

# UNOFFICIAL COPY

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

VILLAGE OF SAUK VILLAGE,  
an Illinois Municipal Corporation,

Plaintiff,

v.

GALO A. PAREDES, MARIA PAREDES, ROBERT  
HERNANDEZ, WHEELER FINANCIAL, INC., and  
NEW CENTURY MORTGAGE CORP.,

Defendants.



1602934052

Doc#: 1602934052 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2016 01:11 PM Pg: 1 of 3

## LIS PENDENS NOTICE

I, the undersigned, do hereby certify that pursuant to Village of Sauk Village's Code of Ordinance Sections 46.97-46.99 and the Illinois Municipal Code 65 ILCS 5/11-31-1, et. seq. a demolition proceeding was initiated and is now pending as further described in the attached Notice to Remediate dated January 14, 2016 and that the property affected by the cause is described as follows:

LOT 86 IN INDIANA HILL SUBDIVISION UNIT 6, BEING A RESUBDIVISION OF LOTS 879 TO 911, BOTH INCLUSIVE AND LOTS 920 TO 985, BOTH INCLUSIVE, IN INDIANA HILLS SUBDIVISION UNIT 5, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1962 AS DOCUMENT 18556246, IN COOK COUNTY, ILLINOIS.

PIN: 32-25-421-038-0000

Address: 22181 Talandis Drive, Sauk Village, IL 60411

In Cook County, Illinois.

Attorney No.: 91071  
Name: Odelson & Sterk, Ltd.  
Attorney for: Plaintiff, Village of Sauk Village  
Address: 3318 West 95<sup>th</sup> Street  
City: Evergreen Park, IL 60805  
Telephone: (708) 424-5678

# UNOFFICIAL COPY



**MATTHEW J. BYRNE**  
 mbyrne@odelsonsterk.com

3318 WEST 95TH STREET  
 EVERGREEN PARK, IL 60805  
 (708) 424-5678  
 FAX (708) 741-5053  
 OFFICES IN CHICAGO  
 DUPAGE AND WILL COUNTIES  
 www.odelsonsterk.com

January 14, 2016

**VIA REGULAR and CERTIFIED MAIL**

Galo A. and Maria Paredes  
 22181 Talandis Drive  
 Sauk Village, IL 60411-5167

Robert Hernandez  
 22181 Talandis Drive  
 Sauk Village, IL 60411-5167

Wheeler Financial, Inc.  
 120 N. LaSalle Street  
 Chicago, IL 60602

Galo and Mary Paredes  
 16341 SW 62<sup>nd</sup> Terrace  
 Miami, FL 33193

New Century Mortgage Corp.  
 18400 Von Karman, Ste 1000  
 Irvine, CA 92612

New Century Mortgage Corp.  
 7240 W. College Drive  
 Suite 202  
 Palos Heights, IL 60463

**Re: 22181 Talandis Drive, Sauk Village, 60411  
 PIN No. 32-25-421-038-0000**

**NOTICE TO COMMENCE PROCEEDINGS TO PUT THE HOUSE LOCATED AT  
 22181 TALANDIS DRIVE, SAUK VILLAGE, ILLINOIS 60411 IN THE VILLAGE OF  
 SAUK VILLAGE IN A SAFE CONDITION OR DEMOLISH IT**

Pursuant to information and belief, you may be an owner, lienholder, or have an interest in the house located at 22181 Talandis Drive, Sauk Village, 60411, in the Village of Sauk Village, Illinois (hereinafter referred to as "house" or "structure"). The house is uninhabitable and unfit for human occupancy for health and safety reasons, and is declared a nuisance, a dangerous building and unsafe.



**UNOFFICIAL COPY**

**ODELSON  
STERK, LTD**  
ATTORNEYS AT LAW

Please be advised that I represent the Village of Sauk Village and have been authorized to take any and all steps to bring the above-referenced property into a safe condition by way of repair or demolition. As owner of the said property, you are hereby given notice pursuant to the Village of Sauk Village Code of Ordinances Sections 46.97-46.99 and the Illinois Municipal Code 65 ILCS 5-11-31-1, *et seq.* that within 15 days of the date of this letter, you are to bring both buildings and building structures on the said property into a safe condition as evidenced by Village Code compliance and/or demolish same. Should you fail to have the property brought into a safe condition or properly demolish the property within 15 days, we have been authorized to utilize all legal measures in order to proceed with the demolition and/or repair of the unsafe structures currently located on the subject property. Please be advised that any costs incurred in bringing this property into compliance, including demolition costs, will be placed as a lien against said property.

As you are aware, the Village of Sauk Village has been patient and has tried to work with the owner of the property to ensure that the property remains safe and is not a hazard to adjoining properties. All steps taken by the Village at this point, including issuance of violations and placement of applicable fines have been ignored.

Should you have any questions or concerns regarding this matter, please contact the undersigned without delay. If you wish to appeal this determination, please contact the undersigned. Should the property fail to be brought into compliance and/or demolished within 15 days, the Village of Sauk Village will take the necessary steps without delay.

Very truly yours,

ODELSON & STERK, LTD.

By:



Matthew J. Byrne

cc: Sherry Jasinski