

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) 604-9125



Doc#: 1622334058 Fee: \$108.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 01:25 PM Pg: 1 of 36

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 107 W. 28th Pl., South Chicago Heights, IL 60411, bearing tax identification number (P.I.N.) 32-29-412-018-0000 and legally described as follows:

Lots 30 and 31 in Block 5 in Hannah and Keeney's Addition to Chicago Heights, being a Subdivision of part of the Southeast 1/4 of Section 29 and that part lying West of railroad lands of the Southwest 1/4 of Section 28, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
(the "Subject Property").

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 \$12,220.26 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 \$12,220.26 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): \$2,915.25
- 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 (Homewood Disposal Service, Inc.) (4/22/16 – 5/13/16): \$8,641.97
- Costs for recording demolition lien (3/22/16): \$108

TOTAL: \$12,220.26

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 150 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.

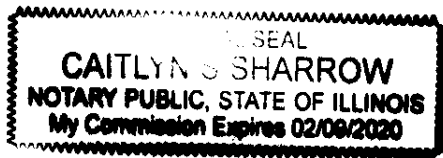
Respectfully Submitted,

VILLAGE OF SOUTH CHICAGO HEIGHTS

By: Matt J. J. [Signature]
Its Attorney

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

[Signature]
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 107 W. 28th St., 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
1/8/2016	MTD	Compile evidence for the demolition proceedings for 107 W. 28th St. S. Chicago Heights	1.00
1/8/2016	MTD	[REDACTED]	[REDACTED]
1/8/2016	MTD	Draft fast-track demolition notice to remediate to the property owners and lienholders of 107 W. 28th St	1.25
1/8/2016	MTD	Review tract search to determine who the property owners and lienholders are of 107 W. 28th St	0.50
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/8/2016	MTD	Draft fast-track demolition notice to remediate to the property owners and lienholders of 107 W. 28th St	1.25
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
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/8/2016	MTD	Draft sign for fast track demolition for 107 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 107 W. 28th St.	0.75
1/12/2016	MTD	Draft demolition authority letter for 107 W. 28th St.	0.50
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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

Page: 3
February 9, 2016

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/12/2016	MTD	Revise Notice to Remediate for 107 W. 28th St., South Chicago Heights, IL and have it mailed to the owners and lienholders of the property	0.25
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/12/2016	MTD	Have notice of the demolition of 107 W. 28th St. published in the Chicago Daily Law Bulletin	0.25
1/12/2016	MTD	Have notice of the demolition of 107 W. 28th St. published with the Cook County Recorder of Deeds	0.25
1/12/2016	MTD	Have notice of the demolition of 109 W. 28th Pl. recorded with the Cook County Recorder of Deeds	0.25
1/13/2016	MTD	Draft publication notice for the demolition of 107 W. 28th St	0.75
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/13/2016	MTD	Have notice of the demolition of 107 W. 28th St. published in the Daily Southtown	0.50
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
1/13/2016	MTD	Phone call with Lou Bednarek discussing [REDACTED] what needs to be done regarding the fast-track demolitions of [REDACTED] and 107 W. 28th Pl	0.50
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Property of Cook County Clerk's Office

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

[REDACTED]
[REDACTED]
[REDACTED]
1/19/2016 MTD Phone call with Lou Bednarek discussing the demolitions of 199 W. 28th Pl. and 107 W. 28th St. and the hearing set for our abandonment petition on 2/4/16 0.25

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
1/25/2016 MTD Review notice of publication issued by the Daily Southtown of the demolitions of [REDACTED] 107 W. 28th St 0.25

FOR CURRENT LEGAL SERVICES RENDERED

PROFESSIONAL	RECAPITULATION		TOTAL
	HOURS	HOURLY RATE	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Matthew T. DiCianni	[REDACTED]	195.00	[REDACTED]

2/10/2016 Chicago Tribune Media Group, fee for Classified Listings Online - Legal Notice Southtown 197.04

Property of Cook County Clerk's Office

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Village of South Chicago Heights

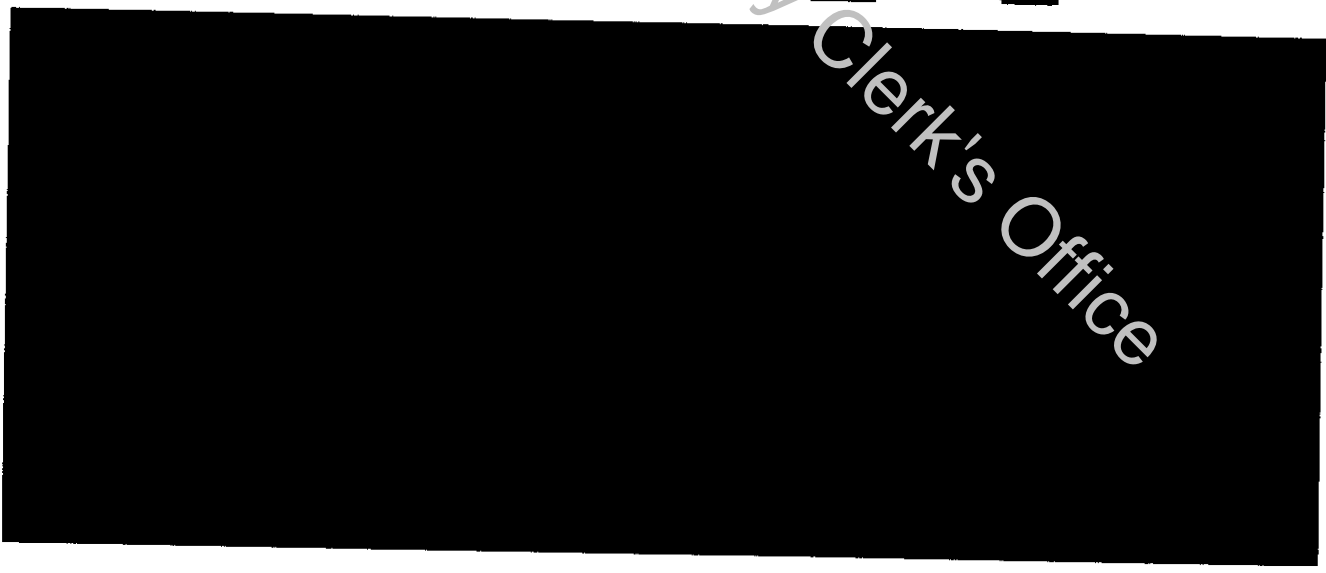
Account No: 3325318.0000

Page: 2
March 7, 2016

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	MTD	[REDACTED]	0.25

Phone call with Lou Bednarek regarding our demolition actions for [REDACTED] and 107 W. 28th Pl.

PROFESSIONAL	RECAPITULATION		TOTAL
	HOURS	HOURLY RATE	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Matthew T. DiCianni	[REDACTED]	195.00	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



[REDACTED]

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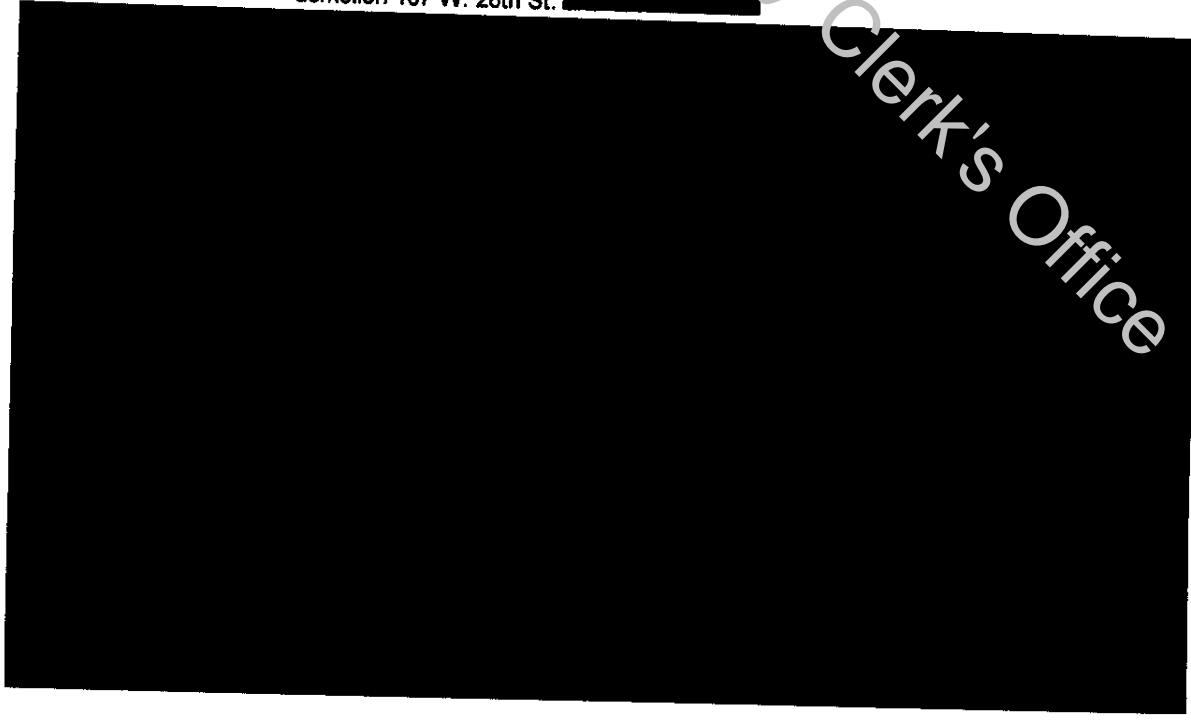
Law Offices
 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.
 140 SOUTH DEARBORN STREET
 SIXTH FLOOR
 CHICAGO, ILLINOIS 60603
 Tax I.D. 38-2763103
 (312) 782-7606
 Fax (312) 782-0943

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

			Hours
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
3/4/2016	MTD	Draft letters stating that the Village has legal authority to demolish 107 W. 28th St. [REDACTED]	0.75



Property of Cook County Clerk's Office

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Law Offices
ANCEL, GLINK, DIAMOND, BUSH, DiCIANNI & KRAFTHEFER, 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 _____

			Hours	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1248884
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1249064
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	1249066
5/18/2016	MTD	Draft notice of lien for 107 W. 28th Pl.	1.50	1250587
5/18/2016	MTD	Draft affidavit in support of demolition lien for 107 W. 28th Pl.	1.00	1250639

RECAPITULATION

PROFESSIONAL	HOURS	HOURLY RATE	TOTAL
Matthew T. DiCianni	[REDACTED]	195.00	[REDACTED]

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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 60430-4608
 (708) 798-1004 • FAX: (708) 798-7193
 www.mydisposal.com

STATEMENT / INVOICE

Statement Date: **5/18/16**



The kind of service that others only promise.

Bill To

Service Address

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

VILLAGE OF S CHICAGO HEIGHTS
 107 W 28TH ST
 S CHICAGO HTS IL 60411

10- 0185860-3

BALANCE DUE: 8,641.97

Please detach and return this portion with remittance.

HOMEWOOD DISPOSAL SERVICE

Billing Inquiries: (708) 332-0258

DATE	DESCRIPTION	AMOUNT	STATUS
5/13/16	INVOICE # 5408849		
5/13/16	INVOICE # 5408851	626.07	
5/13/16	INVOICE # 5408852	581.78	
5/13/16	INVOICE # 5408902	410.64	
5/13/16	INVOICE # 5408905	636.82	
5/10/16	INVOICE # 5406945	580.06	
5/10/16	INVOICE # 5407027	442.46	
5/10/16	INVOICE # 5407453	418.81	
5/10/16	INVOICE # 5407529	399.03	
5/12/16	INVOICE # 5408110	567.16	
5/12/16	INVOICE # 5408113	422.68	
5/12/16	INVOICE # 5408551	412.79	
		533.19	
CURRENT		31-60 DAYS	61-90 DAYS

Please Pay BALANCE DUE

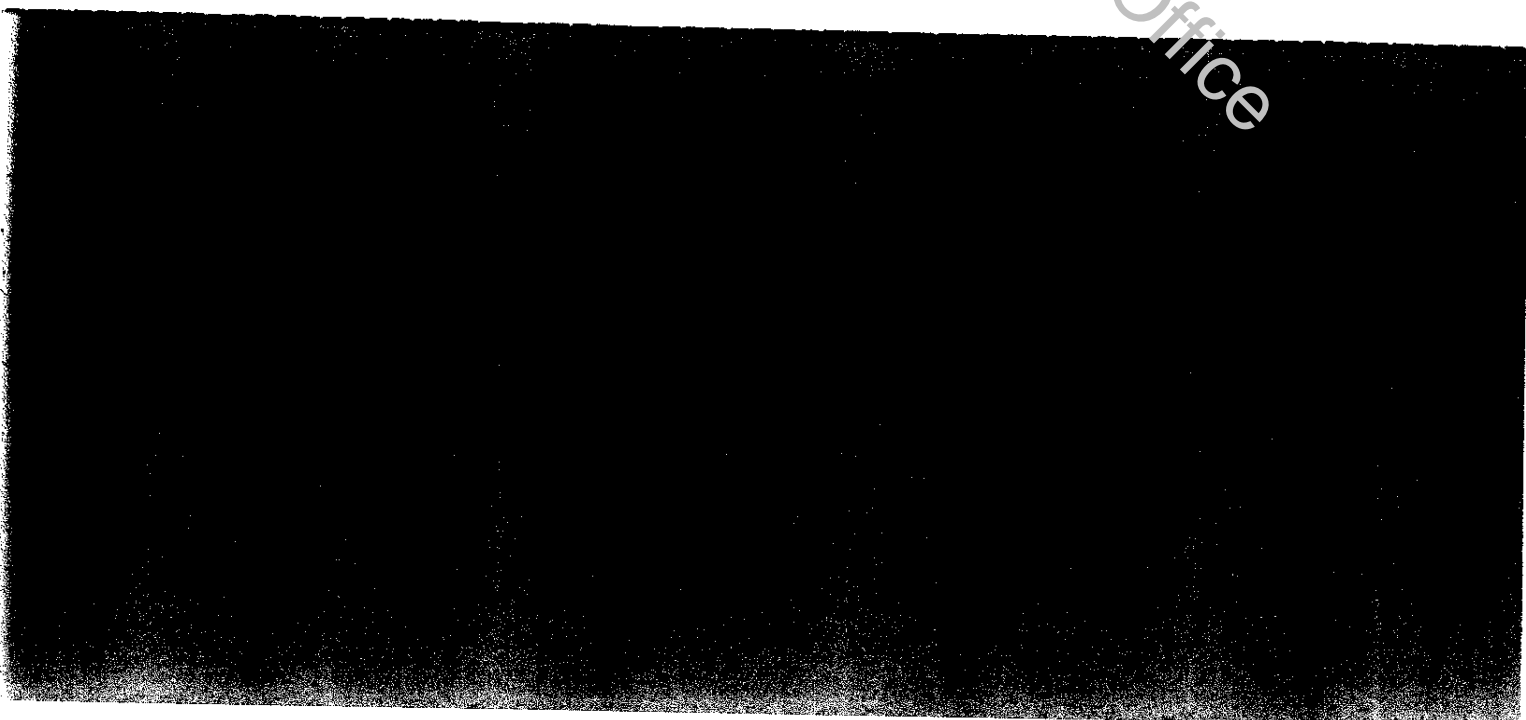
Balance unpaid after 30 days is subject to a late payment charge of 1 1/2% per month.

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

Cust. #

Service Address:

(CONT.)



UNOFFICIAL COPY

HOMEWOOD DISPOSAL SERVICE, INC.



1501 W. 175th St.
 Homewood, IL 60430-4808
 (708) 798-1004 • FAX: (708) 798-7193
 www.mydisposal.com

STATEMENT / INVOICE

5/18/16



The kind of service that others only promise.

Bill To

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

VILLAGE OF S CHICAGO HEIGHTS
 107 W 28TH ST
 S CHICAGO HTS IL 60411

Cust. # 10- 0185860-3

Due Date

BALANCE DUE: 8,641.97

Check #

Amount Enclosed

Please detach and return this portion with remittance.

Billing Inquiries: (708) 332-0258

HOMEWOOD DISPOSAL SERVICE

DATE	DESCRIPTION	QTY	RATE	TOTAL
5/12/16	INVOICE # 5408553			636.82
5/12/16	INVOICE # 5408607			529.75
5/04/16	INVOICE # 5404685			465.68
5/02/16	INVOICE # 5389189			485.03
4/22/16	INVOICE # 5381995			493.20

YOUR ONLINE ACCESS CODE IS 0537764.
 THANK YOU FOR YOUR PROMPT PAYMENTS!

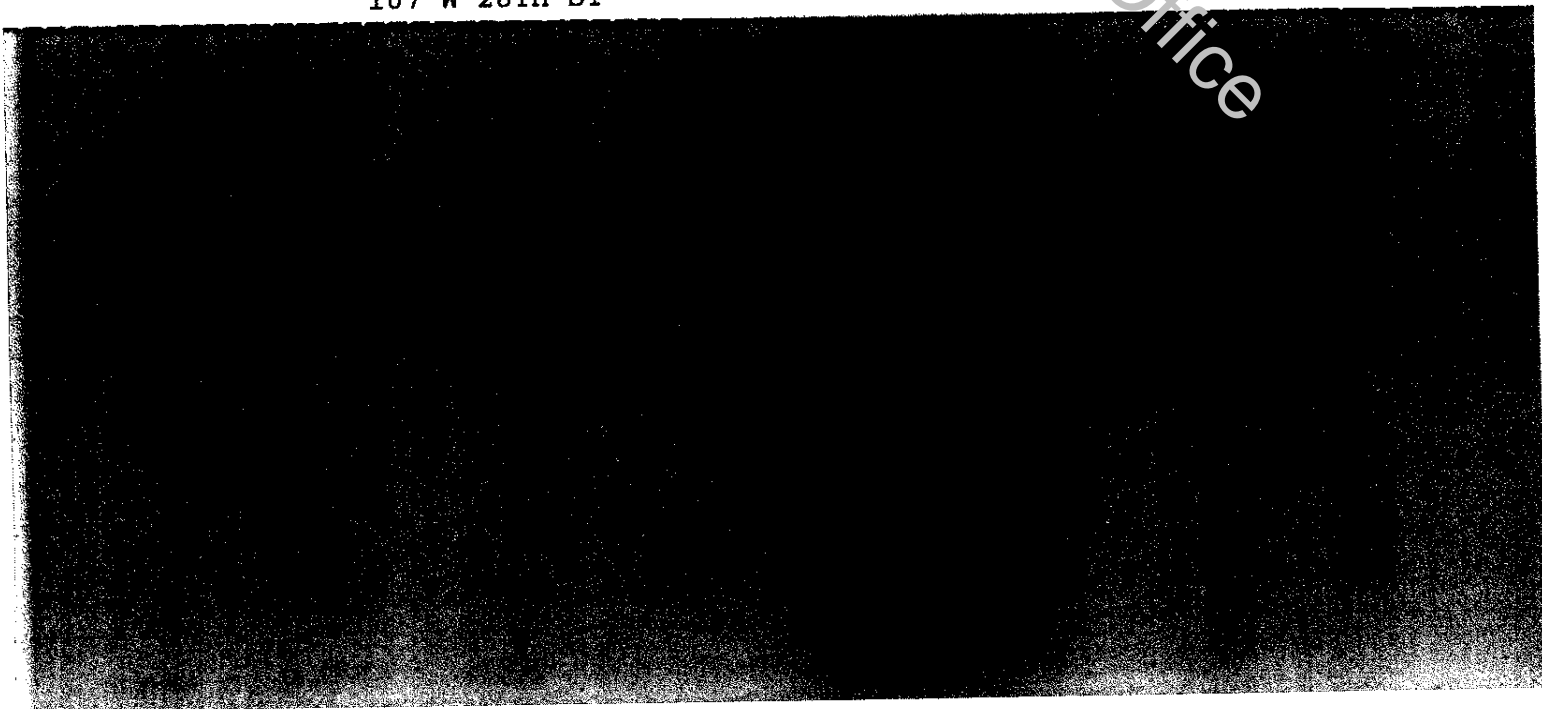
CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	
8,641.97	.00	.00	.00	Please Pay BALANCE DUE

Balance unpaid after 90 days is subject to a late payment charge of 1% per month.

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

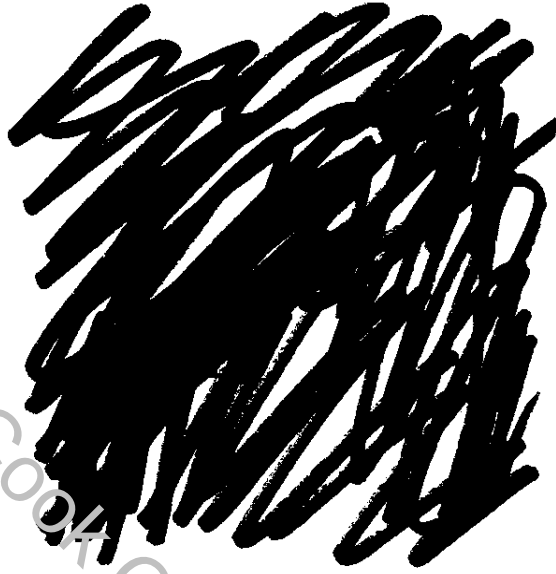
8,641.97

Cust. # 10-0185860-3
 Service Address: 107 W 28TH ST



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Exhibit C
Affidavit of Lou Bednarek



Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

IN RE THE MATTER OF)
 107 W. 28TH PL. SOUTH CHICAGO HEIGHTS,)
 COOK COUNTY, ILLINOIS,)
 FAST-TRACK DEMOLITION)

AFFIDAVIT OF VILLAGE OF SOUTH CHICAGO HEIGHTS
BUILDING COMMISSIONER LOU BEDNAREK

I, Lou Bednarek, hereby depose and state under oath that if called to testify in connection with the above-captioned matter, I would testify from personal knowledge as follows:

1. That I am the Building Commissioner of the Village of South Chicago Heights and, in that capacity, have an affirmative duty to investigate complaints and make routine inspections to determine compliance with the applicable codes and ordinances regulating the use and maintenance of property in the Village, and to take such action as may be allowed by law to obtain such compliance.

2. That I am authorized to conduct inspections for the express purpose of determining violations of the Village of South Chicago Heights Building Code and that such inspections result in a written and/or photographed recording of those conditions found to be in violation of Village ordinances.

3. That, as Building Commissioner for the Village of South Chicago Heights, I am the corporate official responsible for enforcing the Village's building codes.

4. That the property located at 107 W. 28th Pl., South Chicago Heights, Cook County, Illinois, 60411, bearing P.I.N. 32-29-412-018-0000, and legally described as follows:

Lots 30 and 31 in Block s in Hannah and Keeney's Addition to Chicago Heights, being a Subdivision of part of the Southeast 1/4 of Section 29 and that part lying West of railroad lands of the Southwest 1/4 of Section 28, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(the "Subject Property") featured a single-family residential building less than 3 stories in height.

5. That I personally conducted visual inspections of the interior and exterior of the Subject Property on multiple occasions and observed that the Subject Property appeared to be vacant and unoccupied at all such times and, further, that the house and accessory garage located on the Subject Property were open and vacant and constituted an immediate and continuing hazard to the community as a result of extended vacancy and neglect that led to structural unsoundness and extensive exterior dilapidation.

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6. That the single-family house and garage located on the Subject Property have remained in a severely deteriorated condition at all relevant times and were open to the elements by virtue of extensive gaps in the exterior of the Subject Property as a result of partial roof failure and deteriorated flashings, gaps in the siding, and failed fascia and soffit which conditions left the subject Property open to both the elements and human and animal intruders.
7. That the Subject Property was noncompliant with Village electrical, plumbing, building, sanitary and mechanical codes and was wholly unfit for human habitation.
8. That I have determined the Subject Property to be vacant and that the Subject Property posed an immediate and continuing hazard to the community of South Chicago Heights.
9. That I personally posted the signage required by 65 ILCS 5/11-31-1(e) on the front of the house on the Subject Property and the front of the accessory garage on January 27, 2016.
10. 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.
11. That the required legal notice of impending demolition was published in the *Chicago Daily Law Bulletin* on January 20, January 21, and January 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). A copy of the certification of publication verifying publication on the stated dates is attached hereto.
12. That notice of impending demolition was properly recorded against the Subject Property on January 13, 2016 at the Cook County Recorder of Deeds as Instrument No. in accordance with the requirements of 65 ILCS 5/11-31-1(e).

Further affiant sayeth not.

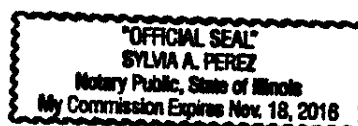


 Lou Bednarek
 Building Commissioner, Village of South Chicago Heights

SUBSCRIBED and SWORN to before me
 this 27th 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

Order ID: 3895648

Printed: 1/13/2016 3:48:41 PM

Page 1 of 2

GROSS PRICE * : \$194.12

* 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

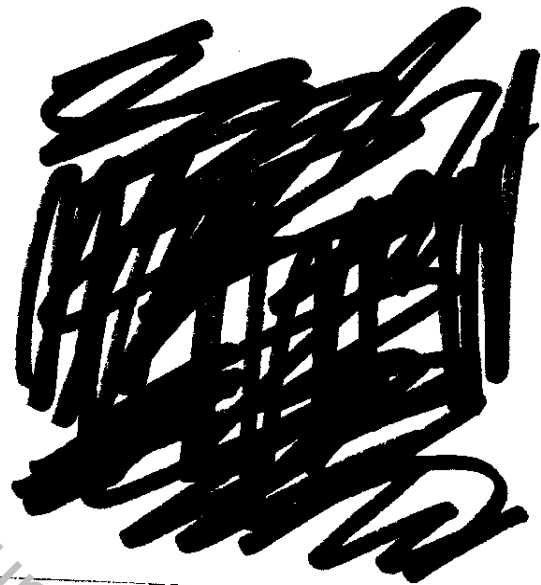
NOTICE TO REMEDIATE IMMEDIATE AND CONTINUING HAZARD

Notice is hereby given that the residential structure and garage (the "Improvements") located at 107 W. 28th St., South Chicago Heights, Cook County, Illinois, 60411, bearing tax identification number (P.I.N.) 32-29-412-018-0000, and legally described as follows:

Lots 30 and 31 in Block s in Her-nan and Keeney's Addition to Chicago Heights, being a Sub-division of part of the Southeast 1/4 of Section 29 and that part lying West of railroad lands of the Southwest 1/4 of Section 24, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

(the "Property") has been de-termined to constitute an open, vacant, dangerous and unsafe building posing an immediate and continuing hazard to the community within the mean-ing 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 residential structure and garage



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Chicago Tribune

Order ID: 3895648

Printed: 1/13/2016 3:48:41 PM

Page 2 of 2

GROSS PRICE * : \$194.12

* Agency Commission not included

PACKAGE NAME: Legal
Southtown

located on the Property and remove any and all garbage, debris and other hazardous, noxious and unhealthy substances or 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 GLINK, DIAMOND, BUSH,
DICIANNI & KRAFT-REFFER, P.C.
140 S. Dearborn St., Suite 600
Chicago, IL 60603
(312) 604-9125
(312) 782-0943 Fax
mtdicianni@ancelglink.com
1/20, 2/2016 3895648

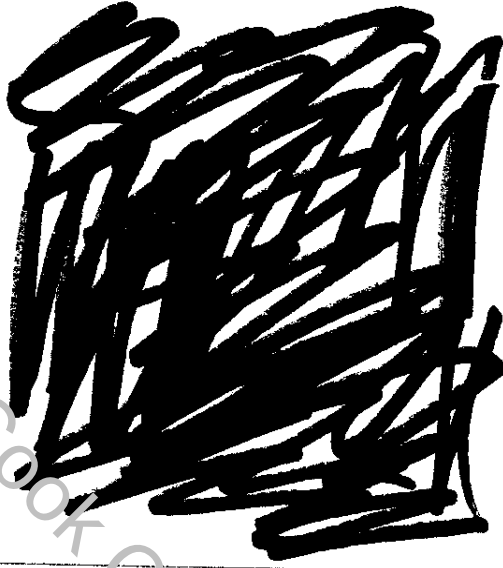


Property of Cook County Clerk's Office

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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
& KRAFTHOFER

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

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

January 13, 2016

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

Jose A. Romero
12522 S. Division St.
Blue Island, IL 60406

American General Finance, Inc.
208 S. La Salle St., Suite 814
Chicago, IL 60604

Wheeler Financial Incorporated
120 N. La Salle St. Suite 2850
Chicago, IL 60602

Chicago Title Land Trust Company
10 S. LaSalle Street, Suite 2750
Chicago, IL 60602

Us Bank C/F II Salt Fox
P.O. Box 645191
Lockbox #005191
Cincinnati, OH 45264

UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

**Re: 107 W. 28th St., 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 107 W. 28th St., South Chicago Heights, IL, 60411, bearing the Cook County Property Tax Identification Number (P.I.N.) of 32-29-412-018-0000 and legally described as follows:

Lots 30 and 31 in Block s in Hannah and Keeney's Addition to Chicago Heights, being a Subdivision of part of the Southeast 1/4 of Section 29 and that part lying West of railroad lands of the Southwest 1/4 of Section 28, 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-

UNOFFICIAL COPY

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

January 13, 2016
Page 2

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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 structurally unsound, with numerous cracks in the foundation walls and the main beam of the structure, floor joists that must be reconfigured, and beam supports that are bent and not attached to the beam on the floor bottom. There is debris coming out of the bottom of the chimney, making the stability of the chimney suspect. 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 significant mold growth that has damaged the structure's interior and created a hazard for potential occupants.

Additionally, the residential structure's plumbing and electrical installation may not be compliant with the Village's electrical and plumbing codes. The residential structure 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 vent stacks must be replaced so that they are the correct size, and its hose bibs must be replaced. Windows blocking an exit stairway may need to be removed as well, as the Village Code does not permit an exit stairway to be blocked.

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 13, 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. DiCianni

4827-7688-1452, v. 1



UNOFFICIAL COPY

FORM #35863 VERSION: 06/08
U.S. PAT. NO. 5,501,393

WALZ™

FROM
THE
WALZ
CERTIFIED
MAILER™

7160 3901 9845 8110 4122

TO: Jose A. Romero
13522 S. Division St.
Blue Island, IL 60406

SENDER: Matthew T. DiCianni

REFERENCE: 594272.0006

TEAR ALONG THIS LINE



Jose A. Romero
13522 S. Division St.
Blue Island, IL 60406

Label #1

Label #2

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

Label #3

FOLD AND TEAR THIS WAY → OPTIONAL



Jose A. Romero
13522 S. Division St.
Blue Island, IL 60406

Label #4

Certified Article Number
7160 3901 9845 8110 4122
SENDERS RECORD

Label #5

Charge To:

Charge 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

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 #55663 VERSION: 06/06
U.S. PAT. NO. 5,501,563

WALZ™

FROM
THE
WALZ
CERTIFIED
MAILER™

7160 3901 9845 8110 4108

TO: Wheeler Financial Incorporated
120 N. LaSalle Street, Suite 2850
Chicago, IL 60602

SENDER: Matthew T. DiCianni
REFERENCE: 594272.0006

Wheeler Financial Incorporated
120 N. LaSalle Street, Suite 2850
Chicago, IL 60602

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

Wheeler Financial Incorporated
120 N. LaSalle Street, Suite 2850
Chicago, IL 60602

Label #1

Label #2

Label #3

A FOLD AND TEAR THIS WAY → OPTIONAL

Label #5

Certified Article Number
7160 3901 9845 8110 4108
SENDER'S RECORD

Label #4

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 #35663 VERSION: 06/08
U.S. PAT. NO. 5,501,563

WALZ™

FROM
THE
WALZ
CERTIFIED
MAILER™

7160 3901 9845 8110 4078

TO: Us Bank C/F II Salt Fox
P.O. Box 645191
Lockbox #005191
Cincinnati, OH 45264

SENDER: Matthew T. DiCianni
REFERENCE: 1594272.0006

TEAR ALONG THIS LINE



Us Bank C/F II Salt Fox
P.O. Box 645191
Lockbox #005191
Cincinnati, OH 45264

Label #1

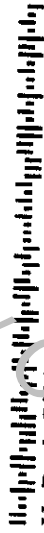
Label #2

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

Label #3

FOLD AND TEAR THIS WAY → OPTIONAL

Label #5



Us Bank C/F II Salt Fox
P.O. Box 645191
Lockbox #005191
Cincinnati, OH 45264

Certified Article Number
7160 3901 9845 8110 4078
SENDERS RECORD

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

POSTMARK OR DATE

US Postal Service

Receipt for
Certified Mail

No Insurance Coverages Provided
Do Not Use for International Mail

Label #6

Label #4

UNOFFICIAL COPY**Ancel
Glink**DIAMOND BUSH
DiCIANNI
& KRAFTHFERA 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

April 21, 2016

Certified Article Number**7160 3701 9845 8110 2876****SENDERS RECORD****VIA FIRST CLASS & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**R&I Custom Gracest Capital
Flann Teibloom & Stanko, Ltd.
20 North Clark Street Suite 2200
Chicago, IL 60602-5120**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 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

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

April 21, 2016
Page 2

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

roof is leaking and has holes in it that could potentially intruders, inside the structure. The leaking roof has caused damaged the structure's interior and created a hazard for

7160 3901 9845 8110 2676

TO: Rai Custom Gracest Capital
Flamm, Teibloom & Stanko, Ltd.
20 North Clark Street Suite 2200
Chicago, IL 60602-5120

SENDER: Matthew T. DiCianni

REFERENCE: 1594272.0006

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

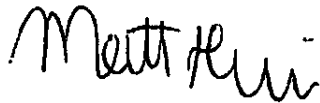
water damage inside the wall extending to the basement. Plumbing and electrical installation may not be compliant and plumbing codes. The electrical service is not the structure.

needs new gas lines in the basement, new hot and cold water heater. The structure's plumbing fixtures must be replaced, and a new sanitary basin installed. There are no water service could not be seen.

s, the Village finds the structure to be unfit for human need of demolition. A notice of imminent demolition has the residential structure located on the Property. Additional the Chicago Daily Law Bulletin in accordance with 65 notice to Remediate is also being recorded against the ty Recorder of Deeds pursuant to the above-referenced

statute and will appear on the title history of the Property.

Sincerely Yours,



Matthew T. DiCianni
4837-3522-6416, v. 1

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

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]
 312.782.6943 [f]
mdicianni@ancelglink.com

Doc#: 1801316034 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 107 W. 28th St. South Chicago Heights, Cook County, Illinois, 60411, bearing the Property Index Number (P.I.N.) 32-29-412-018-0000 (the "Property"), in accordance with the fast-track procedures set forth in 65 ILCS 5/17-31-1(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:

Lots 30 and 31 in Block s in Hannah and Keeney's Addition to Chicago Heights, being a Subdivision of part of the Southeast 1/4 of Section 29 and that part lying West of railroad lands of the Southwest 1/4 of Section 28, 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

Sm

UNOFFICIAL COPY

**Ancel
Glink**

DEBORA B. S. E.
D. J. CIANNI
& KRISTINE R.

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

Jose A. Romero
13522 S. Division St.
Blue Island, IL 60406

American General Finance, Inc.
208 S. La Salle St., Suite 814
Chicago, IL 60604

Wheeler Financial Incorporated
120 N. La Salle St. Suite 2850
Chicago, IL 60602

Chicago Title Land Trust Company
10 S. LaSalle Street, Suite 2750
Chicago, IL 60602

Us Bank C/F II Salt Fox
P.O. Box 645191
Lockbox #005191
Cincinnati, OH 45264

UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

**Re: 107 W. 28th St., 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

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(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-

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

January 8, 2016

Page 2

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

January 8, 2016

Page 3

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Sincerely Yours,



Matthew T. DiCianni

4827-7688-1452, v. 1

