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*Prepared by
and Return to:*

Eric T. Stach
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402
Phone: (708)222-7000
Fax: (708)222-7001



Doc# 1718729877 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2017 03:17 PM PG: 1 OF 3

RECORDING COVER SHEET

NOTICE TO REMEDIATE AND SPECIFICALLY A NOTICE FOR DEMOLITION

ADDRESS: 5437 West 25th Place, Cicero, IL 60804 (Cook County)

PIN: 16-28-129-002-0000

LEGAL DESCRIPTION: LOT 59 IN BLOCK 13 IN MORTON PARK LAND ASSOCIATION, A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION MERIDIAN, IN COOK COUNTY, ILLINOIS.

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NOTICE TO REMEDIATE, SPECIFICALLY A
NOTICE OF DEMOLITION
VIA CERTIFIED MAIL AND USPS FIRST CLASS

To: Property Owner/Occupant, parties of interest, see Attached Service List ("Parties")

Date: July 6, 2017

Property (the "Property"): 5437 West 25th Place, Town of Cicero, Township of Cicero, County of Cook, State of Illinois (Zip Code 60804), PIN: 16-28-129-002-0000

LEGAL DESCRIPTION: LOT 59 IN BLOCK 13 IN MORTON PARK LAND ASSOCIATION A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION MERIDIAN, IN COOK COUNTY, ILLINOIS.

Town of Cicero Building Commissioner Thomas M. Tomschin has determined that the Property and its building/s located thereon is/are open and vacant, dangerous, a public nuisance, an immediate and continuous hazard to the surrounding community, and that all building/s on the Property **NEED TO BE DEMOLISHED**. The building/s on the Property are, without limitation, structurally unsound, rodent-infested, an attractive nuisance for gang activity and other crimes, are fire hazards, contain refuse and debris, suffer innumerable building code violations, and are uninhabitable. You are responsible for remedying these Property conditions by DEMOLITION. You are hereby notified that unless within thirty (30) days of this Notice immediate steps are taken to demolish, repair or enclose aforesaid building/s and remove all garbage, debris, and hazardous, noxious or unhealthy materials from building/s and the Property, the Town shall be authorized to, intends to and will take all necessary action to eliminate these hazards. **THE TOWN SPECIFICALLY INTENDS TO DEMOLISH ALL STRUCTURES ON THE PROPERTY.** If you as owner, occupant or party of interest decide to seek a remedy, you are required to contact Building Commissioner Thomas M. Tomschin to undertake demolition; otherwise, after thirty (30) days of the date of this notice the Town **will proceed with demolition** and the above-stated actions. You have the right to object to the Town taking these actions by filing legal objection in a court of competent jurisdiction including filing a complaint in the Circuit Court of Cook County and serving the Town Clerk and the Town Building Commissioner, 4949 W. Cermak Road, Cicero, IL 60804 (708-656-3600). The filing of such objection could suspend demolition until determination by a judge. If you do not pursue such objection, the Town will proceed to demolish all building/s and enclose the Property and remove all garbage, debris, and hazardous materials from the Property; a lien covering costs of such action will be recorded against the Property; the Town may seek recovery of its costs by lien foreclosure. If you have questions, consult a lawyer. This is a legal notice pursuant to 65 ILCS 5/11-31-1(e), without limitation.

TOWN OF CICERO

/s/ Eric T. Stach

Eric T. Stach, Esq., an attorney for and on behalf of the Town of Cicero and Building Commissioner Thomas M. Tomschin

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Del Galdo Law Group, L.L.C.
Attorneys & Counselors

Service List

Felipe Gonzalez, 5437 W. 25th Pl., Cicero, IL 60804-3303
Felipe Gonzalez & Antonia Gonzalez, 2714 W. St. Helen Court, Chicago, IL 60647
Eric Mundy, City Closing Service, 3629 S. Archer Ave., #1, Chicago, IL 60609
Jorge Camarena, 2803 S. Trumbull, Chicago, IL 60623
Concordia Financial, 2138 S. 61st Court, Cicero, IL 60804
Deutsche Bank, 5437 W. 25th Pl., Cicero, IL 60804-3303
Deutsche Bank, 6501 Irvine Center Drive, Irvine, CA 12618
Global Mortgage, 2138 S 61st Ct, Cicero, IL 60804
Guadalupe Vera, Casalandia R.E., 3117 W. 63rd Street, Chicago, IL 60629
Nebraska Alliance Realty Company, 5002 Dodge Street Suite 203, Omaha, NE 68132
Nebraska Alliance Realty Company, c/o Law Offices, 120 W. Madison St., Suite 918, Chicago, IL 60602
Owner/Occupant, 5437 W. 25th Pl., Cicero, IL 60804-3303