



Doc#: 1332315017 Fee: \$74.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2013 10:20 AM Pg: 1 of 19

Prepared by and upon

Recording Mail To:

Mark Heinle  
Ancel, Glink, Diamond, Bush,  
DiCianni & Krafthefer, P.C.  
1979 Mill Street, Suite 207  
Naperville, IL 60563

Property of Cook County Clerk's Office

**FAST-TRACK DEMOLITION:**  
**NOTICE TO REMEDIATE OPEN AND VACANT STRUCTURES POSING IMMEDIATE AND CONTINUING HAZARD TO COMMUNITY**

On the following pages, the Village of Bellwood, an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois, hereby provides notice of impending demolition of the residential structure and detached garage structure located on the real property commonly known as 346 S. 23<sup>rd</sup> Avenue, Bellwood, Cook County, Illinois, 60104 (the "Property"), in accordance with the fast-track procedures set forth in 65 ILCS 5/11-31-1(e). Additional information appears on the following pages. Any queries may be directed to attorney Mark Heinle at the below-listed phone number.

The Property is legally described as follows:

THE NORTH 41 FEET OF THE SOUTH 81 FEET OF LOT 16 IN BLOCK 3 IN WILLIAM B. WALRATHS SUBDIVISION OF PART OF THE WEST 17.02 CHAINS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT OF SAID SUBDIVISION RECORDED ON OCTOBER 13, 1910 IN BOOK 108 OF PLATS, PAGE 25 AS DOCUMENT 4643766 IN COOK COUNTY, ILLINOIS.

P.I.N. 15-10-122-034-000

VILLAGE OF BELLWOOD

By: Mark R. Heinle  
Its attorney

Mark R. Heinle  
ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.  
1979 Mill Street, Suite 207  
Naperville, IL 60563  
Telephone: (312) 604-9155 Fax: (312) 782-0943 Fax  
ARDC No. 6283061

Yes!  
19  
N  
N  
Yes  
Yes  
OK

**UNOFFICIAL COPY****Ancel  
Glink**DIAMOND BUSH  
DiCIAMNI  
& KRAFTHOFERA Professional Corporation  
140 South Dearborn Street, Suite 600  
Chicago, IL 60603  
www.ancelglink.comMark R. Heinle  
mheinle@ancelglink.com  
(P) 312.604.9155  
(F) 312.782.0943**VIA FIRST CLASS & CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

October 22, 2013

Lillian L. Ramel  
125 S. Villa Avenue, #6  
Addison, IL 60101-4035Leopold S. Ramel  
125 S. Villa Avenue, #6  
Addison, IL 60101-4035Leopold S. Ramel  
346 S. 23<sup>rd</sup> Avenue  
Bellwood, IL 60104Lillian L. Ramel  
346 S. 23<sup>rd</sup> Avenue  
Bellwood, IL 60104Illinois Department of Healthcare &  
Family Services  
Director Julie Hamos  
201 S. Grand Avenue East, 3<sup>rd</sup> Floor  
Springfield, IL 62763Illinois Attorney General  
500 S. Second Street  
Springfield, IL 62706Wheeler Financial, Inc.  
c/o Registered Agent  
Timothy Gray  
120 N. LaSalle Street, Suite 1350  
Chicago, IL 60602UNKNOWN OWNERS AND NON-RECORD CLAIMANTS  
346 S. 23<sup>rd</sup> Avenue  
Bellwood, IL 60104**RE: Notice to Remediate 346 S. 23<sup>rd</sup> Avenue, Bellwood, Illinois**

To Whom It May Concern:

**NOTICE TO REMEDIATE BUILDING POSING IMMEDIATE AND  
CONTINUING HAZARD TO THE COMMUNITY**Notice is hereby given that the vacant and abandoned residential structure located at 346 S. 23<sup>rd</sup> Avenue, Bellwood, Cook County, Illinois, 60104, bearing tax identification number (P.I.N.) 15-10-122-034-000, and legally described as follows:THE NORTH 41 FEET OF THE SOUTH 81 FEET OF LOT 16 IN  
BLOCK 3 IN WILLIAM B. WALRATHS SUBDIVISION OF PART  
OF THE WEST 17.02 CHAINS OF SECTION 10, TOWNSHIP 39  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, REFERENCE BEING HAD TO THE PLAT OF SAID

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SUBDIVISION RECORDED ON OCTOBER 13, 1910 IN BOOK 108  
OF PLATS, PAGE 25 AS DOCUMENT 4643766 IN COOK  
COUNTY, ILLINOIS.

(the "Subject Property") has been found and determined to be an open, vacant, dangerous and unsafe property posing an immediate and continuing hazard to the community within the meaning of Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e) by Village of Bellwood Building Commissioner Charles Brooks. You are receiving this notice because you either own the Subject Property or have some other interest of record therein.

The Subject Property is improved with a split-level, single-family house of frame construction (the "House") and a detached one-car garage (the "Garage"). The House and Garage on the Subject Property have been continuously vacant for more than two and a half years, since February, 2011. Moreover, the House and Garage are open due to severely deteriorated roofs and numerous broken windows. The broken windows have been temporarily boarded up by the Village of Bellwood (the "Village"), although temporary board-ups do not constitute a defense to demolition under 65 ILCS 5/11-31-1. The severely deteriorated roof, flashings, downspouts, gutters, fascia and soffits, damaged siding lacking adequate seal, and chimney are incapable of protecting the interior from moisture penetration and the inside is exposed to the elements. Extensive water leaks have compromised the structural integrity of the House and Garage, both of which suffer from rotting wood structural members. The interior of the House is marred by a collapsed ceiling due to leakage and all mechanical systems are unusable due to water damage. The Home has been posted by the Village as being "unfit for human habitation" since February 15, 2011. Black mold growth proliferates throughout the interior. Debris and filth in the House leave unsanitary conditions ripe for vermin and pest infestation and threaten the public health, safety and welfare. In addition, the chimney requires extensive tuck-pointing and the porch must be removed and replaced in light of rotted structural members and handrails. In order for occupancy of the Subject Property to resume, in addition to correcting all of the foregoing, the electrical, mechanical, and plumbing, HVAC and roof systems require a private inspection and certification of functionality and compliance with all applicable Village Codes.

For over two years, the Village has exclusively performed routine property maintenance activities on the Subject Property, inclusive of lawn mowing, weed removal, trimming overgrown bushes and trees, removing garbage and debris, and boarding up the House. The Subject Property has become a local dumping ground for garbage, debris and unwanted personal property.

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As a result of the foregoing, notice of imminent demolition has been posted on the front of the House and Garage located on the Subject Property. Additional notice is being published in accordance with 65 ILCS 5/11-31-1(e). The instant *Notice to Remediate* is also being recorded against the Subject Property at the Cook County Recorder of Deeds pursuant to the above-referenced statute and will appear on the title history of the Subject Property.

Village of Bellwood Building Commissioner Charles Brooks has found and determined the House and Garage on the Subject Property to be open and vacant and that the same constitutes an immediate and continuing hazard to the community with the meaning of 65 ILCS 5/11-31-1(e). You are hereby notified that the improvements on the Subject Property must be fully enclosed, secured, cleared of debris, structurally restored, and remediated consistent with the directives set forth in this correspondence, and that the Subject Property must be rendered fully code compliant or be demolished within thirty (30) days of the date of this notice or within thirty (30) days of the final date of publication of newspaper notice, whichever is later. All applicable permits for the restoration work must be obtained from the Village and, upon completion of remediation, the Village must be contacted to perform a thorough inspection of the Subject Property. If the required action is not timely taken, the Village will demolish the House and Garage located on the Subject Property, remove all garbage, debris, and any other hazardous, noxious or unhealthy substances or materials without further notice, in order to eliminate the immediate and continuing hazard to the community. Following such Village action, the Village of Bellwood will lien the Subject Property for the cost of such activities, inclusive of legal fees and other costs associated therewith, pursuant to the procedures set forth in 65 ILCS 5/11-31-1(e). The resultant lien will enjoy heightened priority status, superseding any and all mortgage loans or pre-existing liens on the Subject Property, except for tax liens. No tax deed will issue for the Subject Property without full reimbursement to the Village for all of its police power expenditures.

Please consider this writing and associated attachments your final direct notification from the Village of Bellwood prior to the Village commencing with demolition of the structures on the Subject Property in order to eradicate the continuing hazard to Village residents and render the Subject Property safe. Please contact me immediately upon receiving this legal notice to discuss this matter further or file an objection in the Circuit Court of Cook County within the time-frame set forth in 65 ILCS 5/11-31-1(e). Absent such action, the Subject Property will be demolished in thirty days.

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One of its Attorneys, Village of Bellwood

Mark R. Heine

**ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.**

1979 N. Mill Street, Suite 207

Naperville, Illinois 60563

(312) 604-9155

(312) 782-0943 Fax

[www.ancelglink.com](http://www.ancelglink.com)

Enclosures

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Village of Bellwood  
 3200 Washington Blvd.  
 Bellwood, Illinois 60104-1984  
 708.547.3500  
 Office of the Building Commissioner

Memo DRK 13-1345

To: Charles Brooks, Building Commissioner

CC: Mark Heine, Attorney Ancel Glink

From: Donald Kopecky C.B.O.; M.C.P.

Date: September 25, 2013

Ref: Assessment 346 23<sup>rd</sup> Ave.

Inspector Kopecky conducted an inspection of the property at 346 23<sup>rd</sup> Ave. on September 25, 2013. The inspection was a result of a court order to determine the condition of the structure and premises at that location. The structure being inspected is a one story, frame, residence.

Overall condition of the structure is poor. On the exterior the roof is in need of extensive repairs, windows are deteriorated with broken panes, chimney is deteriorating and gutters and down spouts are damaged or missing. The premises is being used as a neighborhood dumping ground. The garage is in the same deteriorated condition as the primary structure. The structure presents a blighting influence in the immediate surrounding area.

Interior conditions are poor. Structural failure resulting in ceiling collapse due to water leaks. Mechanical systems have been damaged due to water.

In present condition no part of the structure could be considered habitable.

Deficiency or Area

Single Family Residential

Vacant/Abandoned Property Assessment

**Additional inspections**

The Village of Bellwood conducts a visual inspection only. The services of a private inspection contractor may be desired to determine if concealed deficiencies exist.

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## General Maintenance

Property does not appear structurally sound. Extensive repairs are needed.  
Return property or premises to a clean and sanitary condition.

### Roof:

Roof repairs required

Repair flashings

Repair Downspouts /Gutters

Debris, foreign materials, including plant growth, shall be removed from the gutters to allow proper operation.

### Chimney:

Chimney requires extensive tuck-point or repair

### Fascia and Soffit:

Repair damaged or deteriorated fascia and or soffit

Replace missing aluminum trim

### Exterior Walls:

Loose and peeling paint needs to be scraped and resealed

Repair and replace all rotted materials

### Structural Components:

Structural components show evidence of deterioration or potential collapse.

Provide evaluation and make necessary repairs

### Stairways, Porches, decks and Balconies:

Evidence of structural failure, make necessary repairs.

Repair rotted or damaged materials

### Handrails or guards:

Re-secure or replace damaged guard rail or handrail.

### Windows:

Loose or peeling paint on exterior frames, reseal as necessary

Replace damaged glass

### Exterior Doors and Frames:

Repair damaged or deteriorated door or frame as necessary

### Exterior Property:

#### Fences

Repair or replace as necessary all rotted and/or deteriorated materials

#### Garage or Accessory Structure:

Roof repairs required

Repair damage or deteriorated fascia and or soffit materials

Repair loose, missing or damaged siding

Loose and peeling paint scrape and reseal

Repair or replace damaged service door

Repair or replace damaged window

#### Electrical Issues:

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Electrical Service to be fully functional

**Mechanical Systems:**

Furnace or boiler is inoperable and requires service

**Plumbing System:**

A separate Plumbing Inspection report is attached and is to be considered as part of this report.

A private inspection of underground drain and waste systems is recommended prior to occupancy.

**Other Conditions:**

Remove accumulations of rubbish, garbage and abandoned or discarded materials from the structure

Properly dispose of all abandoned materials

Interior finishes to be maintained as originally installed.

Property appears vacant or abandoned and is not registered as required by code.

Vacant property must be secured or boarded up as per local ordinance.

**Interior Dwelling**

**General Maintenance Requirements:**

Carpet and/or floor finishes are heavily soiled. Make clean and sanitary or remove

Repair damaged wall and or ceiling finishes; resal as necessary.

Interior finishes to be maintained as originally installed.

Make the unit clean and sanitary

Unit shows evidence of rodent or insect infestation. Exterminate as necessary.

Remove garbage or rubbish from the dwelling unit

**Smoke detectors:**

Smoke detectors required in each bedroom, and vicinity of each sleeping area as well as each level of residence. Install Additional detectors.

**Electrical:**

All outlets to be 3 wire grounded type. Replace as necessary.

**Kitchen:**

Make kitchen area clean and sanitary

Wall, floor or ceiling finish needs repair

Make kitchen sink fully operable.

Make kitchen cabinets clean and sanitary and fully operable as originally installed. Repairs are necessary.

**Habitable Spaces:**

**Main Bathroom:**

Wall, floor or ceiling finish needs repair

Remove mold damaged materials



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Reseal or recaulk fixtures as necessary

Repair tub / shower enclosure

Repair lavatory faucet

Repair electrical device or fixture

**Living Room:**

Wall, floor or ceiling finish needs repair

Windows Repair / screens

See comment section for additional items

**Bedroom 1:**

Wall, floor or ceiling finish needs repair

Smoke detectors required in each bedroom, and vicinity of each sleeping area as well as each level of residence. Install

Windows Repair / screens

See comment section for additional items

**Bedroom 2:**

Wall, floor or ceiling finish needs repair

See comment section for additional items

**Utility Room:**

Wall, floor or ceiling finish needs repair

Repair electrical device or fixture

Windows Repair / screens

**Basement:**

Wall, floor or ceiling finish needs repair

**Additional Comments:**

This property has outstanding debts to the Village of Belwood. Village code requires that the debt shall be settled prior to the issuance of a tax transfer stamp

Village has been forced to assume the landscape maintenance of the premises.

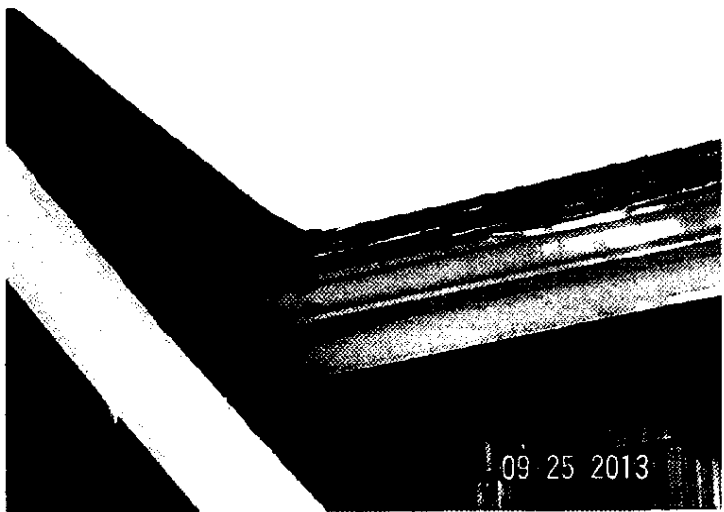
Village secured the structure in 2011 by ordering the board up of the structure.

Photographs following:

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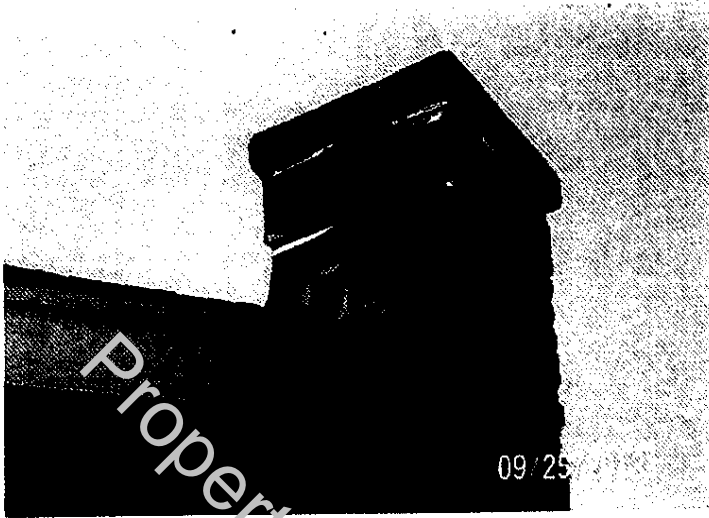


346 23<sup>rd</sup> Ave. 9/25/13

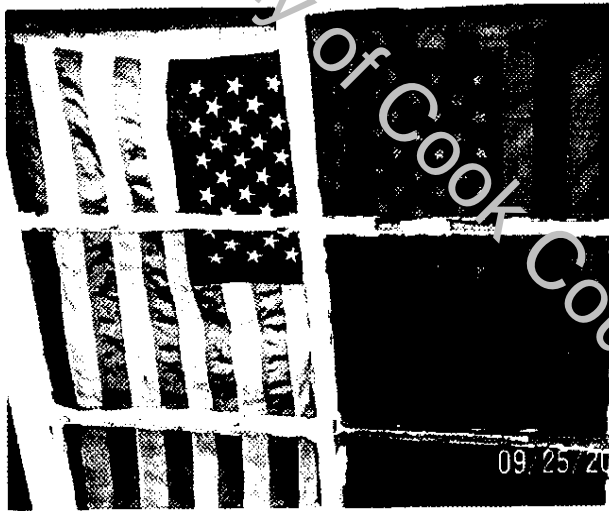


Roof Leak

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Deteriorated Chimney

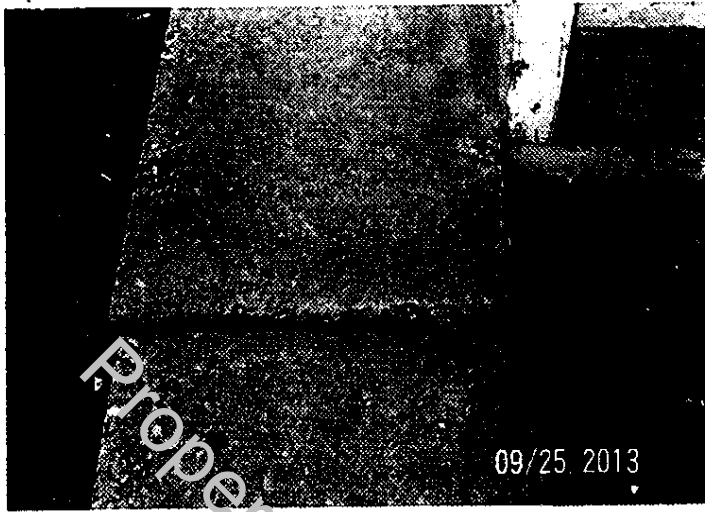


Damage window frame

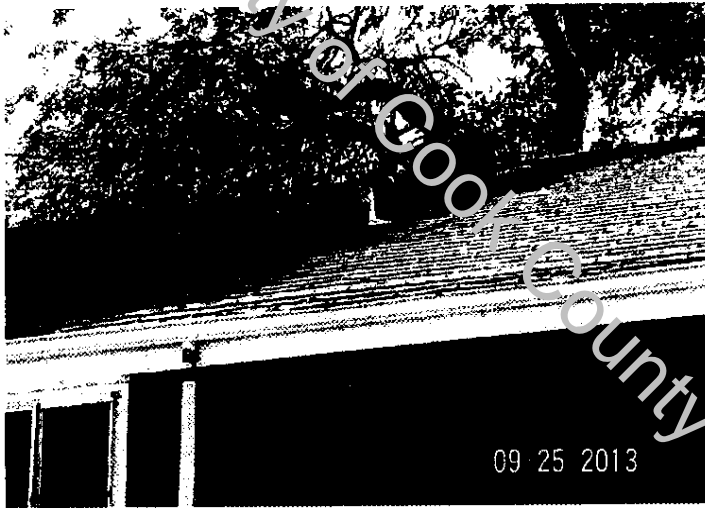


Broken window pane

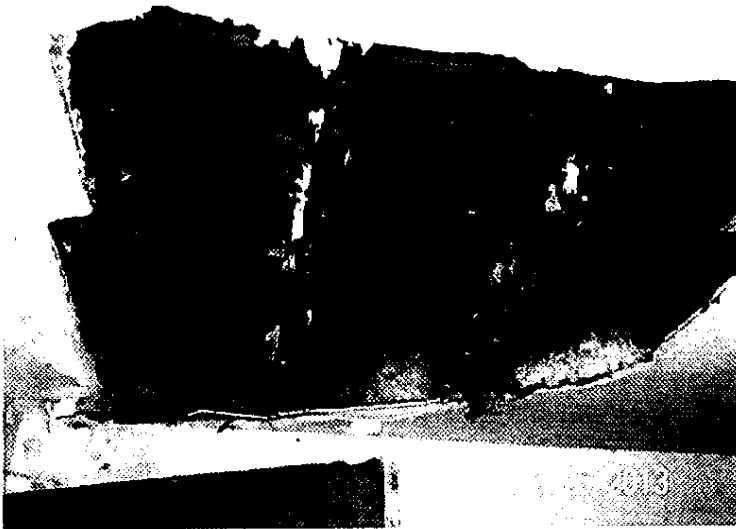
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Service walk trip hazard

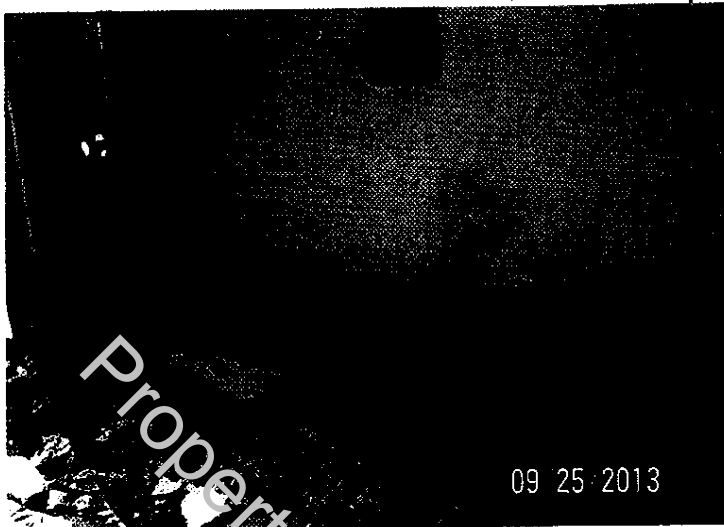


Deteriorated roof

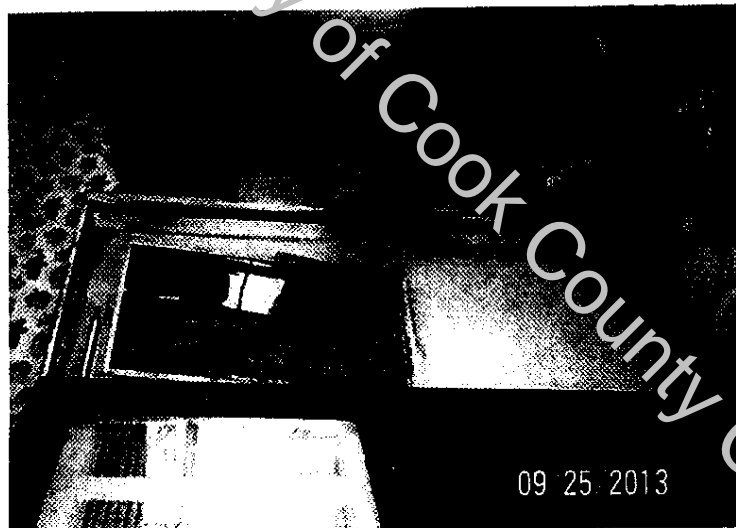


Ceiling collapse

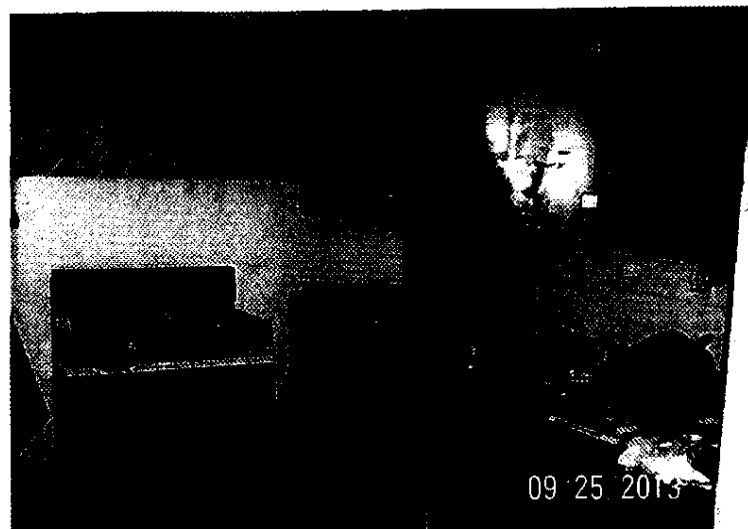
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Front entranceway

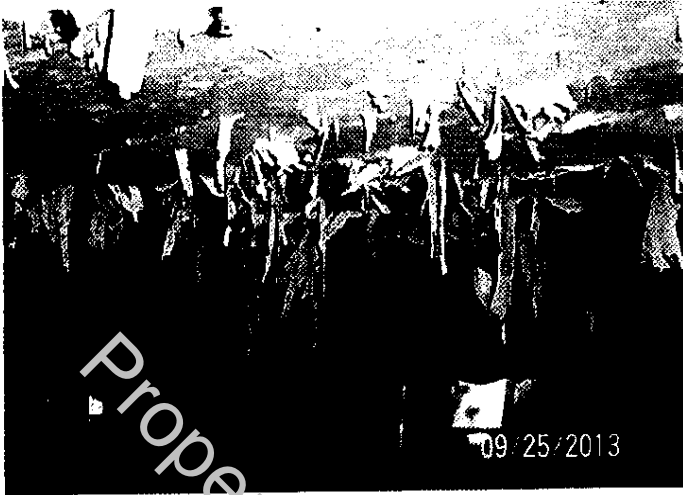


Kitchen entranceway

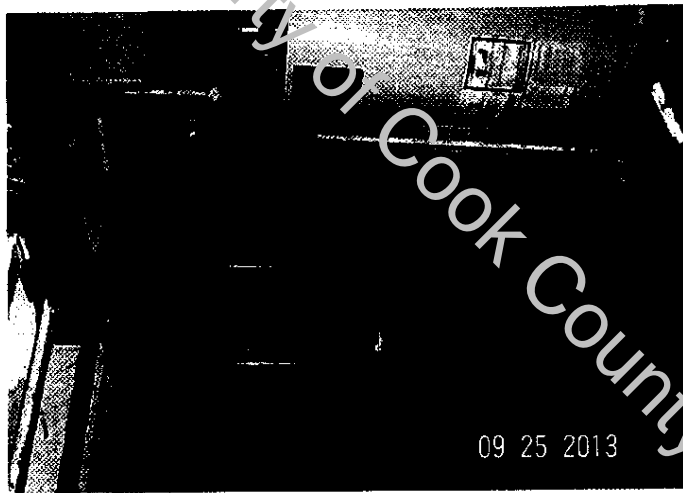


Kirchen

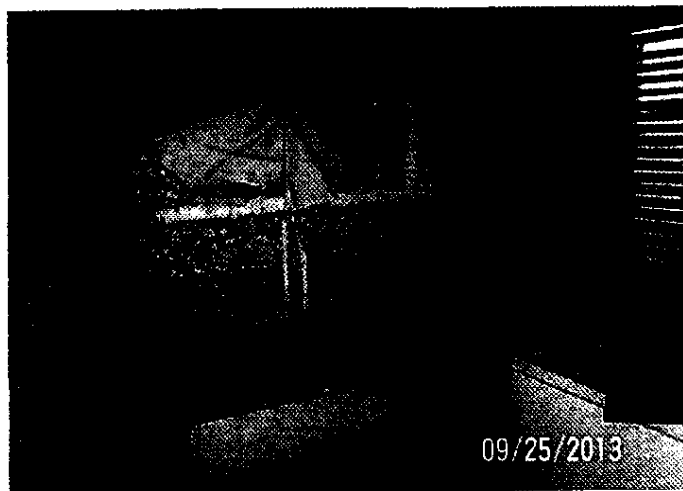
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Lower level family room

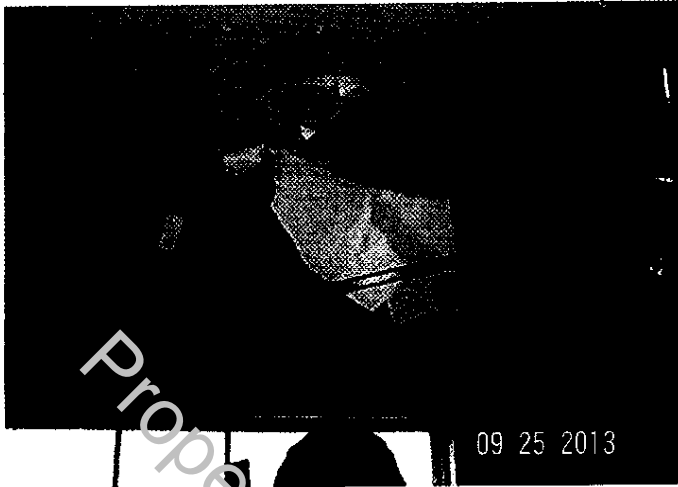


Mechanical area

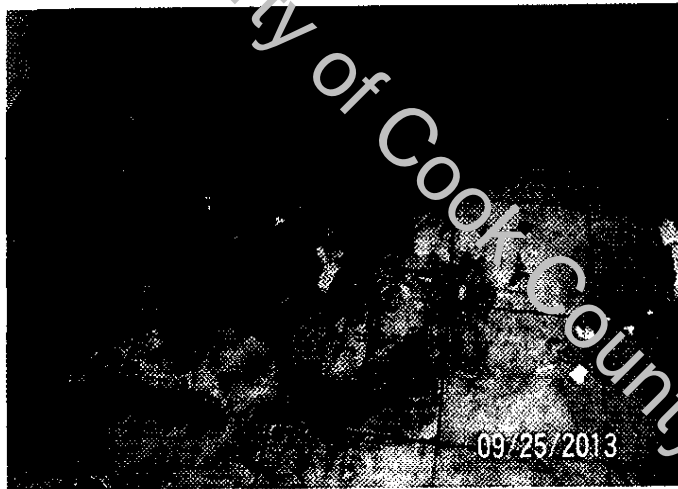


Utility area

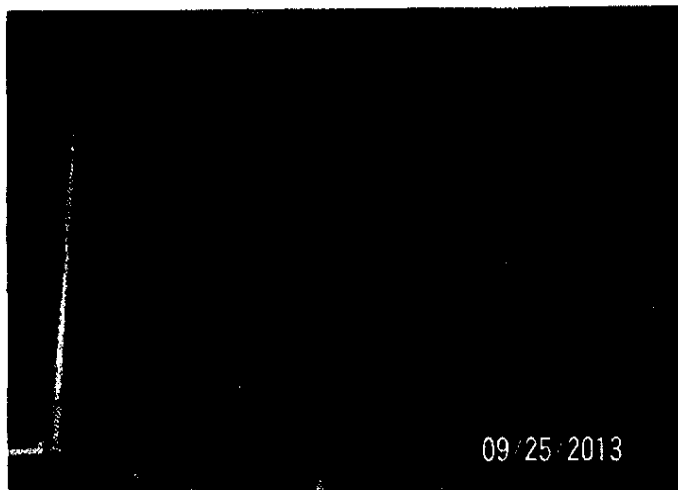
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Kitchen ceiling

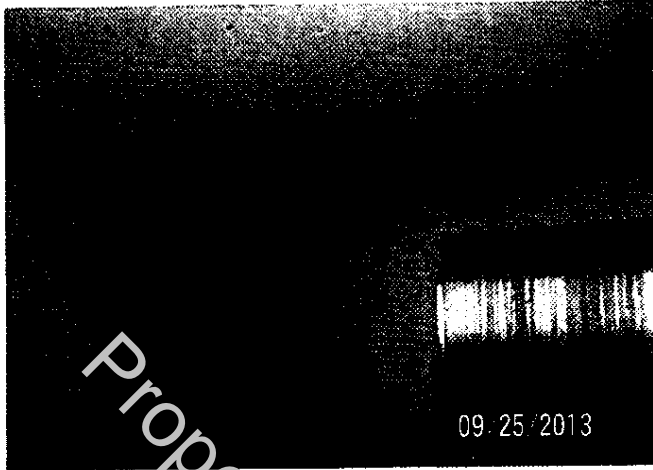


Kitchen floor

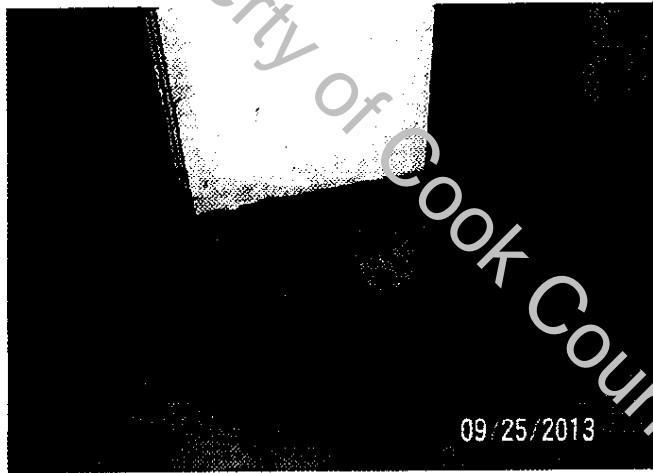


Staircase to 2<sup>nd</sup> floor

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Living room ceiling



2<sup>nd</sup> floor bedroom



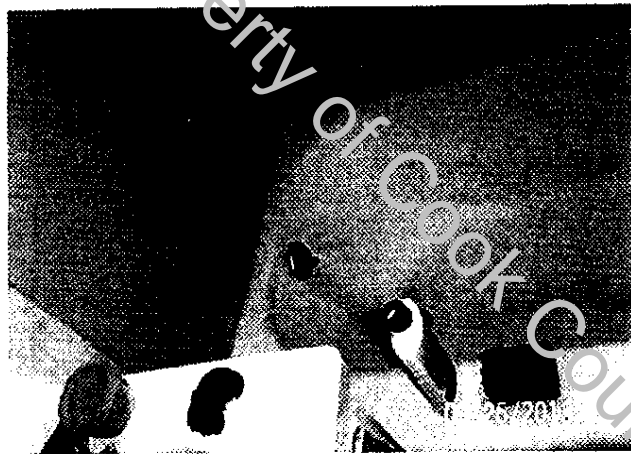
Attic bedroom



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Bathroom

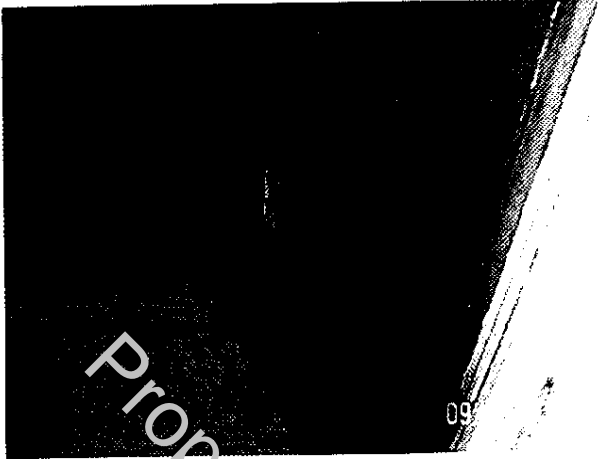


Bathroom



Attic bedroom window

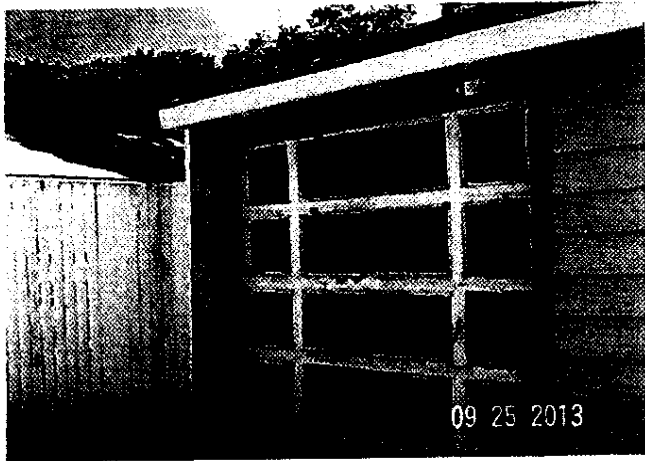
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2<sup>nd</sup> floor doorway



Garage window



Garage overhead door

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Handwritten marks consisting of two rows of three stylized symbols each, resembling the number 4 or a similar character. A diagonal watermark reading "Property of Cook County Clerk's Office" is overlaid across the center of the page.