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KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/07/2018 03:06 PM PG: 1 OF 3

NUISANCE ABATEMENT LIEN

(Ch. 24, 11-20-13; 11-60-2, Il. Rev. Stat.)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IN THE OFFICE OF THE RECORDER OF DEEDS
OR REGISTRAR OF TORRENS
COOK COUNTY, ILLINOIS

VILLAGE OF HAZEL CREST, an Illinois Municipal Corporation, Lien Creditor	)	
VS.	)	MUNICIPAL STATUTORY LIEN (Nuisance Abatement Lien)
Property Owner Lienee-Owner	)	

NOTICE OF LIEN

The Lien Creditor, VILLAGE OF HAZEL CREST, an Illinois Municipal Corporation, pursuant to the provisions of Section 11-60-2 and Section 11-20-13 of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1979), hereby files a Notice of Lien in its favor in the amount of **Four Thousand Six Hundred Forty-Four Dollars and 00/100 Cents ($4,644.00)** against the following described real estate:

Lots 13, 14, and 15 in Hazel Crest Park, a subdivision of the North ½ of the Northwest ¼ of Section 30, in Township 36 North, Range 14, lying East of the 3rd Principal Meridian, in Cook County, Illinois

Perm. Index No. **29-30-100-009-0000; 010-0000; 011-0000**

commonly known as **16739 Western**, Hazel Crest, Illinois.

That Section 12-2; 20-107; 20-107(31); 20-108; 20-109; 20-110; 302.8 of the Hazel Crest Municipal Code provides as follows:

Sections 12-2 Premises to be Kept Clean
The owner, occupant or lessee of any premises in the Village shall cause to be removed from such premises all refuse and shall keep such premises at all times free and clean from any accumulation of refuse.

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Section 20-107 Prohibition
The following acts, conduct and conditions are hereby declared and defined to be nuisances, and when committed, performed or permitted to exist by any individual, firm, association or corporation within the territorial limits of the Village, are hereby declared to be unlawful and prohibited.

Section 20-107(31) Technical Code Violations
To violate any provision of the Building Code, Fire Prevention Code or Zoning Ordinance.

Section 20-108 Non-Summary Abasement—Notice
Except where otherwise provided by the Ordinances of the Village of Hazel Crest, any officer of the Village of Hazel Crest possessing police powers may serve or cause to be served a notice, in writing, upon the owner, agent, occupant or person in possession, charge or control of any lot, building or premises or item of personalty in or upon which any nuisance may be found, or who may be the owner or cause of any nuisance, requiring them, or either both of them, to abate the same within a specified reasonable time, in such manner as the notice shall direct.

Section 20-109 Non-Summary Abatement
If the person so served and notified does not abate the nuisance within the specified reasonable time, the corporate authorities may proceed to abate the nuisance in any or all manner allowable by law, including, without limiting the generality thereof, the following:

(1) Seeking to impose a monetary penalty as defined by Section 20-111 of this Article by instituting an Ordinance enforcement action.

(2) Seeking to enjoin the continuation of the nuisance by the filing of a lawsuit in a court of competent jurisdiction.

Section 20-110 Summary Abatement
Whenever, in the opinion of an officer of the Village possessing police powers, the maintenance or continuation of a nuisance creates an imminent threat of serious injury to persons or serious damage to personal or real property, or if the nuisance can be abated summarily without or with only minor damage to the items or premises which are creating the nuisance, and the continuation of the nuisance poses a substantial threat of injury to persons or property or a substantial interference with the quiet enjoyment of life normally present in the community, such officer shall proceed to abate such nuisance; provided further, that whenever the owner, occupant, agent or person in possession, charge or control of the real or personal property which has become a nuisance is unknown or cannot readily be found, the municipal officer with police power may proceed to abate such nuisance without notice. Where the abatement of the nuisance requires continuing acts by the corporate authorities beyond the initial Summary Abatement and any other additional emergency abatements, it shall seek abatement of such nuisance on a permanent basis through judicial process as soon as possible.

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Section 302.8 Motor Vehicles
Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

That on September 7, 2017 and September 26, 2017 the owners of the above described property were notified in writing in accordance with the above-mentioned Ordinance provisions, but that said owners neglected and/or refused to remove the nuisance.

VILLAGE OF HAZEL CREST CORPORATE SEAL COOK COUNTY, ILL.

VILLAGE OF HAZEL CREST,
an Illinois Municipal Corporation

By: _____
Village Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

John Daly, being first duly sworn on oath, deposes and states that he is the appointed Village Manager of the Village of Hazel Crest; that he is named in the above and foregoing Notice of Lien; and that he has read said Notice and knows the contents thereof to be true in substance and in fact.

_____
Village Manager

Subscribed and sworn to before me this
28th day of February, 2018

_____
Notary Public

OFFICIAL SEAL
MARGARET JORDAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/20/18

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