

UNOFFICIAL COPY

This document was prepared by,
and upon recording shall be mailed to:

Matthew T. DiCianni
Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
140 S. Dearborn St. Suite 600
Chicago, IL 60603
(312) 654-9125



1622334057

Doc#: 1622334057 Fee: \$104.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 01:21 PM Pg: 1 of 34

NOTICE OF DEMOLITION LIEN

Notice is hereby given that Claimant, VILLAGE OF SOUTH CHICAGO HEIGHTS, an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois, hereby claims a fast-track demolition lien pursuant to 65 ILCS 5/11-31-1(e) upon the property commonly known as 199 W. 28th St., South Chicago Heights, IL 60411, bearing tax identification number (P.I.N.) 32-29-416-045-0000 and legally described as follows:

Lot 15 and Lot 16 (except the East 21 feet thereof) together with the South Half 1/2 of vacated alley lying directly North of and adjoining said Lots, in Block 8 in Forest View Manor a Subdivision in the South East Quarter (1/4) of Section 29, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The VILLAGE OF SOUTH CHICAGO HEIGHTS is entitled to a demolition lien for the costs associated with the demolition of the improvements located on the Subject Property in the amount of \$ for, and on account of, the costs associated with publishing legal notice, producing signage, recording legal notice, transmitting certified mailings, legal fees, engineering fees, asbestos testing and removal, and the cost associated with obtaining demolition permits and demolishing and removing the improvements located on the Subject Property, as detailed more particularly below and in the attached documents, which are incorporated by reference herein.

CCRD REVIEW

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The \$ expenditure incurred by the Village of South Chicago Heights is itemized as follows (vendor and dates of service in parentheses where applicable):

- Legal fees incurred (Ancel, Glink) (1/8/16 – 5/19/16): \$2,388.75
- Costs for recording and mailing statutory notices: \$108
- Costs for title search to identify necessary parties (Chicago Title Co.): \$250
- Publication in *Daily Southtown*: \$197.04
- Permit fees, asbestos removal, house demolition and removal, post-demo site grading (Helenwood Disposal Service, Inc.) (4/22/16 – 5/13/16): \$ 13,367
- Costs for recording demolition lien (8/10/16): \$108

TOTAL: \$ 16,418.79

This demolition lien enjoys superior priority over earlier-filed encumbrances, pursuant to the terms of 65 ILCS 5/11-31-1(e), which states in part, “Following the demolition, repair, or enclosure of a building, or the removal of garbage, debris or other hazardous, noxious, or unhealthy substances or materials under this subsection, the municipality may file a notice of lien against the real estate for the cost of the demolition, repair, enclosure, or removal within 180 days after the repair, demolition, enclosure, or removal occurred, for the cost and expense incurred. . .this lien has priority over the interests of those parties named in the Notice to Remediate mailed [in accordance with 65 ILCS 5/11-31-1(e)(1)], but not over the interests of third party purchasers or encumbrancers for value who obtained their interests in the property before obtaining actual or constructive notice of the lien.”

Certificates of publication of the pre-demolition notices, proofs of mailing of the pre-demolition notice, evidence of the posting of a pre-demolition notice at the Subject Property, a copy of the recorded pre-demolition notice, itemized legal expense invoices, a demolition contractor invoice, and an affidavit from Village of South Chicago Heights Building Inspector Lou Bednarek attesting to the posting of the required signage on the Subject Property in advance of demolition, that notice was sent by certified mail to the owners and other parties with an interest of record in the Subject Property, that notice was published

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in accordance with 65 ILCS 5/11-31-1(e), and that the improvements located on the Subject Property were open and vacant and constituted an immediate and continuing hazard to the community, all appear on the following pages and are hereby incorporated as though fully set forth herein. A copy of this Notice of Lien has been sent by first class mail upon the owners of and other parties interested in the Subject Property.

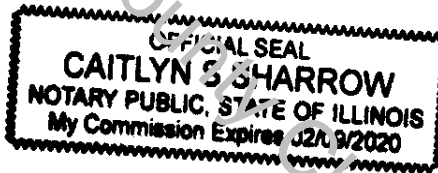
Respectfully Submitted,

VILLAGE OF SOUTH CHICAGO HEIGHTS

By: Murt Rini
Its Attorney

SUBSCRIBED and SWORN to
before me, on August 9, 2016.

Caitlyn S. Sharrow
Notary Public



Property of Cook County Clerk's Office

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Exhibit A Ancel Glink Legal Fees



Property of Cook County Clerk's Office

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South Suburban Land Bank & Development Authority (SSLBDA)
Account No: 1594272.0006

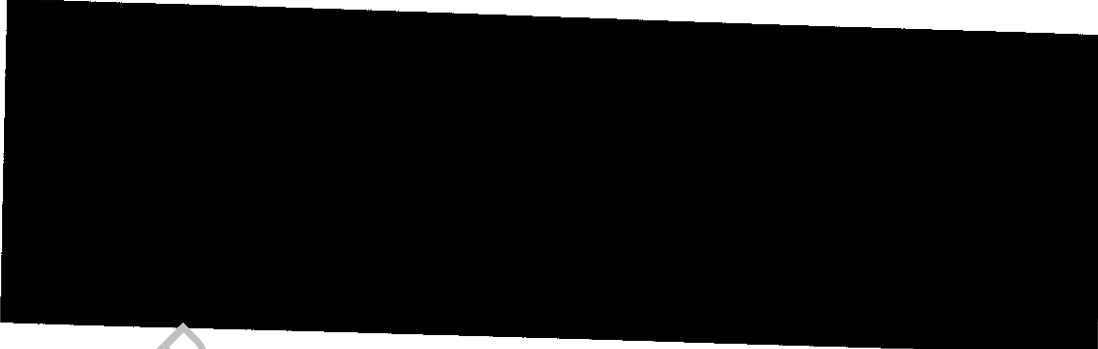
Page: 2
February 9, 2016

1/8/2016	MTD	Draft e-mail to Lou Bednarek, the director of the S. Chicago Heights building department, explaining the demolition proceedings for [REDACTED], and 199 W. 28th Pl	0.25
1/8/2016	MTD	Review demolition statute and case law interpreting it in preparation for initiating demolition proceedings	1.00
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/8/2016	MTD	Compile evidence for the demolition proceedings for 199 W. 28th St. S. Chicago Heights	1.00
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/8/2016	MTD	Review tract search to determine who the property owners and lienholders are of 199 W. 28th Pl	0.50
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/8/2016	MTD	Draft letter explaining the fast-track demolition sign posting instructions for Lou Bednarek, the Village of South Chicago Heights's Building and Code Enforcement Official	0.75
1/8/2016	MTD	Draft sign for fast track demolition for 199 W. 28th Pl., South Chicago Heights	0.25
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/12/2016	MTD	Draft document to be filed with the Cook County Recorder of Deeds recording the Notice to Remediate for 199 W. 28th Pl	0.75
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/12/2016	MTD	Draft demolition authority letter for 199 W. 28th Pl.	0.50
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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South Suburban Land Bank & Development Authority (SSLBDA)
Account No: 1594272.0006

Page: 3
February 9, 2016



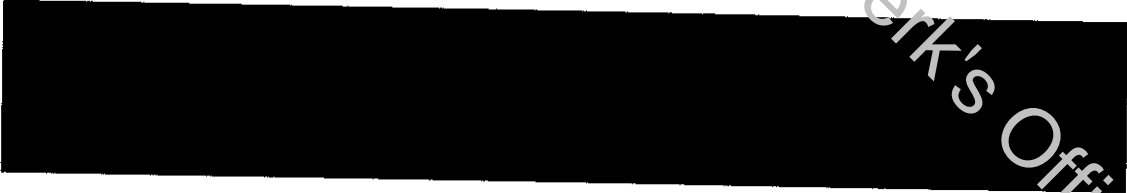
1/12/2016	MTD	Revise Notice to Remediate for 199 W. 28th Pl., South Chicago Heights, IL and have it mailed to the owners and lienholders of the property	0.25
1/12/2016	MTD	Have notice of the demolition of 199 W. 28th Pl. published in the Chicago Daily Law Bulletin	0.25



1/12/2016	MTD	Have notice of the demolition of 199 W. 28th Pl. recorded with the Cook County Recorder of Deeds	0.25
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1/13/2016	MTD	Draft publication notice for the demolition of 199 W. 28th Pl	0.75
1/13/2016	MTD	Have notice of the demolition of 199 W. 28th Pl. published in the Daily Southtown	0.50



1/13/2016	MTD	Phone call with Lou Bednarek discussing [REDACTED] what needs to be done regarding the fast-track demolitions of 199 W. 28th St. [REDACTED]	0.25
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South Suburban Land Bank & Development Authority (SSLBDA)
Account No: 1594272.0006

Page: 4
February 9, 2016

[REDACTED]

1/19/2016 MTD Phone call with Lou Bednarek discussing the demolitions of 199 W. 28th Pl. [REDACTED] 0.25

[REDACTED]

[REDACTED]

1/21/2016 MTD Three phone calls with the Illinois Department of Revenue concerning the demolition of 199 W. 28th Pl 0.50

1/25/2016 MTD Review notice of publication issued by the Daily Southtown of the demolitions of 199 W. 28th Pl [REDACTED] 0.25

[REDACTED]

1/26/2016 MTD Revise Notice to Remediate addressed to the Illinois Department of Revenue and have this revised Notice sent to them 0.25

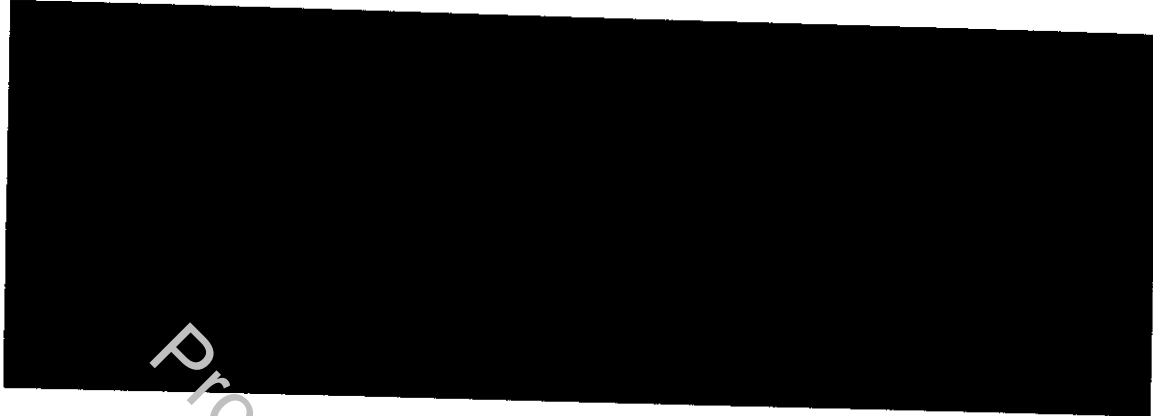
[REDACTED]

Property of Cook County Clerk's Office

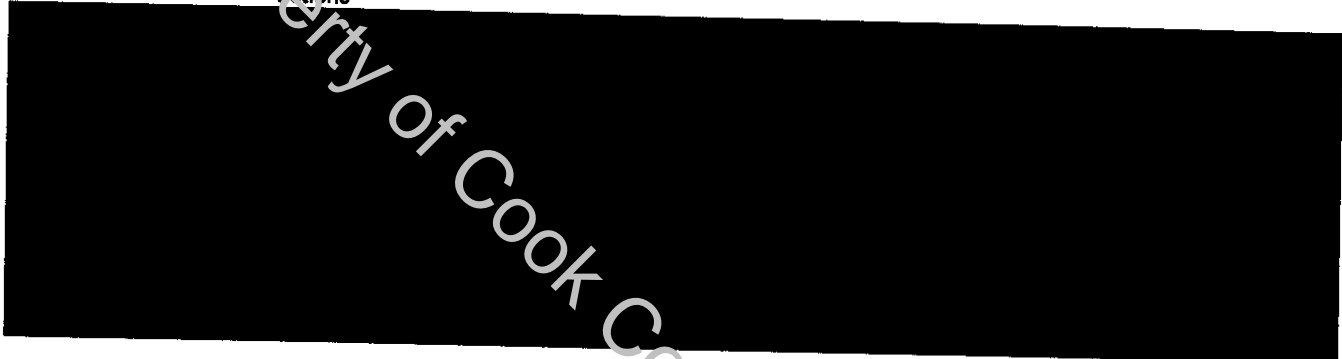
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South Suburban Land Bank & Development Authority (SSLBDA)
Account No: 1594272.0006

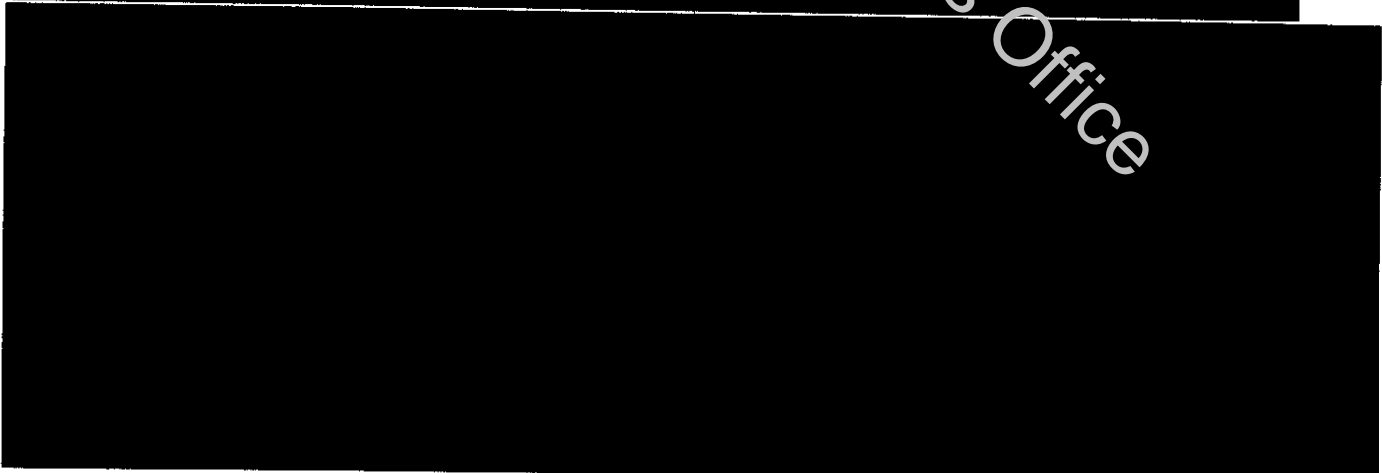
Page: 4
April 11, 2016



2/22/2016 MTC Phone call with Lou Bednarek regarding our fast-track demolition actions 0.25



3/4/2016 Cook County Recorder of Deeds, fee to Record Notice to Remediate - [REDACTED] 199 W. 28th Place 108.00

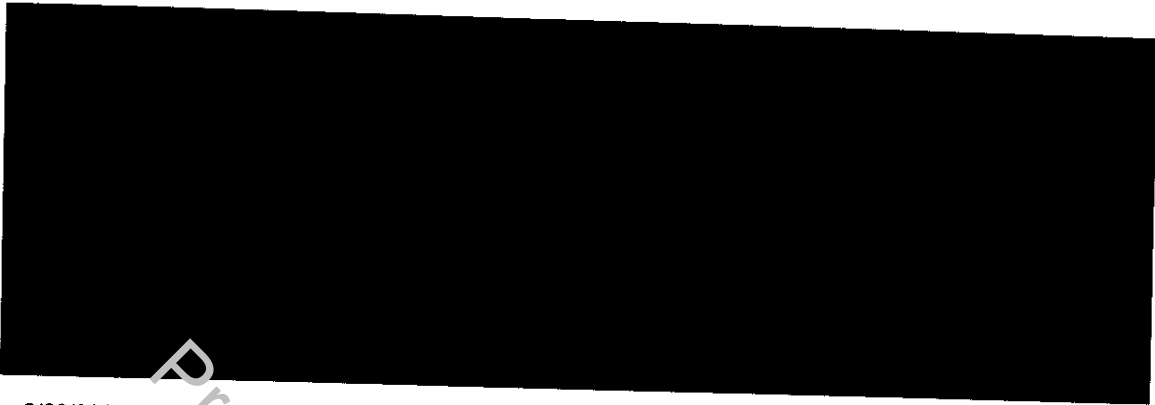


Property of Cook County Clerk's Office

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Village of South Chicago Heights
Account No: 3325318.0000

Page: 2
March 7, 2016



2/29/2016	MTD	Phone call with the attorney representing Fannie Mae in regards to our fast-track demolition action for [REDACTED] [REDACTED] 199 W. 28th St. [REDACTED]	0.25
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This bill includes payments through February 29, 2016

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Law Offices
ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.
140 SOUTH DEARBORN STREET
SIXTH FLOOR
CHICAGO, ILLINOIS 60603
Tax I.D. 36-2763103
(312) 782-7606
Fax (312) 782-0943

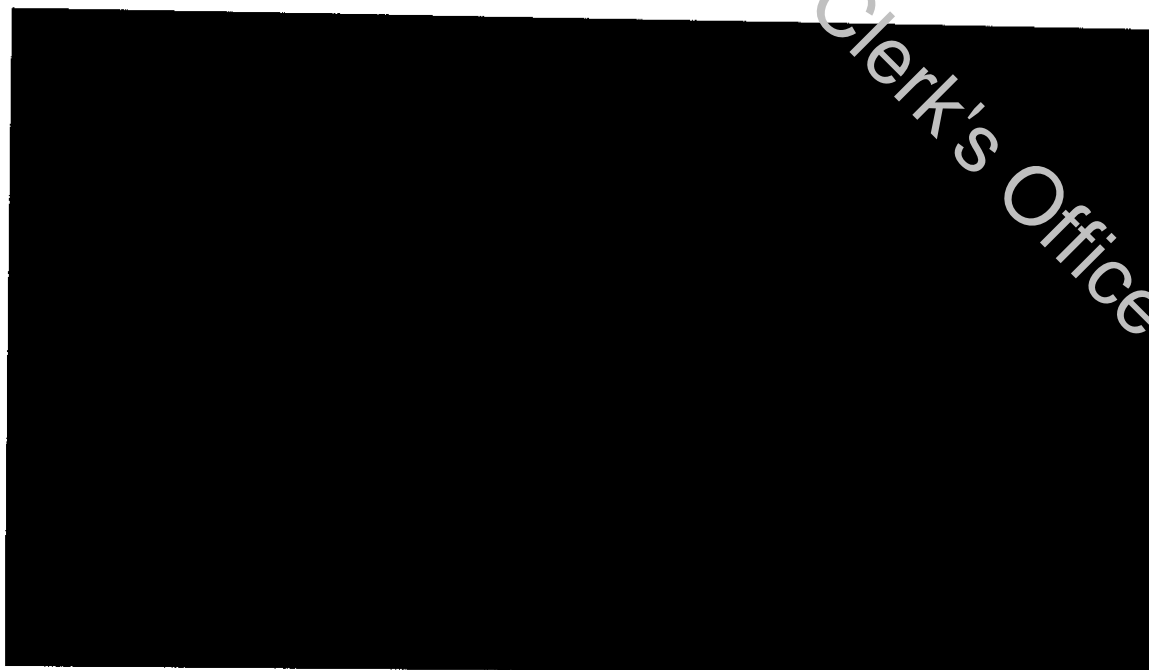
Village of South Chicago Heights
Mayor David Owen
P.O. Box 770
South Chicago Heights, IL 60411-4815

Page: 1
April 12, 2016
Account No: 3325318.0000
Statement No: 49775

Corporate



3/4/2016 MTD Draft letters stating that the Village has legal authority to demolish [REDACTED] 199 W. 28th Pl 0.75



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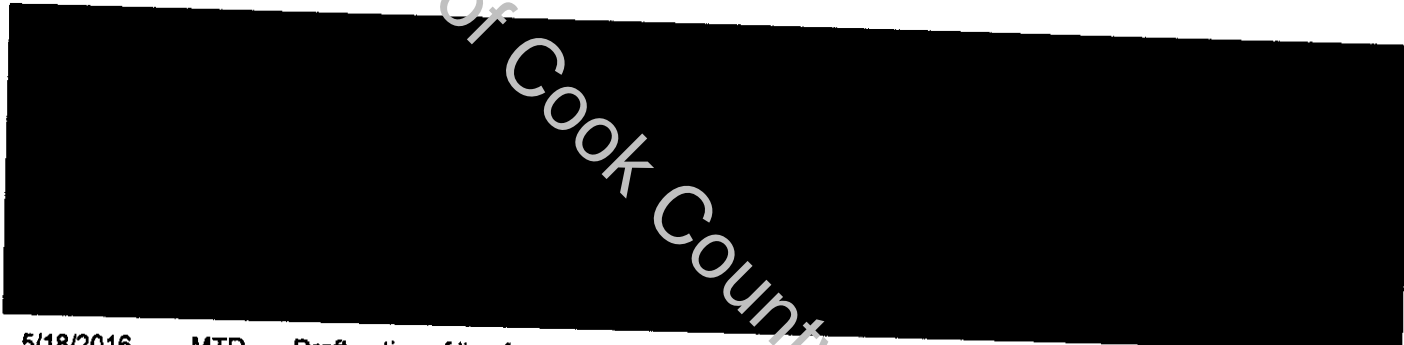
Law Offices
 ANCEL, GLINK, DIAMOND, BUSH, DiCIANNI & KRAFTHOFER, P.C.
 140 SOUTH DEARBORN STREET
 SIXTH FLOOR
 CHICAGO, ILLINOIS 60603
 Tax ID: 36-2763103
 (312) 782-7606
 FAX (312) 782-0943

Village of South Chicago Heights
 Mayor David Owen
 P.O. Box 770
 South Chicago Heights, IL 60411-4815

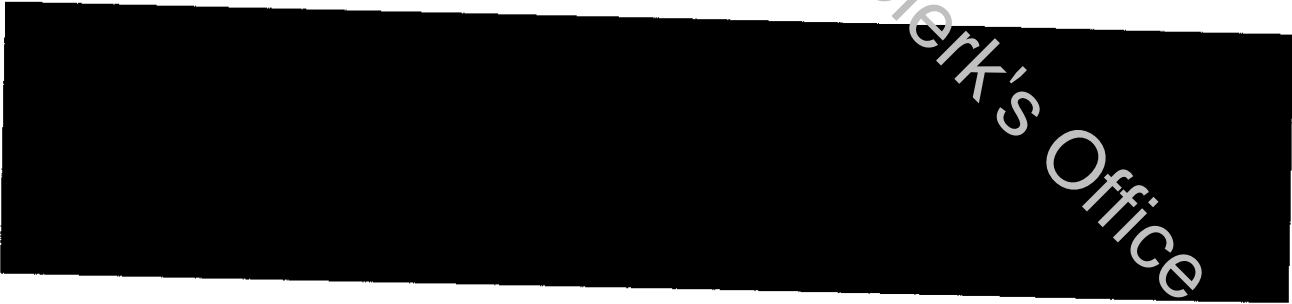
Page: 1
 May 19, 2016
 Account No: 3325318.0102
 Statement No: 0

Demolition/Abandonment

Bill _____ Hold _____



5/18/2016	MTD	Draft notice of lien for	1.50	1250587
5/18/2016	MTD	Draft affidavit in support of demolition lien for	1.00	1250639



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Exhibit B Demolition Costs

Property of Cook County Clerk's Office



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HOMEWOOD DISPOSAL SERVICE, INC.



1501 W. 175th St.
 Homewood, IL 60430-4606
 (708) 798-1004 • Fax (708) 798-7193
 www.mydisposal.com

07/01/2016

VILLAGE OF SOUTH CHICAGO HTS
 P.O. BOX 770
 S CHICAGO HTS IL 60411

VILLAGE OF S CHICAGO HEIGHTS
 199 28TH PL
 S CHICAGO HTS IL 60411

10-186668 9

Due Date

07/20/2016

BALANCE DUE 13367.62

Please detach and return this portion with remittance.

Billing inquiries: (708) 332-0258

DATE	DESCRIPTION	QTY	RATE	TOTAL
* PAYMENTS RECEIVED THIS PERIOD *				
06/23/2016	CK# 14815		850.52-	
06/21/2016	INVOICE # 5444125			690.14
06/17/2016	INVOICE # 5443289			627.36
06/17/2016	INVOICE # 5443291			685.41
06/14/2016	INVOICE # 5441082			674.66
06/14/2016	INVOICE # 5441083			648.86
06/14/2016	INVOICE # 5441437			680.68
06/14/2016	INVOICE # 5441438			642.84
06/14/2016	INVOICE # 5440855			711.64
06/14/2016	INVOICE # 5440857			715.51
06/09/2016	INVOICE # 5439023			571.89
06/09/2016	INVOICE # 5439025			354.31
06/09/2016	INVOICE # 5439260			546.09
06/10/2016	INVOICE # 5439730			624.35
06/10/2016	INVOICE # 5439736			640.69
06/10/2016	INVOICE # 5439869			588.23
06/08/2016	INVOICE # 5438529			492.77
06/09/2016	INVOICE # 5439322			507.82
06/09/2016	INVOICE # 5439458			628.22
06/10/2016	INVOICE # 5439992			689.28
06/06/2016	INVOICE # 5436246			453.21
06/07/2016	INVOICE # 5437721			485.03
06/07/2016	INVOICE # 5437722			708.63

CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	
13367.62	0.00	0.00	0.00	Please pay BALANCE DUE 13367.62

Balance unpaid after 30 days is subject to a late payment charge of 1.5% per month.

10-186668 9
 199 28TH PL

HOMEWOOD DISPOSAL SERVICE, INC
 (708) 798-1004 www.mydisposal.com

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Exhibit C
Affidavit of Lou Bednarek



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ceiling

6. That the residential structure located on the Subject Property has remained in a severely deteriorated and structurally unsound condition at all relevant times and was open to the elements by virtue of extensive gaps in the exterior of the structure.
7. That I have determined the Improvements located on the Subject Property were vacant and that said improvements posed an immediate and continuing hazard to the community of South Chicago Heights.
8. That I personally posted the signage required by 65 ILCS 5/11-31-1(e) on the Subject Property on January 27, 2016.
9. That the certified notice required by 65 ILCS 5/11-31-1(e) was sent to the owners of record and all parties with an interest in the Subject Property via certified mail on January 13, 2016.
10. That the required legal notice of impending demolition was published in the *Daily Southtown* on January 20-22, 2016, that the said newspaper is generally circulated throughout the Village of South Chicago Heights, and that such notice by publication in all respects conformed with the statutory dictates of 65 ILCS 5/11-31-1(e).
11. That notice of impending demolition was properly recorded against the Subject Property on January 13, 2016 at Cook County Recorder of Deeds as Instrument No. 1601316035 in accordance with the requirements of 65 ILCS 5/11-31-1(e).

Further affiant sayeth not.



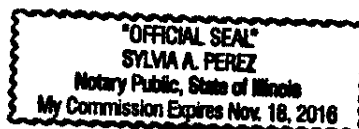
 Lou Bednarek
 Building Inspector, Village of South Chicago Heights

SUBSCRIBED and SWORN to before me

this 27 day of July, 2016.



 NOTARY PUBLIC



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Exhibit D
Certificates of publication of the pre-demolition notices



Property of Cook County Clerk's Office

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Chicago Tribune

Printed: 1/13/2016 3:44:25 PM

Order ID: 3895620

Page 1 of 2

GROSS PRICE * : \$197.04

* Agency Commission not included

PACKAGE NAME: Legal Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com, classified.chicagotribune.com

AdSize(s): 1 Column,

Run Date(s): Wednesday, January 20, 2016, Thursday, January 21, 2016

Color Spec. BW

Preview

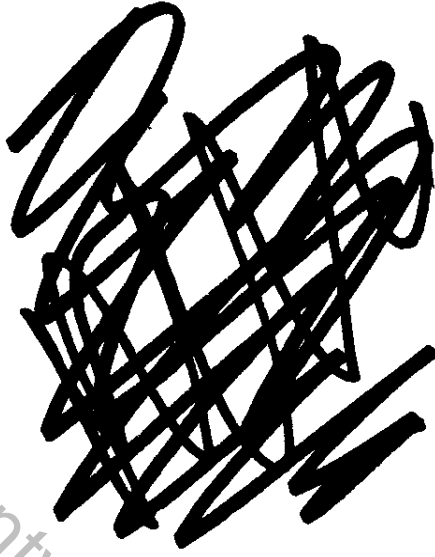
NOTICE TO REMEDIATE IMMEDIATE AND CONTINUING HAZARD

Notice is hereby given that the residential structure and garage (the "Improvements") located at 199 W. 28th St., South Chicago Heights, Cook County, Illinois 60411, bearing tax identification number (PJN) 32-29-416-045-0000, and legally described as follows:

Lot 15 and Lot 16 (except the East 21 feet thereof) together with the South Half (1/2) of vacated alley lying directly North of and adjoining said Lots, Block 8 in Forest View Manor a subdivision in the South East Quarter (1/4) of Section 29, Township 35, North Range 14, East of the Third Principal Meridian, in Cook County, Illinois

(the "Property") has been determined to constitute an open, vacant, dangerous and unsafe building posing an immediate and continuing hazard to the community within the meaning of Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), by Village of South Chicago Heights Building and Code Department Director Lou Bednarek.

The Village of South Chicago Heights intends to demolish the



Property of Cook County Clerk's Office

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Chicago Tribune

Printed: 1/13/2016 3:44:25 PM

Order ID: 3895620

Page 2 of 2

GROSS PRICE * : \$197.04

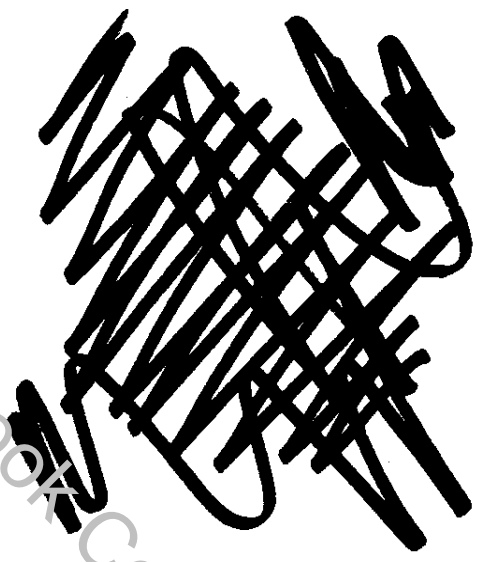
* Agency Commission not included

PACKAGE NAME: Legal
Southtown

residential structure and garage located on the property and remove any and all garbage, debris and other hazardous, noxious and unwholesome substances and materials from the property and the improvements unless the improvements on the property are fully repaired or demolished within thirty (30) days.

All inquiries may be directed to:

Matthew T. Dicianni
ANCEL GILNIK, DIAMOND, BUSH,
DICIANI & KRAFTHEFER, P.C.
140 S. Dearborn St., Suite 600
Chicago, IL 60603
(312) 604-9125
(312) 782-0943 Fax
mtdicianni@ancelgink.com
1/20,21/2016 3895620



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Exhibit E

Proofs of mailing of the pre-demolition notice



Property of Cook County Clerk's Office

UNOFFICIAL COPY**Ancel
Glink**DIAMOND BUSH
DiCIANNI
& KRAFTHEFERA Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.comMatthew T. DiCianni
mdicianni@ancelglink.com
(P) 312.604.9125
(F) 312.782.0943

January 27, 2016

**VIA FIRST CLASS & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**Marvin V. Goff
199 W 28th Pl.
South Chicago Heights, IL 60411-4859Illinois Department of Revenue
100 W Randolph St., 13th Floor
Revenue Litigation
Chicago, IL 60601Anne M. Goff
199 W 28th Pl.
South Chicago Heights, IL 60411-4859UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS**Re: 199 W. 28th Pl., South Chicago Heights, IL—Fast-Track Demolition Pursuant
to 65 ILCS 5/11-31-1(e)**

To whom it may concern:

NOTICE TO REMEDIATE IMMEDIATE AND CONTINUING HAZARD

Notice is hereby given that the residential structure and garage (cumulatively, the "Improvements") located at 199 W. 28th Pl., South Chicago Heights, IL, 60411, bearing the Cook County Property Tax Identification Number (P.I.N.) of 32-29-416-045-0000 and legally described as follows:

Lot 15 and Lot 16 (except the East 21 feet thereof) together with the South Half 1/2) of vacated alley lying directly North of and adjoining said Lots, in Block 8 in Forest View Manor a Subdivision in the South East Quarter (1/4) of Section 29, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(the "Property") have been determined to constitute open, vacant, dangerous, and unsafe buildings posing an immediate and continuing hazard to the community within

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ANCEL, GLINK, DIAMOND, BUSH, DiCIANNI & KRAFTHFER, P.C.

January 27, 2016
Page 2

the meaning of Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), by Village of South Chicago Heights Building and Code Enforcement Official Lou Bednarek. You are receiving this notice because you are an owner of record or have some other interest recorded on the Property.

The Village of South Chicago Heights intends to demolish the Improvements located on the Property and remove all garbage, debris, and other hazardous, noxious, and unhealthy materials from the Property and the Improvements, unless the Improvements on the Property are fully repaired or demolished within thirty days and all garbage, debris and other hazardous, noxious and unhealthy materials are removed from the Property within thirty days.

The structural integrity of the Improvements have been compromised to the extent that the residential structure is no longer habitable. The residential structure is in a state of extreme deterioration. The roof is leaking and has holes in it that could potentially allow animals, and possibly intruders, inside the structure. The leaking roof has caused severe mold growth that has damaged the structure's interior and created a hazard for potential occupants.

Additionally, there is extreme water damage inside the wall extending to the basement. The residential structure's plumbing and electrical installation may not be compliant with the Village's electrical and plumbing codes. The electrical service is not functioning in many parts of the structure.

The residential structure also needs new gas lines in the basement, new hot and cold water piping, and a new hot water heater. The structure's plumbing fixtures must be vented, its hose bibs must be replaced, and a new sanitary basin installed. There are no gas shutoffs and supplies, and water service could not be seen.

Based on these observations, the Village finds the structure to be unfit for human habitation and therefore in need of demolition. A notice of imminent demolition has been posted on the front of the residential structure located on the Property. Additional notice is being published in the Chicago Daily Law Bulletin in accordance with 65 ILCS 5/11-31-1(e). This Notice to Remediate is also being recorded against the

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ANCEL, GLINK, DIAMOND, BUSH, DiCIANNI & KRAFTHOFER, P.C.

January 27, 2016
Page 3

Property at the Cook County Recorder of Deeds pursuant to the above-referenced statute and will appear on the title history of the Property.

Sincerely Yours,



Matthew T. DiCiani

4819-3625-1436, v. 2

UNOFFICIAL COPY

FORM #35563 VERSION: 09/06
U.S. PAT. NO. 5,501,363

FROM **WALZ™**

THE **WALZ
CERTIFIED
MAILER™**

7160 3901 9845 8110 4146

TO: Marvin V. Goff
199 W 28th Pl
South Chicago Heights, IL 60411-4859

SENDER: Matthew T. DiCianni

REFERENCE: 594272-0006



Marvin V. Goff
199 W 28th Pl
South Chicago Heights, IL 60411-4859

Label #1

Label #2

Ancel Glink Diamond Bush DiCianni &
Krafthefer PC
140 S. Dearborn Street
Sixth Floor
Chicago, IL 60603

Label #3

A FOLD AND TEAR THIS WAY → OPTIONAL

Label #4
Certified Article Number
7160 3901 9845 8110 4146
SENDER'S RECORD

Label #5



Marvin V. Goff
199 W 28th Pl
South Chicago Heights, IL 60411-4859

B FOLD AND TEAR THIS WAY →

PS Form 3800, January 2005
RETURN RECEIPT SERVICE
Postage
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

POSTMARK OR DATE

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

Label #6



UNOFFICIAL COPY

FORM #35693 VERSION: 09/08
U.S. PAT. NO. 5,501,363

FROM **WALZ**™

THE **WALZ**
CERTIFIED
MAILER™

7160 3901 9845 8110 4139

TO: Illinois Department of Revenue
100 W. Randolph St.
Chicago, IL 60601

SENDER: Matthew T. DiCianni

REFERENCE: 594272.0006

Illinois Department of Revenue
100 W. Randolph St.
Chicago, IL 60601

Ansel Glink Diamond Bush DiCianni &
Krafthefer PC
140 S. Dearborn Street
Sixth Floor
Chicago, IL 60603

Illinois Department of Revenue
100 W. Randolph St.
Chicago, IL 60601

Label #1

Label #2

Label #3

A FOLD AND TEAR THIS WAY → OPTIONAL

Label #5

B Certified Article Number
7160 3901 9845 8110 4139
SENDERS RECORD

Change
Amount

Change
To:

FOLD AND TEAR THIS WAY →

PS Form 3800, January 2005

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

US Postal Service
**Receipt for
Certified Mail**

POSTMARK OR DATE

No Insurance Coverage Provided
Do Not Use for International Mail

Label #6

Property of Cook County

UNOFFICIAL COPY

FORM #52683 VERSION: 09/08
U.S. PAT. NO. 5,901,389

FROM **WALZ**™

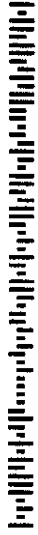
THE

WALZ

CERTIFIED

MAILER™

Label #1



Anne M. Goff
199 W 28th Pl
South Chicago Heights, IL 60411-4859

Label #2

Ancel Glink Diamond Bush DiCianni &
Krafftner PC
140 S. Dearborn Street
Sixth Floor
Chicago, IL 60603

Label #3

PS Form 3800, January 2005

RETURN
RECEIPT
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage & Fees

US Postal Service

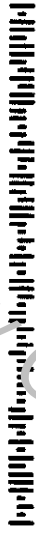
POSTMARK OR DATE

Receipt for
Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

A FOLD AND TEAR THIS WAY → OPTIONAL

Label #5



Anne M. Goff
199 W 28th Pl
South Chicago Heights, IL 60411-4859

7160 3901 9845 8110 4153
SENDER'S RECORD

Certified Article Number

Label #4

Charge To:

Charge To:

FOLD AND TEAR THIS WAY →

Label #6

TO: Anne M. Goff
199 W 28th Pl
South Chicago Heights, IL 60411-4859

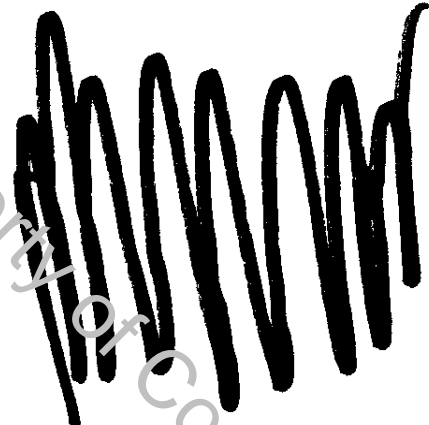
SENDER: Matthew T. DiCianni

REFERENCE: 594272.0006

7160 3901 9845 8110 4153

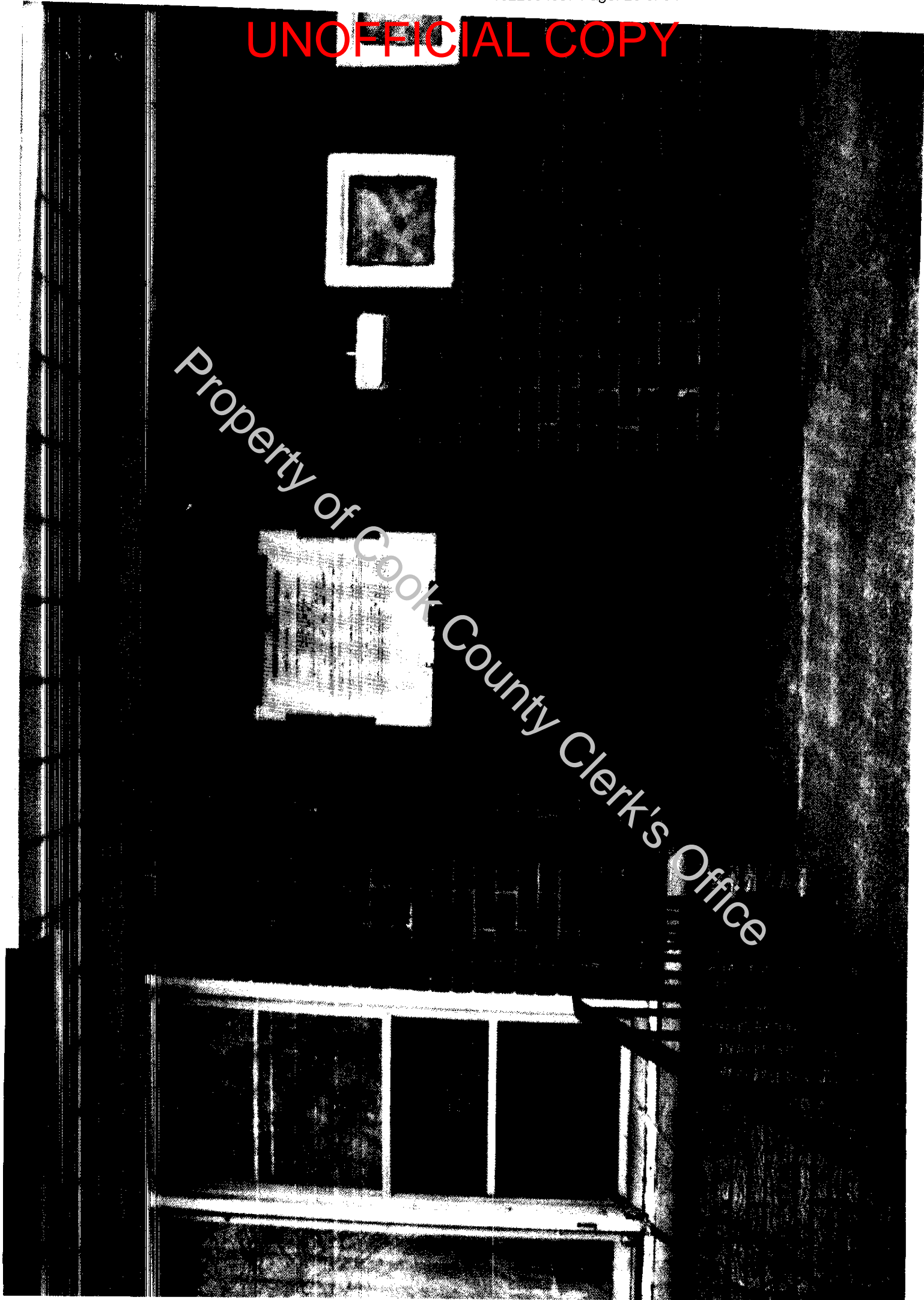
UNOFFICIAL COPY

Exhibit F **Posting of a Pre-Demolition Notice at the Subject Property**


Property of Cook County Clerk's Office

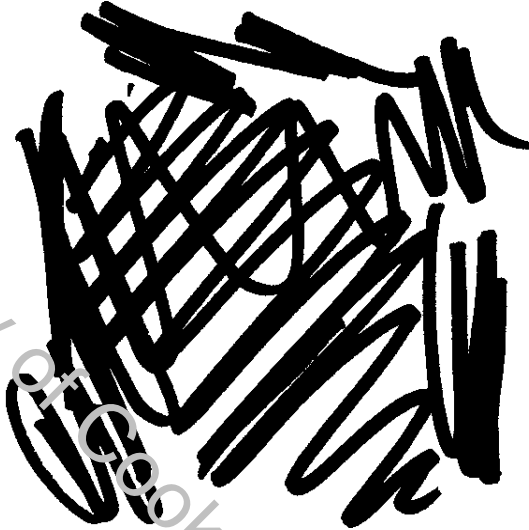
UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Exhibit G Recorded pre-demolition notice



Property of Cook County Clerk's Office

UNOFFICIAL COPY**Prepared by and upon
Recording mail to:**

Matthew T. DiCianni
 Ancel, Glink, Diamond, Bush, DiCianni
 & Krafthefer, P.C.
 140 S. Dearborn Street, 6th Floor
 Chicago, Illinois 60603
 312.782.7606 [p]
 312.782.0943 [f]
mdicianni@ancelglink.com

Doc#: 1601316035 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 01/13/2016 12:36 PM Pg: 1 of 4

**FAST-TRACK DEMOLITION: NOTICE TO REMEDIATE OPEN AND
 VACANT STRUCTURES POSING IMMEDIATE AND CONTINUING
 HAZARD TO COMMUNITY**

On the following pages, the Village of South Chicago Heights, an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois, hereby provides notice of the impending demolition of the residential structure and attached garage located on the real property commonly known as 199 W. 28th Pl. South Chicago Heights, Cook County, Illinois, 60411, bearing the Property Index Number (P.I.N.) 52-23-416-045-0000 (the "Property"), in accordance with the fast-track procedures set forth in 65 ILCS 5/11-31-1(e).

Additional information appears on the following pages. Any queries may be directed to attorney Matthew DiCianni at mdicianni@ancelglink.com or 312-604-9125.

The Property is legally described as follows:

Lot 15 and Lot 16 (except the East 21 feet thereof) together with the South Half (1/2) of vacated alley lying directly North of and adjoining said Lots, in Block 8 in Forest View Manor a Subdivision in the South East Quarter (1/4) of Section 29, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

VILLAGE OF SOUTH CHICAGO HEIGHTS

Matthew DiCianni

By: _____
 One of its attorneys

Bm

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Ancel
Glink

DIAMOND BUSH
DICIANNI
& KRAETZELER

A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

Matthew T. DiCianni
mdicianni@ancelglink.com
(P) 312.604.9125
(F) 312.782.0943

**VIA FIRST CLASS & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

January 13, 2016

Marvin V. Goff
199 W 28th Pl.
South Chicago Heights, IL 60411-4859

Illinois Department of Revenue
100 W Randolph St.
Chicago, IL 60601

Anne M. Goff
199 W 28th Pl.
South Chicago Heights, IL 60411-4859

UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

**Re: 199 W. 28th Pl., South Chicago Heights, IL—Fast-Track Demolition Pursuant
to 65 ILCS 5/11-31-1(e)**

To whom it may concern:

NOTICE TO REMEDIATE IMMEDIATE AND CONTINUING HAZARD

Notice is hereby given that the residential structure and garage (cumulatively, the "Improvements") located at 199 W. 28th Pl., South Chicago Heights, IL, 60411, bearing the Cook County Property Tax Identification Number (P.T.I.N.) of 32-29-416-045-0000 and legally described as follows:

Lot 15 and Lot 16 (except the East 21 feet thereof) together with the South Half 1/2) of vacated alley lying directly North of and adjoining said Lots, in Block 8 in Forest View Manor a Subdivision in the South East Quarter (1/4) of Section 29, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(the "Property") have been determined to constitute open, vacant, dangerous, and unsafe buildings posing an immediate and continuing hazard to the community within the meaning of Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), by Village of South Chicago Heights Building and Code Enforcement Official Lou Bednarek. You are receiving this notice because you are an owner of record or have some other interest recorded on the Property.

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ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.

January 8, 2016

Page 2

The Village of South Chicago Heights intends to demolish the Improvements located on the Property and remove all garbage, debris, and other hazardous, noxious, and unhealthy materials from the Property and the Improvements, unless the Improvements on the Property are fully repaired or demolished within thirty days and all garbage, debris and other hazardous, noxious and unhealthy materials are removed from the Property within thirty days.

The structural integrity of the Improvements have been compromised to the extent that the residential structure is no longer habitable. The residential structure is in a state of extreme deterioration. The roof is leaking and has holes in it that could potentially allow animals, and possibly intruders, inside the structure. The leaking roof has caused severe mold growth that has damaged the structure's interior and created a hazard for potential occupants.

Additionally, there is extreme water damage inside the wall extending to the basement. The residential structure's plumbing and electrical installation may not be compliant with the Village's electrical and plumbing codes. The electrical service is not functioning in many parts of the structure.

The residential structure also needs new gas lines in the basement, new hot and cold water piping, and a new hot water heater. The structure's plumbing fixtures must be vented, its hose bibs must be replaced, and a new sanitary be in installed. There are no gas shutoffs and supplies, and water service could not be seen.

Based on these observations, the Village finds the structure to be unfit for human habitation and therefore in need of demolition. A notice of imminent demolition has been posted on the front of the residential structure located on the Property. Additional notice is being published in the Chicago Daily Law Bulletin in accordance with 65 ILCS 5/11-31-1(e). This Notice to Remediate is also being recorded against the Property at the Cook County Recorder of Deeds pursuant to the above-referenced statute and will appear on the title history of the Property.

UNOFFICIAL COPY

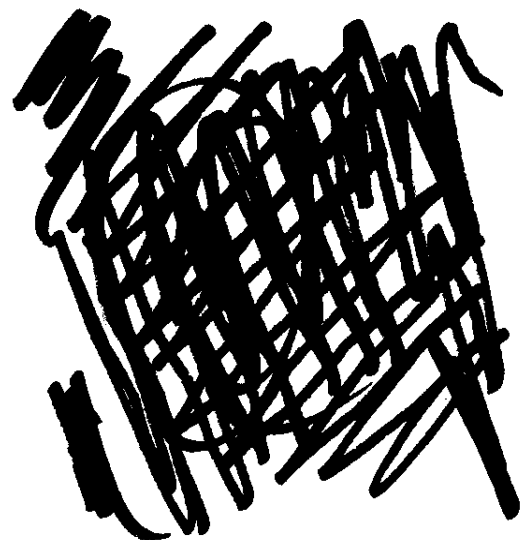
ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.

January 8, 2016
Page 3

Sincerely Yours,



Matthew R. DiCianni



4819-3625-1436, v. 1

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office