



**PROPERTY ADDRESS:**  
**237 Arcadia**  
**Park Forest, Illinois**

**Doc#:** 1310747005 **Fee:** \$52.00  
Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2013 09:18 AM Pg: 1 of 8

**P.I.N. 32-30-208-012-0000**

**PREPARED BY AND  
RETURN TO:**  
**Village of Park Forest**  
**350 Victory Drive**  
**Park Forest, IL 60466**  
**Attn: Building Dept.**

**NOTICE OF LIEN FOR COSTS OF DEMOLITION**

NOW COMES Lawrence Kerestes, Community Development Director for the Village of Park Forest, Cook and Will Counties, Illinois ("Village"), who is authorized on behalf of the Village to bring this Notice of Lien, and pursuant to section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), states under oath as follows:

1. The Village incurred expenses for the demolition of the structure on the property commonly known as 237 Arcadia, Park Forest, Illinois (the "Property") on December 22, 2012, as the Village was entitled to do pursuant to 65 ILCS 5/11-31-1(e). The PIN number for the Property is 32-30-208-012-0000 and the Property is legally described as follows:

LOT 12 IN BLOCK 8 IN VILLAGE OF PARK FOREST AREA 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 THE ELGIN, JOLIET AND EASTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

2. The Village incurred costs for demolition of the structure on the Property on December 22, 2012, in the amount of \$9,850.00 which included costs for licensed asbestos inspection and removal. A copy of the invoice from Shear Force Excavating, Inc. in the amount of \$9,850.00 is attached hereto as Exhibit A.

3. Prior to the demolition of the structure on the above referenced Property, the structure on the Property was open and vacant and constituted an immediate and continuing hazard to the community.


4. The sign required by 65 ILCS 5/11-31-1(e) was posted on the structure on the Property, and all required notice pursuant to 65 ILCS 5/11-31-1(e) was given, including notice by certified mail to the owners of record; further a Notice was published on April 19, 19 and 20, 2012 in the *Southtown Star*.

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5. A Notice to Remediate as required by 65 ILCS 5/11-31-1(e) was recorded with the Cook County Recorder of Deeds on May 3, 2012 as Document Number 1212447007, pursuant to 65 ILCS 5/11-31-1(e).

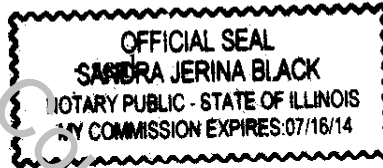
6. The Village incurred costs and attorney fees in this matter in the amount of \$397.50 on the dates and in the amounts indicated in the Invoice of Robbins, Schwartz, Nicholas, Lifton & Taylor, Ltd. attached hereto as Exhibit B.

7. The full amount of this lien is \$10,247.50.

  
\_\_\_\_\_  
Lawrence Kerestes

Subscribed and sworn before me this 5<sup>th</sup> day of April, 2013.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SHEAR FORCE EXCAVATING INC.

## Invoice

27 E.36TH.STREET UNIT-D  
 STEGER,IL.60475  
 708-417-2942 (office)  
 219-365-1415 (fax)

Date	Invoice #
12/22/2012	12/75

Bill To
VILLAGE OF PARK FOREST 350 VICTORY DRIVE PARK FOREST,IL.60466

P.O. No.	Terms	PROJECT
	15 DAYS	DEMO

Description	Rate	Amount
Completed the demolition and asbestos abatement of the following structures.237,239,244,247-Arcadia.299 Alleghany.127 Perch.305 Seneca.511 Homan.	83,250.00	83,250.00
All work is complete!		<b>Total</b> \$83,250.00

Phone #	Fax #
708 417 2942	219-365-1415

**EXHIBIT**

**A**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SHEAR FORCE EXCAVATING INC.

## Proposal

27 E.36TH.STREET UNIT-D  
 STEGER,IL.60475  
 708-417-2942 (office)  
 219-365-1415 (fax)

Date	Estimate #
8/29/2012	12/77

Customer
VILLAGE OF PARK FOREST 350 VICTORY DRIVE PARK FOREST,IL.60466

Job Location
DEMOLITION OF 15 STRUCTURES

P.O. Job NO.	Vaild For
	45 days

Work Performed	Total
THIS BID IS THE SAME WITH OR WITH OUT SALV. GL RIGHTS.NO COST DIFFERENCE. We will be using Alliance Environmental Control,INC.for the abatement work. We will not be reuse any of the material on the properties,also we will recycle all the concrete.	
DEMOLITION OF, 7 APACHE-\$5800.00-NO ASBESTOS.	28,100.00
18 APACHE-3500.00-ASBESTOS REMOVAL-\$9300.00 <sup>PM</sup>	23,300
31 APACHE-\$3500.00-ASBESTOS REMOVAL-\$5600.00 <sup>PM</sup>	35,900.00
DEMOLITION OF, 237 ARCADIA-\$4950.00-ASBESTOS REMOVAL -\$4900.00	35,000
239 ARCADIA-\$4500.00-ASBESTOS REMOVAL-\$4900.00	10,700.00
244 ARCADIA-\$5300.00-ASBESTOS REMOVAL-\$2500.00 <sup>PM</sup>	29,700.00
247 ARCADIA-\$3100.00-ASBESTOS REMOVAL-\$4900.00	10,000
DEMOLITION OF, 241 ARROWHEAD-\$5500-NO ASBESTOS.	10,200.00
243 ARROWHEAD-\$4000.00-ASBESTOS REMOVAL-\$1200.00 <sup>PM</sup>	18,900.00
DEMOLITION OF, 231 ALLEGHENY-\$6100.00-ASBESTOS REMOVAL-\$4900.00	11,500.00
242 ALLEGHENY-\$5000.00-ASBESTOS REMOVAL-\$4900.00	10,200
299 ALLEGHENY-\$8300.00-NO ASBESTOS.	10,200
DEMOLITION OF-127 PEACH-\$5900.00-ASBESTOS REMOVAL-4100.00 <sup>PM</sup>	18,900.00
DEMOLITION OF-305 SENECA-\$11200.00-ASBESTOS REMOVAL-\$7500.00 <sup>PM</sup>	11,500.00
<del>DEMOLITION OF-305 SENECA-\$11200.00-ASBESTOS REMOVAL-\$7500.00 <sup>PM</sup></del>	11,500.00
Thank you for your business.	<b>Total</b> \$145,000.00

Property of Cook County Clerk's Office

145,000

# UNOFFICIAL COPY

Village of Park Forest  
 6739.12356 237 Arcadia Demolition

**FOR PROFESSIONAL SERVICES RENDERED**

03/12/12	MNS	Review tract search for property and determine names of owners and lien holders of record.	0.25 hrs	\$178.00 /hr	\$44.50
03/20/12	MNS	Compile service list and draft notice to remediate for property.	0.25 hrs	\$178.00 /hr	\$44.50
03/21/12	MNS	Draft amendments to service list address for notice to remediate.	0.25 hrs	\$178.00 /hr	\$44.50

Smith, Neal	0.75 hrs	\$178.00 /hr	\$133.50	<u>                    </u>
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CURRENT FEES	<u><u>\$133.50</u></u>
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CURRENT CHARGES	\$133.50
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PAST BALANCE	\$0.00
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AMOUNT FOR THIS MATTER	<u><u>\$133.50</u></u>
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Property of Cook County Clerk's Office

**EXHIBIT**

**B**

**UNOFFICIAL COPY**

Village of Park Forest

6739.12356 237 Arcadia Demolition

Balance as of last bill	04/12/2012	\$133.50
Payments Received	04/30/2012	\$133.50
Balance		\$0.00

**FOR PROFESSIONAL SERVICES RENDERED**

04/09/12	MNS	Review notice to remediate to be sent by certified mail and draft notice for publication pursuant to 65 ILCS 5/11-31-1(e).	0.25 hrs	\$178.00 /hr	\$44.50
04/12/12	MNS	Draft, review and revise notice by publication language and approve format and time frame for publication in Southtown Star.	0.25 hrs	\$178.00 /hr	\$44.50
04/16/12	MNS	Prepare additional notice to remediate to agent listed on information provided as required by vacant building registry ordinance.	0.25 hrs	\$178.00 /hr	\$44.50

Village of Park Forest  
6739.12356

Smith, Neal

0.75 hrs \$178.00 /hr \$133.50

Balance as of last bill

Payments Received

Balance

**CURRENT FEES**\$133.50**DISBURSEMENTS**

03/30/12	M. Neal Smith; Filing Fee - Recorder of Deeds Fee	\$2.75
03/30/12	M. Neal Smith; Filing Fee - Recorder of Deeds Fee	\$2.75

**CURRENT DISBURSEMENTS**\$5.50**CURRENT CHARGES**

\$139.00

**PAST BALANCE**

\$0.00

**AMOUNT FOR THIS MATTER**\$139.00

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Village of Park Forest  
**6739.12356 237 Arcadia Demolition**

Balance as of last bill	05/10/2012	\$139.00
Payments Received	05/21/2012	\$139.00
Balance		\$0.00

**DISBURSEMENTS**

05/01/12	Cook County Recorder of Deeds; Filing Fee - Record Notice to Remediate	\$40.00
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**CURRENT DISBURSEMENTS**

**\$40.00**

CURRENT CHARGES

\$40.00

PAST BALANCE

\$0.00

AMOUNT FOR THIS MATTER

**\$40.00**

Balance as of  
 Payment  
 Balance

PAST BALANCE

CURRENT CHARGES

PAYMENTS

RECEIPTS

DISBURSEMENTS

AMOUNT FOR THIS MATTER

BALANCE

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Village of Park Forest  
6739.12356 237 Arcadia Demolition

## DISBURSEMENTS

08/09/12	First American Title Insurance Company; Service Fees	<u>\$85.00</u>
	<b>CURRENT DISBURSEMENTS</b>	<u><u>\$85.00</u></u>
	CURRENT CHARGES	\$85.00
	PAST BALANCE	\$0.00
	<b>AMOUNT FOR THIS MATTER</b>	<u><u>\$85.00</u></u>

Property of Cook County Clerk's Office