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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/16/2012 03:32 PM Pg: 1 of 2

NOTICE TO REMEDIATE

TO: Adam J. Piaskowy
246 Allegheny Street
Park Forest, IL 60468

First Community Bank and Trust
Peotone Financial Center
650 Wilmington Road
Peotone, IL 60468

Theodore H. Sappie Jr.
113 Queens Ct.
Pittsburgh, PA 15237-2042

Barbara F. Sappie
113 Queens Ct.
Pittsburgh, PA 15237-2042

Phoenix Bond & Indemnity Co.
c/o Stanford Marks
161 N. Clark St., Suite 3040
Chicago, IL 60601

Adam Piaskowy
2164 Gaisor Dr.
Crete, IL 60417

James Piaskowy
2164 Gaisor Dr.
Crete, IL 60417

YOU ARE HEREBY NOTIFIED, pursuant to 65 ILCS 5/11-31-1(e), that unless the building at the property commonly known as 246 Allegheny, Park Forest, Illinois, is demolished, repaired or enclosed so that the property is no longer an immediate and continuing hazard to the community, **WITHIN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE**, the existing building located on the property will be demolished, repaired or enclosed by the Village of Park Forest.

The property is commonly known as 246 Allegheny, Park Forest, Illinois, in Cook County, and identified by Permanent Index Number 32-30-204-015-0000, and legally described as follows:

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LOT 14 IN BLOCK 3 OF THE VILLAGE OF PARK FOREST AREA NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 25, 1951 AS DOCUMENT 15107641, IN COOK COUNTY, ILLINOIS.

IF YOU FAIL TO PUT THE BUILDING AND PROPERTY LOCATED AT THE ABOVE-REFERENCED ADDRESS IN A SAFE CONDITION OR TO DEMOLISH SAID BUILDING WITHIN SAID THIRTY (30) DAY PERIOD THE VILLAGE SHALL HAVE THE POWER TO DEMOLISH, REPAIR OR ENCLOSE THE BUILDING SO IT IS NO LONGER AN IMMEDIATE AND CONTINUING HAZARD TO THE COMMUNITY.

YOU ARE FURTHER NOTIFIED that all costs of demolishing, repairing or enclosing the building, including court costs, attorney fees and other costs related to such demolition, repair or enclosure, shall be recoverable from the owner or owners of record, and shall be a lien against the above-described property, and that such lien shall be superior to all prior liens and encumbrances, except taxes.

Dated: October 31, 2012

VILLAGE OF PARK FOREST, an Illinois
municipal corporation

By: 
M. Neal Smith, One of its Attorneys

M. Neal Smith
ROBBINS, SCHWARTZ
9550 Bormet Drive
Suite 201
Mokena, IL 60448
815.722.6560