

**UNOFFICIAL COPY**  
NOTICE OF PERFECTED MUNICIPAL LIEN  
AND CODE VIOLATION

STATE OF ILLINOIS    )  
  ) SS:  
COUNTY OF COOK     )

	
*1803622012*	
Doc# 1803622012 Fee \$42.00	
RHSP FEE:\$9.00 RPRF FEE: \$1.00	
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE: 02/05/2018 09:26 AM PG: 1 OF 3	

The claimant, Village of Justice, an Illinois Municipal Corporation (Claimant), with an Address at 7800 S. Archer Road, Justice, Illinois, hereby files its NOTICE OF PERFECTED MUNICIPAL LIEN AND CODE VIOLATION on the following Described Real Estate located in the County of Cook and State of Illinois.

LEGAL DESCRIPTION: Lot 3 in Daniel Kandich's Justice Park Estates, a subdivision of the West 1/2 of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 35, Township 38N, Range 12, East of the 3rd Principal Meridian in Cook County, IL.

COMMON ADDRESS: 8453 W 70th Street, Justice, IL 60458

PIN: 18-35-106-017-0000

Hereinafter referred to as, "the Property".

Claimant states as follows:

1. This lien has been filed pursuant to 65 ILCS 5/11-20-15.1; subsection (d) of Section 11-20-7 - Cutting and removal of neglected weeds, grass, trees, and bushes; subsection (e) of Section 11-20-13 - removal of garbage, debris, and graffiti; and Section 11-31-1.01 - securing or enclosing abandoned residential property.

2. On September 30, 2014, a notice to abate weeds, dangerous trees, and debris from the property described above, which was found to be in violation of Section 7-172 of the Justice Municipal Code, Weeds, Debris Declared Nuisance, was sent to the property owner at their last known address.

3. On November 12, 2014, services to remedy the nuisance by the Village were ordered and the dangerous trees were removed. An invoice in the amount of \$5,050.00 for services rendered by the "Claimant" to the property owner on November 12, 2014 was submitted to the property owner Ben Krzesay for one inspector to determine the status and conditions of the property, labor to remove the violation, and pictures taken.

*Bm*

4. On March 16, 2015, the Village of Justice Public Works Department rodded the sanitary clean out for the property at a cost of \$175.00. Notice was sent to the property owner on March 31, 2016.

5. On March 22, 2016, raw garbage and household items were strewn about the property in and around the dumpster area. Notification was made on March 26, 2016, to the property owner of violation of Justice municipal code Section 7-232 (waste accumulation) and subsection (e) of Section 11-20-13 - removal of garbage, debris, and graffiti declared a nuisance. As an emergency situation, the Village cleaned up the area and submitted their invoice in the amount of \$409.03.

6. On August 10, 2017, the owner of records was sent a notice of failure to license the property under Justice Municipal code 8-507 through 8-514. Outstanding license fees due totaled \$940.00.

7. On September 8, 2017, under the authority of the International Property Maintenance Code Section 109.4, emergency repair, and 65 ILCS 5/11-20-7(d), cutting and removal of neglected weeds, grass, trees, and bushes, and subsection 11-20-13, removal of garbage, debris, and graffiti, the building commissioner authorized the Village of Justice Public Works Department to remove all garbage, debris, grass and weeds from the property. An invoice was submitted to the owner in the amount of \$689.92.

8. On November 1, 2017, an inspection of the property found that the property was not fit for human occupancy and was condemned by the Building Commissioner. The building was posted "Not approved for occupancy" "Condemned" and Failure To License". December 5, 2017, under Section 11-31-1.01 - securing or enclosing abandoned residential property, the Village ordered the property to be secured. An invoice in the amount of \$4,278.00 was submitted. A total invoice for services rendered by the Village was sent to the owner and the mortgage holder in the amount of \$15,035.25 on January 10, 2018.

9. That by reasons of the above, the total lien amount claimed as of January 10, 2018 is \$15,035.25 for Nuisance Abatement costs, lien recording fees and document prep. Claimant claims a lien on the Property (including all land and improvements thereon) in the amount of \$15,035.25 plus any fines and/or costs applicable after the date hereof.

Dated: January 29, 2018

Village of Justice

By: Edward Shilka  
Building Commissioner

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VERIFICATION

State of Illinois, County of Cook, ss.

The undersigned, being first duly sworn on oath, deposes and says he is the duly appointed Building Commissioner of the Village of Justice, an Illinois municipal corporation, the above-named claimant, that he has read the foregoing Notice of Municipal Lien and knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

*Edward Shilka*

Edward Shilka

Subscribed and sworn to before me  
This 29th Day of January, 2018

*[Signature]*  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office