and to provide reimbursement through a lien against the Property.

6. The Village also agreed that after completion of the demolition, the Village would withdraw all citations against the Property and would waive all corresponding fines, fees and penalties.

7. Donegal Excavating performed the demolition of the House located on the Property on November 26, 2008, at a cost to the Village of \$6,200.00.

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8. There is currently due, unpaid, and owing to the Village under the Settlement Agreement the sum of \$6,200.00 for demolition expenses, lot graded flat and seeded, as well as reimbursement of interest per statute at 3 percent per annum and administrative expenses (the "Total Lien Amount").

9. As provided in the Settlement Agreement, the Village will not foreclose on the this Notice and Claim for Demolition Lien immediately, but if the Total Lien Amount is not paid to the Village by the Owner then the Village will have the right to foreclose and perfect its Lien rights to collect the Total Lien Amount at any time on or after the earliest to occur of the following: (i) the closing of any sale of the Property, (ii) the transfer by the Owners to any person or entity of any right to possession or use of the Property, or (iii) December 31, 2010.

10. Notice is hereby given to the Owners and the public that the Village claims a demolition lien for the sum of **\$6,200.00 plus interest and administrative fees**, which total interest and fees will be determined at date of collection, against the Property.

Dated: March 11, 2009

VILLAGE OF LA GRANGE

By:



Curt Truesner
Environmental Health/Development Supervisor

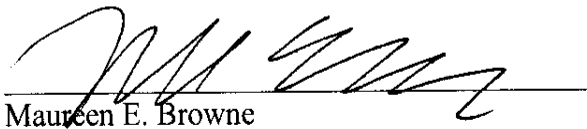
Prepared by:
Maureen E. Browne
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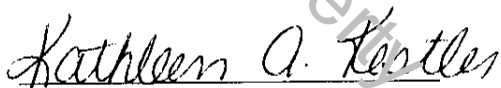
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Maureen E. Browne, being first duly sworn on oath, depose and state that I am the attorney for the Village of La Grange, the Claimant, that I am authorized to execute this Village of La Grange Notice and Claim for Demolition Lien on behalf of the Village of La Grange, and that I have read the foregoing and know the contents thereof and that the statements contained therein are true.


Maureen E. Browne

Subscribed and sworn before me this 12 day of March 2009.


Kathleen A. Kestler
Notary Public



My commission expires on December 1, 20 11.

Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE

I, Maureen E. Browne, an attorney, certify that I caused the enclosed Notice and Claim for Demolition Lien sent by **Certified Mail, Delivery Restricted to the Addressee Only, Return Receipt**

Requested To:

Stewart Title Company
2800 W. Higgins Road
Suite 835
Hoffman Estates, IL 60169

U. S. Bancorp
U.S. Bancorp Center
800 Nicolett Mall
Minneapolis, MN 55402

Martha A. Burkes
331 East Calumet
La Grange, IL 60525

Ellen E. Douglass, Esq.
53 West Jackson Blvd.
Suite 1009
Chicago, IL 60604

Richard Williams
4543 Westend Avenue
Chicago, IL 60624

March 12, 2009 on or before the hour of 5:00 p.m.



Maureen E. Browne

Prepared by:

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Holland & Knight LLC
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