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IREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/23/2017 10:42 AM PG: 1 OF 4

**Memorandum of Notice
Pursuant to
65 ILCS 5/11-31-1(e)(3)**

**13939 S. Edbrooke Avenue
Riverdale, Illinois 60827
29-04-215-034-0000**

(see attached letter and exhibits)

**Prepared By:
Montana & Welch, LLC
11952 South Harlem Avenue, Suite 200A
Palos Heights, Illinois 60463**

**Mail To:
Montana & Welch, LLC
11952 South Harlem Avenue, Suite 200A
Palos Heights, Illinois 60463
Attn: Matthew M. Welch**

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Montana & Welch, LLC

11952 South Harlem Avenue
Suite 200A
Palos Heights, Illinois 60463
(708) 448-7005
(708) 448-7007 Fax

June 19, 2017

Via Certified Mail, Return Receipt Requested and U.S. Mail

See Attached Service List

RE: 65 ILCS 5/11-31-1(e) NOTICE TO REMEDIATE
13939 S. Edbrook Avenue, Riverdale, Illinois 60827
29-04-215-034-0000

Dear Sir or Madam:

With respect to the above-captioned property, and as legally described in Exhibit A attached hereto ("Property"), and pursuant to 65 ILCS 5/11-31-1(e), the Village of Riverdale has determined that the building(s) on the Property is open and vacant and an immediate and continuing hazard to the residents of the Village of Riverdale. It is the intent of the Village of Riverdale to demolish the building and remove any and all garbage, debris, or other hazardous, noxious, or unhealthy substances or materials thereon if said actions are not taken by the owner(s) of the Property and thereby abate the dangerous nature of the above-captioned Property within the timeframe set forth in 65 ILCS 5/11-31-1(e).

If you should have any questions regarding the foregoing, please contact my office at your earliest convenience.

Very truly yours,

MONTANA & WELCH, LLC



John P. Wise

Attorney for the Village of Riverdale

cc: Fire Chief Robert Scharnhorst

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EXHIBIT A

Legal Description

Address: 13939 S. Edbrooke Avenue, Riverdale, Illinois 60827
PIN: 29-04-215-034-0000

Lot 26 (Except the South 10.39 feet thereof) and that part of the North 2.00 feet of the South 10.39 feet of said lot lying East of the West 63.00 feet thereof and all of Lot 27 in Block 10 in Branigar Brothers' Resubdivision of Blocks 8, 9, 10 and 11 in Spies Addition to Chicago, a Subdivision of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 36 North, Range 14, East of the Third Principal Meridian, (Except Railroad), in Cook County, Illinois.

Property of Cook County Clerk's Office

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SERVICE LIST

1. Daniel LaFontant
211 W. 148th Place
Dolton, IL 60419
2. Marie LaFontant
211 W. 148th Place
Dolton, IL 60419
3. A.J. Smith Federal Savings Bank
14757 S. Cicero Ave.
Midlothian, IL 60445
4. Ronald R. Peterson
Jenner & Block LLP
353 N. Clark Street
Chicago, IL 60654
5. Patrick S. Layng
Office of the U.S. Trustee, Region 11
219 S. Dearborn Street
Room 873
Chicago, IL 60604
6. Anthony Ivy
3512 W. Congress Parkway
Chicago, IL 60624

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