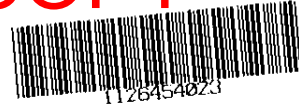


UNOFFICIAL COPY



Doc#: 1126454023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2011 02:34 PM Pg: 1 of 3

*Prepared by
and Return to:*

Eric T. Stach, Esq.
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402
Phone: (708)222-7000
Fax: (708)222-7001

Property of Cook County Clerk's Office

RECORDING COVER SHEET

NOTICE TO REMEDIATE / DEMOLISH

PROPERTY ADDRESS: 5351 W. OGDEN AVENUE, CICERO, COUNTY OF
COOK, STATE OF ILLINOIS 60804

PIN: 16-28-303-051-0000

LEGAL DESCRIPTION

LOT 22 (EXCEPT THE EAST 12 INCHES THEREOF) IN BLOCK 7 IN R.A. CEPEK'S
SUBDIVISION OF BLOCKS 2 AND 7 IN THE SUBDIVISION OF THAT PART OF THE
EAST 3/4 OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF OGDEN
AVENUE, IN COOK COUNTY ILLINOIS.

NOTICE TO REMEDIATE / DEMOLISH
VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

TO: SERVICE LIST
 OWNER(S)/OCCUPANT(S) OF THE PROPERTY
 DATE: September 21, 2011
 FROM: Town of Cicero Building Department
 By its Attorneys Del Galdo Law Group, LLC (Eric T. Stach)

PROPERTY ADDRESS: 5351 W. Ogden Avenue, Cicero, County of Cook, State of Illinois
 60804 (PIN 16-28-303-051-0000) (the "Property")

This notice is directed to all owners, known lienholders and all other parties with a current legal or equitable interest in the Property (collectively, the "Parties"). Frank Zolp, Building Commissioner for the Town of Cicero, has determined that the building(s) on the Property are VACANT AND OPEN AND ARE IMMEDIATE AND CONTINUING HAZARDS TO THE SURROUNDING COMMUNITY, and further is in violation of various Town building and public health and life safety codes and is uninhabitable, and includes the presence of garbage, debris, and/or hazardous, noxious/unhealthy materials. The Parties are responsible for remedying these Property conditions; if the Parties fail to repair, demolish or enclose the buildings and remove all garbage, debris, and hazardous, noxious or unhealthy materials from the Property within thirty (30) days from the date of this notice, the Town shall be authorized, intends to and will take action to eliminate these hazards. THIS ACTION COULD INCLUDE DEMOLISHING THE BUILDING. You are further notified that should the Town be required to take such necessary action, the owner(s) of record shall be liable for all costs incurred by the Town; the Town will record a lien for its costs and will seek recovery of costs by foreclosing the lien. You have the right to object to the Town taking this action by filing legal action in a court of competent jurisdiction including filing a complaint in the Municipal Division of the Circuit Court of Cook County and serving the Clerk of the Town of Cicero and the Building Commissioner. 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 have questions about this procedure, consult a lawyer. 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. This is a legal notice published pursuant to the requirement of Illinois Compiled Statutes, 65 ILCS 5/11-31-1(e) and the Town of Cicero Code of Ordinances.

UNOFFICIAL COPY

Del Galdo Law Group, LLC
Attorneys & Counselors

SERVICE LIST:

Bruce H. Plenner, , 5351 W Ogden Avenue, Cicero, IL, 60804-3505,
 Calvin Kirsch, , 5814 W. Cermak Road, Cicero, IL, 60804, re Release Deed 11/10/2004 to John Mierop
 (CCRD#432347108)
 Century21 Hallmark, Attn: Tina Faulisi, 6714 W. Ogden Avenue, Berwyn, IL, 60402,
 Chicago Title and Trust Co as trustee, c/o CT Corporation System, Its Registered Agt., 208 S. LaSalle
 Street, Ste. 814, Chicago, IL, 60604-1101, tuta 11/4/2004 Doc 89 476 753 (CCRD#0432347107)
 CT Corporation System, , 208 S. LaSalle Street, Ste. 814, Chicago, IL, 60604-1101, Registered Agent for
 Chicago Title and Trust Co.
 Diane M. Plenner, , 5351 W Ogden Avenue, Cicero, IL, 60804-3505,
 Diane Slattery, , 5351 W Ogden Avenue, Cicero, IL, 60804-3505,
 Gerald Laschiazza, , 5351 W. Ogden Avenue, Cicero, IL, 60804-3505,
 Gerald Laschiazza, , 5351 West Ogden Avenue, Cicero, IL, 60804,
 John Meirop, , 5351 W Ogden Avenue, Cicero, IL, 60804-3505,
 John Meirop, , 5351 W. Ogden Avenue, Cicero, IL, 60804-3505, [From tax bill]
 John Meirop, , 5351 W. Ogden Avenue, Cicero, IL, 60804-3505, [From tax bill]
 John Mierop, , 4124 South Oak Park Avenue, Stickney, IL, 60402,
 Michael Greene, , 5351 W. Ogden Avenue, Cicero, IL, 60804-3505,
 Michael Greene, , 5351 West Ogden Avenue, Cicero, IL, 60804,
 Michael S. Hawkins, , 5351 West Ogden Avenue, Cicero, IL, 60804,
 Michael S. Hawkins, , 5351 W. Ogden Avenue, Cicero, IL, 60804-3505,
 Owner/Occupant - VIA 1ST CLASS USPS, , 5351 W. Ogden Avenue, Cicero, IL, 60804,
 Owner/Occupant, , 5351 W. Ogden Avenue, Cicero, IL, 60804,
 Paul Ruzicka, , 5351 W Ogden Avenue, Cicero, IL, 60804-3505,
 Steven M. Shaykin, Steven M. Shaykin, P.C. , 2227 Hammond Drive, Ste. A, Schaumburg, IL, 60173-
 3813, Attorney for Owner
 Umberto S. Davi, P.C., , 1105 W. Burlington Avenue, Western Springs, IL, 60558-1574, Re
 memorandum of installment agr for warr deed 3/27/01 CCRD# 10341227

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 SUBDIVISION OF BLOCKS 2 AND 7 IN THE SUBDIVISION OF THAT PART OF THE EAST 3/4 OF
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