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*Prepared by
and Return to:*

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Doc#: 1127148029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2011 04:11 PM Pg: 1 of 3

RECORDING COVER SHEET

NOTICE TO REMEDIATE / DEMOLISH

PROPERTY ADDRESS: 5325-7 W. 24 TH PLACE, CICERO, COUNTY OF
COOK, STATE OF ILLINOIS 60804

PIN 16-28-122-008-0000

LEGAL DESCRIPTION

LOT 13 AND 14 IN BLOCK 11 IN HAWTHORNE LAND AND IMPROVEMENT
COMPANY'S ADDITION TO MORTON PARK, BEING THE EAST ½ OF THE
NORTHWEST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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De Galdo Law Group, LLC
Attorneys & Counselors

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

TO: SERVICE LIST
OWNER(S)/OCCUPANT(S) OF THE PROPERTY
DATE: September 28, 2011
FROM: Town of Cicero Building Department
By Its Attorneys Del Galdo Law Group, LLC (Eric T. Stach)

PROPERTY ADDRESS: 5325-7 W. 24th Place, Cicero, County of Cook, State of Illinois 60804
(PIN 16-28-122-008-0000) (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 WILL INCLUDE DEMOLISHING THE BUILDING(S). 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**SERVICE LIST:**

ELIZABETH CASILLAS, 5325 W. 24th Place, Cicero, IL, 60804-2828

ELIZABETH CASILLAS, 5327 W. 24th Place, Cicero, IL, 60804-2828, tax bill

Fifth Third Mortgage Company, 38 Fountain Square Plaza / Mail Drop 10AT76, Attn: Elizabeth Tenning, Cincinnati, OH, 45263, FHA Case #137-3998428-703, Mortgage dated 1/30/2009, CCRD# 0904040043

Fifth Third Mortgage Company, 38 Fountain Square Plaza, Mail Drop 10AT76, Cincinnati, OH, 45263, FHA Case #137-3998428-703, Mortgage dated 1/30/2009, CCRD# 0904040043

Fifth Third Mortgage Company, 38 Fountain Square Plaza, Mail Drop 10AT76-1060, Cincinnati, OH, 45263, FHA Case #137-3998428-703, Mortgage dated 1/30/2009, CCRD# 0904040043

Fifth-Third Mortgage Company, 5050 Kingsley Drive, MD IMOB 2X, Cincinnati, OH, 45263, FHA Case #137-3998428-703, Mortgage dated 1/30/2009, CCRD# 0904040043

Full Spectrum Lending, Attn: PRENTICE HALL CORPORATION, Its Registered Agt., 33 NORTH LASALLE STREET, Chicago, IL, 60602, Release of Mortgage dated 4/1/09 CCRD# 909629013; Mortgage # 0405626092

Full Spectrum Lending, Attn: GREGORY ALLAN LUMSDEN, President, 35 NORTH LAKE AVE, PASADENA, CA, 91101-4192, Release of Mortgage dated 4/1/09 CCRD# 909629013; Mortgage # 0405626092

Nokila Milutinovic, 5325 W. 24th Place, Cicero, IL, 60804-2828

Nokila Milutinovic, 5327 W. 24th Place, Cicero, IL, 60804-2828

Owner/Occupant, 5325 W. 24th Place, Cicero, IL, 60804

Owner/Occupant, 5327 W. 24th Place, Cicero, IL, 60804

Richard A. Kocurek, 3306 S. Grove Avenue, Berwyn, IL, 60402, Preparer of Doc #904040042, Warranty Deed Theresa Corcoran to Milutinovic and Cassillas

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LOT 13 AND 14 IN BLOCK 11 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY'S ADDITION TO MORTON PARK, BEING THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.