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*Prepared by
and Return to:*

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Doc#: 0930354009 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/30/2009 12:21 PM Pg: 1 of 3

Property of Cook County Clerk's Office

RECORDING COVER SHEET

NOTICE TO REMEDIATE

ADDRESS: 123 N. 11TH AVENUE MELROSE PARK, IL 60160
PIN: 15-10-220-057-0000

LEGAL DESCRIPTION

LOT 11 (EXCEPT THE SOUTH 8 FEET THEREOF) AND LOT 12 IN BLOCK 2 IN S.R. HAVEN'S SUBDIVISION OF LOT 2 IN THE PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10, NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Del Galdo Law Group, LLC

Attorneys & Counselors

1441 S. Harlem Avenue • Berwyn, Illinois 60402
 (708) 222-7000 – telephone • (708) 222-7001 – facsimile
 www.dlglawgroup.com

NOTICE TO DEMOLISH/REMEDiate

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND USPS FIRST CLASS

TO: SEE ATTACHED SERVICE LIST;
 OWNER(S)/OCCUPANT(S) OF THE PROPERTY
 DATE: OCTOBER 29, 2009
 PROPERTY ADDRESS: 123 N. 11TH AVENUE, MELROSE PARK, IL 60160
 PIN: 15-10-220-057-0000 (THE “PROPERTY”)

Ralph Sorce, Building Commissioner of the Village of Melrose Park (the “Village”), 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 Village shall be authorized to, intend 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 Ralph Sorce to arrange an inspection; otherwise, after thirty (30) days the Village 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 Village 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 Village 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 Village takes action, a lien covering the costs of the action will be recorded against the Property; the Village 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).

VILLAGE OF MELROSE PARK

Eric T. Stach, Esq.

One of the Attorneys for the Village

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SERVICE LIST:

OWNER OR OCCUPANT
123 N. 11TH AVENUE
MELROSE PARK, IL 60160

Consuelo Martinez
123 N. 11TH AVENUE
MELROSE PARK, IL 60160

Manuel Pedre
656 Waterside Drive
South Elgin, IL 60177-3714

BANK OF AMERICA N.A.
c/o
CODILIS ERNEST J JR
15W030 N FRONTAGE RD
BURR RIDGE IL, 60527
*As related to mortgage foreclosure
2008-CH-24910*

BANK OF AMERICA N.A.
100 N. Tryon St.
Bank of America Corporate Center
Charlotte, NC 28255

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