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Doc#: 1523947001 Fee: \$40.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2015 08:48 AM Pg: 1 of 2

NOTICE TO REMEDIATE

TO:

Timothy W. Strobel
220 Marquette St.
Park Forest, IL 60448

Joseph R. Portiera
220 Marquette St.
Park Forest, IL 60448

Joseph R. Portiera
11 Hawthorne Ave.
Park Forest, IL 60466

Liv Investments, LLC
c/o Joseph D. Ryan
1896 Sheridan Road, Suite 280
Highland Park, IL 60035

YOU ARE HEREBY NOTIFIED, pursuant to Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), that unless the building at the property commonly known as 220 Marquette Street, 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 220 Marquette Street, Park Forest, Illinois, identified by Permanent Index Number 31-36-108-020-0000, and legally described as follows:

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LOT 26 IN BLOCK 41 IN VILLAGE OF PARK FOREST AREA NO 4 BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 25, 1951 AS DOCUMENT 15107640 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: August 25, 2015

VILLAGE OF PARK FOREST, an Illinois municipal corporation

By:  
M. Neal Smith, One of its Attorneys

M. Neal Smith
**ROBBINS, SCHWARTZ, NICHOLAS,
LIFTON & TAYLOR, LTD.**
9550 BORMET DRIVE, SUITE 201
Mokena, IL 60448
815.722.6560