


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

STATE OF ILLINOIS    )  
  ) SS:  
COUNTY OF COOK    )



\*1829616063\*

Doc# 1829616063 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2018 01:10 PM PG: 1 OF 2

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 11 in block 2 in Daniel Kandich's Justice Park Estates, a subdivision of the West half of the East half of the East half of the Northwest quarter of Section 35, Township 38 North, Range 12, East of the third principal meridian, in Cook County, Illinois.

COMMON ADDRESS: 8015 S. 85<sup>th</sup> Avenue, Justice, IL 60458

PIN: 18-35-107-002-0000

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; and subsection (e) of Section 11-20-13 - removal of garbage, debris, and graffiti.
2. On June 5, 2018, a notice to abate weeds 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; Section 7-233 Junk Accumulations; 8-141 Dangerous Buildings declared a nuisance; and 8-146 measures to prevent accidents, was sent via U. S. mail, to the property owner at the property address and by certified mail to the property owner's last known address of 17831 Community Street, Lansing, IL 60438.
3. On June 10, 2018, the owner of record contacted the Building Department by telephone stating she would cut the grass in a few days.
4. On July 7, 2018, receiving no further contact from the owner of record, and the grass and weeds at the property remained in violation of the code, services to remedy the nuisance by the Village were ordered and the grass was cut.

CCRD REVIEWED 

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5. An invoice in the amount of \$557.61 for services rendered by the "Claimant" to the property owner on September 4, 2018 was submitted to the property owner Joanne T. Trzeciak of 8015 S. 85<sup>th</sup> Avenue, Justice, IL, 60458 and the mortgage holder (Deutsche Bank National Trust Co.) for two inspectors to determine the status and conditions of the property, labor to remove the violations, pictures taken, document prep, demolition court review fees, and recording fees.

4. That by reasons of the above, the total lien amount claimed as of September 4, 2018 is \$557.61 for Nuisance Abatement costs and lien recording fees. Claimant claims a lien on the Property (including all land and improvements thereon) in the amount of \$557.61 plus any fines and or costs applicable after the date hereof.

Dated: October 2, 2018

Village of Justice

By: Edward Shilka  
Building Commissioner

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 Perfected 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 2nd Day of October, 2018

[Signature] Notary Public

