

# UNOFFICIAL COPY



NUISANCE ABATEMENT LIEN

(Ch. 24, 11-20-13; 11-60-2, Il. Rev. Stat.)

Doc#: 1200647053 Fee: \$40.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 01/06/2012 03:58 PM Pg: 1 of 3

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

IN THE OFFICE OF THE RECORDER OF DEEDS  
OR REGISTRAR OF TORRENS  
COOK COUNTY, ILLINOIS

VILLAGE OF HAZEL CREST, )  
an Illinois Municipal Corporation, )  
Lien Creditor )

MUNICIPAL  
STATUTORY LIEN  
(Nuisance Abatement Lien)

VS.

Property Owner  
Lienee-Owner )

NOTICE OF LIEN

The Lien Creditor, VILLAGE OF HAZEL CREST, an Illinois Municipal Corporation, pursuant to the provisions of Section 11-60-2 and Section 11-20-13 of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1979), hereby files a Notice of Lien in its favor in the amount of **One Thousand Four Hundred Dollars and 00/100 Cents (\$1,400.00)** against the following described real estate:

Perm. Index No. 29-30-129-020-0000

commonly known as 17065 Trapet, Hazel Crest, Illinois.

That Section 12-2; 20-107; 20-107(31); 20-108; 20-109; 20-110; 302.8 of the Hazel Crest Municipal Code provides as follows:

Sections 12-2. Premises to be Kept Clean

The owner, occupant or lessee of any premises in the Village shall cause to be removed from such premises all refuse and shall keep such premises at all times free and clean from any accumulation of refuse.

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## Section 20-107 Prohibition

The following acts, conduct and conditions are hereby declared and defined to be nuisances, and when committed, performed or permitted to exist by any individual, firm, association or corporation within the territorial limits of the Village, are hereby declared to be unlawful and prohibited.

## Section 20-107(31) Technical Code Violations

To violate any provision of the Building Code, Fire Prevention Code or Zoning Ordinance.

## Section 20-108 Non-Summary Abatement—Notice

Except where otherwise provided by the Ordinances of the Village of Hazel Crest, any officer of the Village of Hazel Crest possessing police powers may serve or cause to be served a notice, in writing, upon the owner, agent, occupant or person in possession, charge or control of any lot, building or premises or item of personalty in or upon which any nuisance may be found, or who may be the owner or cause of any nuisance, requiring them, or either both of them, to abate the same within a specified reasonable time, in such manner as the notice shall direct.

## Section 20-109 Non-Summary Abatement

If the person so served and notified does not abate the nuisance within the specified reasonable time, the corporate authorities may proceed to abate the nuisance in any or all manner allowable by law, including without limiting the generality thereof, the following:

- (1) Seeking to impose a monetary penalty as defined by Section 20-111 of this Article by instituting an Ordinance enforcement action.
- (2) Seeking to enjoin the continuation of the nuisance by the filing of a lawsuit in a court of competent jurisdiction.

## Section 20-110 Summary Abatement

Whenever, in the opinion of an officer of the Village possessing police powers, the maintenance or continuation of a nuisance creates an imminent threat or serious injury to persons or serious damage to personal or real property, or if the nuisance can be abated summarily without or with only minor damage to the items or premises which are creating the nuisance, and the continuation of the nuisance poses a substantial threat of injury to persons or property or a substantial interference with the quiet enjoyment of life normally present in the community, such officer shall proceed to abate such nuisance, provided further, that whenever the owner, occupant, agent or person in possession, charge or control of the real or personal property which has become a nuisance is unknown or cannot readily be found, the municipal officer with police power may proceed to abate such nuisance without notice. Where the abatement of the nuisance requires continuing acts by the corporate authorities beyond the initial Summary Abatement and any other additional emergency abatements, it shall seek abatement of such nuisance on a permanent basis through judicial process as soon as possible.

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Section 302.8 Motor Vehicles

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

That on July 27, 2011, the owners of the above described property were notified in writing in accordance with the above-mentioned Ordinance provisions, but that said owners neglected and/or refused to remove the nuisance.

VILLAGE OF HAZEL CREST,  
an Illinois Municipal Corporation

By: James L. Whigham  
Village Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

James L. Whigham, being first duly sworn on oath, deposes and states that he is the appointed Village Manager of the Village of Hazel Crest; that he is named in the above and foregoing Notice of Lien; and that he has read said Notice and knows the contents thereof to be true in substance and in fact.

James L. Whigham  
Village Manager

Subscribed and sworn to before me this  
29th day of December, 2011

Lillie M. Howard  
Notary Public

