

UNOFFICIAL COPY

DEMOLITION LIEN



Prepared by and Return to:

Daria A. Porta, Esq.
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, Illinois 60402
Phone: (708) 222-7000

Doc#: 1414348067 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2014 01:41 PM Pg: 1 of 6

NOTICE OF DEMOLITION LIEN

Notice is hereby given that Claimant, the Village of Hazel Crest, Illinois, an Illinois Municipal Corporation, duly organized and existing under the laws of the State of Illinois, by and through its attorney, Daria A. Porta, hereby claims a lien pursuant to 65 ILCS 5/11-31-1 upon the below described property in the amount of \$35,164.30 (plus attorneys' fees) for demolition of the dilapidated and unsafe building located on the property. The owner or reputed owner of the lien property is Edward Becker.

COMMON STREET ADDRESS:

17030 S. Anthony Avenue
Hazel Crest, Illinois 60429

LEGAL DESCRIPTION:

LOTS 13 AND 14 IN BLOCK 13, IN ORCHARD RIDGE ADDITION TO SOUTH HARVEY, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, AND THE EAST 16 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PINs:

29-30-125-028-0000

29-30-125-029-0000

The instant Demolition Lien is occasioned by the property owner's neglect of maintenance of the building located on the property, as evidenced by the attached Notice of Demolition, issued on November 20, 2013.

The claim of the Demolition Lien in the amount of \$35,164.30 (plus attorneys' fees) reflects the amount of costs and expenses of demolition incurred on March 19, 2014.

Such payment as is reflected in the claim of the Demolition Lien remains unpaid. The amount needed to satisfy the outstanding Demolition Lien balance is \$35,164.30 (plus attorneys' fees), which sum is presently due and owing to the Village and remains unpaid, after deducting all just credits and offsets.

A copy of this Notice of Lien has been served upon the owner of the lien premises, Edward Becker, by certified mail.

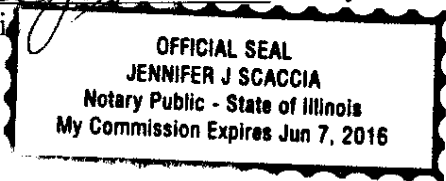
Village of Hazel Crest, Illinois

By: *DSP*
One of the Village's Attorneys

Village of Hazel Crest
3000 W. 170th Place
Hazel Crest, Illinois 60429

The undersigned, a notary public in and for the above county and state, certifies that *Daria Porta*, known to me to be the same person whose name is subscribed above in the forgoing Demolition Lien appeared before me and executed the affidavit in the case captioned above.

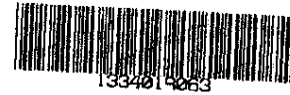
Dated: *5-22-14* *Jennifer J Scaccia* My commission expires: *6-7-16*
Notary Public



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**Prepared by
and Return to:**

Daria A. Porta, Esq.
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, Illinois 60402
Phone: (708) 222-7000
Fax: (708) 222-7001



Doc#: 1334019083 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/06/2013 11:39 AM Pg: 1 of 4

Property of Cook County Clerk's Office

RECORDING COVER SHEET

NOTICE TO REMEDIATE/DEMOLISH

STREET ADDRESS: 17030 S. Anthony Avenue, Hazel Crest, Illinois 60429
PINS: 29-30-125-028-0000 AND 29-30-125-029-0000

LEGAL DESCRIPTION:

LOTS 13 AND 14 IN BLOCK 13, IN ORCHARD RIDGE ADDITION TO SOUTH HARVEY, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, AND THE EAST 16 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Del Galdo Law Group, LLC

*Attorneys & Counselors***NOTICE TO REMEDIATE/DEMOLISH**
VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

TO: SEE ATTACHED SERVICE LIST; AND
OWNER(S)/OCCUPANT(S) OF THE PROPERTY

DATE: NOVEMBER 20, 2013

PROPERTY ADDRESS: 17030 S. ANTHONY, HAZEL CREST, ILLINOIS 60429
(PINS 29-30-125-028-0000; 29-30-125-029-0000) (THE
"PROPERTY")

The Building Commissioner of the Village of Hazel Crest (the "Village"), following Village inspection, has determined that the building(s) on the Property is(are) open and vacant and is(are) an immediate and continuous hazard to the surrounding community. Further and without limitation, they hereby constitute Dangerous Buildings, have been declared to be, without limitation, in a dangerous condition, have been condemned as a nuisance, are unsanitary, unhealthy, dangerous to the public welfare, infested with rodents and insects, remain open to vagrancy, constitute an unattractive nuisance, and remain in violation of numerous Property Maintenance Code violations. You are hereby notified that unless within thirty (30) days of this letter immediate steps are taken to demolish, repair, or enclose this building and remove all garbage, debris, and hazardous, noxious, or unhealthy substances and materials from the Property, the Village shall be authorized to, intends to, and will take all necessary action to eliminate this hazard, **INCLUDING DEMOLITION OF ITS BUILDINGS**. If you as Owner of the Property, lienholder, or other interested party with a current legal or equitable interest in the Property, decide to remedy this problem, you are required to contact the Building Department to arrange an inspection; otherwise, after thirty (30) days of the date of this letter, following compliance with 65 ILCS 5/11-31-1(e), the Village will proceed with the DEMOLITION, repair, and/or enclosure of the Property. If you are the Owner of the Property, lienholder, or other interested party with a current legal or equitable interest in the Property, you have the right to object to the Village proceeding by filing appropriate legal action in a court of competent jurisdiction. 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 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 VILLAGE WILL PROCEED TO COMMENCE 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. If the Village takes action, a lien covering the costs of the action will be recorded against the Property; the Village will seek recovery of its costs by foreclosing on the lien. For additional information, contact the Village Building Department at (708) 335-9600 ext. 700. This legal notice is made pursuant to 65 ILCS 5/11-31-1(e). - Building Commissioner, Village of Hazel Crest.

VILLAGE OF HAZEL CREST

*Daria A. Porta, Esq.,
One of Its Attorneys*

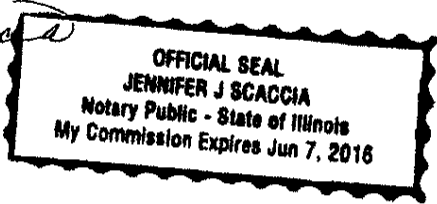
UNOFFICIAL COPY

State of Illinois)
)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, certifies that Daria Porta, known to me to be the same person whose name is subscribed above in the forgoing Notice to Remediate/Demolish appeared before me and executed the Notice to Remediate/Demolish in the case captioned above.

Dated: 12-5-13
Jennifer J Scaccia
Notary Public

My commission expires: 6-7-16



Property of Cook County Clerk's Office

UNOFFICIAL COPY

SERVICE LIST:

OWNER OR OCCUPANT
17030 S. Anthony Avenue
Hazel Crest, Illinois 60429

Edward Becker
17030 S. Anthony Avenue
Hazel Crest, Illinois 60429

Atlantic Municipal Corporation
120 N. LaSalle Street, Suite 1350
Chicago, Illinois 60602

BCS Services, Inc.
111 W. Huron Street
Chicago, Illinois 60610

BCS Services, Inc.
Edward E. Reda, Jr., Registered Agent
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

BCS Services, Inc.
Jocelyn M. Congua, President
30 S. Wacker Drive, Suite 1710
Chicago, Illinois 60606

Village of Hazel Crest
ATTN: Building Department
3000 W. 170th Place
Hazel Crest, Illinois 60429

Wheeler Financial Inc.
a.k.a. Wheeler-Dealer LTD.
TIMOTHY E. GARY, President & Registered Agent
120 N. LaSalle Street, Suite 1350
Chicago, Illinois 60602

LEGAL DESCRIPTION:

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