# **UNOFFICIAL COPY**

#### **NUISANCE ABATEMENT LIEN**

(Cn. 24, 11-20-13; 11-60-2, II. Rev. Stat.)	MARKON DE MONTO DE LA CONTRACTOR DE LA C
STATE OF ILLINOIS ) ) SS	158947802
COUNTY OF COOK )	Doc#: 1533447002 Fee: \$42.00
IN THE OFFICE OF THE RECORDER OF DEEDS OR REGISTRAR OF TORRENS COOK COUNTY, ILLINOIS	Cook County Recorder of Deeds Date: 11/30/2015 10:09 AM Pg: 1 of 3
VILLAGE OF MAZEL CREST, ) an Illinois Municipal Corporation, ) (ion Creditor )  MUNICIPAL  STATUTORY LIEN	
Property Owner Lienee-Owner  ) (Nuisance Abatement Lier	1)

#### NOTICE OF LIEN

The Lien Creditor, VILLAGE OF HAZEL CREST, an Illinois Municipal Corporation, pursuant to the provisions of Section 11-60-2 and Section 11-20-13 of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1979), hereby (lies a Notice of Lien in its favor in the amount of **One Thousand Four Hundred Thirty Eight Dollars and 34/100** (\$1,438.34) against the following described real estate:

LOT 44 OF APPLE TREE OF HAZEL CREST UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13 LYING EAST OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON AUGUT 17, 1971 AS DOC. 21588416

Perm. Index No. 28-26-310-044-0000

commonly known as 3617 Coventry, Hazel Crest, Illinois.

That Section 12-2; 20-107; 20-107(31); 20-108; 20-109; 20-110; 302.8 of the Hazel Crest Municipal Code provides as follows:

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### Sections 12-2 Premises to be Kept Clean

The owner, occupant or lessee of any premises in the Village shall cause to be removed from such premises all refuse and shall keep such premises at all times free and clean from any accumulation of refuse.

#### Section 20-107 Prohibition

The following acts, conduct and conditions are hereby declared and defined to be nuisances, and when committed, performed or permitted to exist by any individual, firm, association or corporation within the territorial limits of the Village, are hereby declared to be unlawful and prohibited.

#### Section 26-107(31) Technical Code Violations

To violate any provision of the Building Code, Fire Prevention Code or Zoning Ordinance.

### Section 20-108 Nor-Summary Abasement—Notice

Except where otherwise provided by the Ordinances of the Village of Hazel Crest, any officer of the Village of Hazel Crest possessing police powers may serve or cause to be served a notice, in writing, upon the owner, agent, occupant or person in possession, charge or control of any lot, building or  $\rho$  emises or item of personalty in or upon which any nuisance may be found, or who may be the owner or cause of any nuisance, requiring them, or either both of them, to abate the same within a specified reasonable time, in such manner as the notice shall direct.

#### Section 20-109 Non-Summary Abatement

If the person so served and notified does not abate the nuisance within the specified reasonable time, the corporate authorities may proceed to abate the nuisance in any or all manner allowable by law, including, without limiting the generality thereof, the following:

- (1) Seeking to impose a monetary penalty as defined by Section 20-111 of this Article by instituting an Ordinance enforcement action.
- (2) Seeking to enjoin the continuation of the nuisance by the filing of a lawsuit in a court of competent jurisdiction.

#### Section 20-110 Summary Abatement

Whenever, in the opinion of an officer of the Village possessing police powers, the maintenance or continuation of a nuisance creates an imminent threat or serious injury to persons or serious damage to personal or real property, or if the nuisance can be abated summarily without or with only minor damage to the items or premises which are creating the nuisance, and the continuation of the nuisance poses a substantial threat of injury to persons or property or a substantial interference with the quiet enjoyment of life normally present in the community, such officer shall proceed to abate such nuisance; provided further, that whenever the owner, occupant, agent or person in possession, charge or control of the real or personal property which has become a nuisance is unknown or cannot readily be found, the municipal officer with police power may proceed to abate such nuisance without notice. Where the abatement of the nuisance requires continuing acts by the corporate authorities beyond the initial Summary Abatement and any other additional emergency abatements, it shall seek abatement of such nuisance on a permanent basis through judicial process as soon as possible.

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#### Section 302.8 Motor Vehicles

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

That on June 27, 2014, July 3, 2014, July 28, 2014, August 18, 2014, September 2, 2014, September 11, 2014, October 28, 2014, November 19, 2014, June 18, 2015, July 20, 2015, September 15, 20.15, September 17, 2015 and October 13, 2015 owners of the above described property were notified in writing in accordance with the above-mentioned Ordinance provisions, but that said owners neglected and/or refused to remove the By: nuisance.

VILLAGE OF HAZEL CREST, an Illinois Municipal Corporation

STATE OF ILLINOIS SS

COUNTY OF COOK

Donna M. Gayden, being first duly sworn on oath, deposes and states that he is the appointed Village Manager of the Village of Hazel Crest; that he is named in the above and foregoing Notice of Lien; and that he has read said Notice and knows the contents thereof to be true in substance and in fact.

Subscribed and sworn to before me this 12th day of November, 2015

**Notary Public**