

UNOFFICIAL COPY

Prepared by
and Return to:

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Del Galdo Law Group, LLC
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Berwyn, IL 60402
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Fax: (708)222-7001



Doc#: 1524329020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 10:45 AM Pg: 1 of 3

Property of Cook County Clerk's Office

RECORDING COVER SHEET

NOTICE TO REMEDIATE AND SPECIFICALLY A NOTICE FOR DEMOLITION

ADDRESS: 1318 HARVEY AVENUE, BERWYN, ILLINOIS
PIN: 16-20-109-022-0000

LEGAL DESCRIPTION: LOT 6 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 6 IN WALLECK'S SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 1/4 THEREOF) OF THE NORTHWEST 1/4 OF SECTION 20, CITYSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

_____ Jm

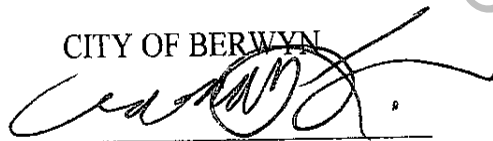
**NOTICE TO REMEDIATE AND SPECIFICALLY A
NOTICE OF DEMOLITION**

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND USPS FIRST CLASS

PROPERTY ADDRESS: 1318 HARVEY AVENUE, BERWYN, ILLINOIS (PIN: 16-20-109-022-0000) AND SEE LEGAL DESCRIPTION BELOW (THE "PROPERTY")
TO: "PARTIES OF INTEREST" - SEE ATTACHED SERVICE LIST
DATE: AUGUST 28, 2015

Charles D. Lazzara, Director of Buildings for the City of Berwyn (the "City") has determined that the Property is open and vacant and is an immediate and continuous hazard to the surrounding community and that **ALL STRUCTURE(S) ON THE PROPERTY NEED TO BE DEMOLISHED. THIS STRUCTURE(S) ON THE PROPERTY HAS BEEN FOUND TO BE A DANGEROUS BUILDING AND A PUBLIC NUISANCE AND SPECIFICALLY MUST BE DEMOLISHED.** You are hereby notified that unless within thirty (30) days of this Notice immediate steps are taken to demolish, repair or enclose this building and remove all garbage, debris, and hazardous, noxious or unhealthy materials from the building and the Property, the City shall be authorized to, intends to and will take all necessary action to eliminate this hazard. **IT IS THE CITY'S SPECIFIC INTENT FOR DEMOLITION OF ALL STRUCTURES ON THE PROPERTY TO OCCUR.** If you as one of the Parties of Interest decide to seek a remedy, you are required to contact Charles D. Lazzara to undertake the demolition; otherwise, after thirty (30) days of the date of this notice the City will proceed with this demolition and the above-stated actions. Parties of Interest or those with equitable interest in the Property have the right to object to the City proceeding by filing a legal objection in a court of competent jurisdiction. The filing of such objection would suspend demolition until determination by a judge. If you do not pursue such a potential objection, the City will proceed to demolish, repair, or enclose the structure(s) on the Property and remove all garbage, debris, and hazardous materials from the building on the Property and a lien covering the costs of such action will be recorded against the Property; the City may seek recovery of its costs by foreclosing on the lien. This legal notice is made pursuant to 65 ILCS 5/11-31-1(e), without limitation.

CITY OF BERWYN



Eric T. Stach, Esq., One of the Attorneys for the
City, on behalf of Charles D. Lazzara, City of
Berwyn Director of Buildings

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UNOFFICIAL COPY**SERVICE LIST:**

Scott Cherney
1318 Harvey Avenue
Berwyn, IL 60402-1104

Carolyn Cherney
1318 Harvey Avenue
Berwyn, IL 60402-1104

Scott Cherney
4818 W. Wolfram Street, Unit 2
Chicago, IL 60641-5140

Carolyn Cherney
4818 W. Wolfram Street, Unit 2
Chicago, IL 60641-5140

Scott Cherney
209 S. Main Street, Unit 3
Wilmington, IL 60481

Carolyn Cherney
209 S. Main Street, Unit 3
Wilmington, IL 60481

Reuters Bakery
Attn: Scott Cherney
7177 W. Grand Avenue
Chicago, IL 60707

Household Finance Corp. III
636 Grand Regency Blvd.
Brandon, FL 33510

Household Finance Corp. III
C T CORPORATION SYSTEM, Its
REGISTERED AGENT
208 SO LASALLE ST, SUITE 814
CHICAGO, IL 60604

Household Finance Corp. III
KATHRYN MADISON, Its President
961 WEIGEL DR
ELMHURST, IL 60126

Occupant or Resident
1318 Harvey Avenue
Berwyn, IL 60402-1104

Pine Valley One Real Estate, LLC
d/b/a Pine Valley One
c/o Its Registered Agent USCA
500 N. Michigan Avenue, Suite 600
Chicago, IL 60611

Pine Valley One Real Estate, LLC
d/b/a Pine Valley One
Attn: Owen Schnaper
203 N. LaSalle Street, Suite M5
Chicago, IL 60601

Pine Valley One Real Estate, LLC
d/b/a Pine Valley One
Attn: Ryan Daube
203 N. LaSalle Street, Suite M5
Chicago, IL 60601

Pine Valley One Real Estate, LLC
d/b/a Pine Valley One
Attn: Charles Roth
203 N. LaSalle Street, Suite M5
Chicago, IL 60601

Mortgage Electronic Registration Systems, Inc.
GENPACT REGISTERED AGENT INC, Its
REGISTERED AGENT
1901 E VOCKHEES STREET STE C
DANVILLE, IL 61834

Mortgage Electronic Registration Systems, Inc.
WILLIAM BECKMANN, Its President
1818 LIBRARY ST #300
RESTON, VA 20190

HSBC Mortgage Services
P.O. Box 1422
Brandon, FL 33509

HSBC Mortgage Services
C T CORPORATION SYSTEM,
Its REGISTERED AGENT
208 SO LASALLE ST, SUITE 814
CHICAGO, IL 60604