

UNOFFICIAL COPY

Doc#: 2029234262 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/20/2020 12:24 PM Pg: 1 of 2

Prepared by and return to:

Caitlyn Sharrow
Denzin Soltanzadeh LLC
190 S. LaSalle, Suite 2160
Chicago, IL 60603
csharrow@denzinlaw.com

(space above reserved for recording)

NOTICE OF HIGH PRIORITY DEMOLITION LIEN

THE UNDERSIGNED being duly sworn, on oath deposes and says:

I am the corporate official responsible for enforcing the building code in Blue Island, Illinois ("Municipality"). Notice is hereby given that Municipality, an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois, hereby claims a high priority lien pursuant to 65 ILCS 5/11-31-1(e) upon the property commonly known as 12548 Western Ave., Blue Island, Cook County, Illinois, 604046 bearing property tax identification number (P.I.N.) 24-25-423-032-0000, and legally described as follows (the "Property"):

LOTS 8, 9, 10 AND THE EAST 75.00 FEET OF LOT 11 IN SAGE'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 11 (EXCEPT THE WEST 321 FEET THEREOF) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Municipality is entitled to a high priority lien for the costs associated with the demolition of the structure(s) on the Property in the amount of \$17,481.15 for, on account of, the costs associated with publishing legal notice, producing signage, recording legal notice, transmitting certified mailings, legal fees, demolition permit fees, asbestos testing and remediation, demolishing the structure(s), removing debris, and re-grading the Property (as applicable). The expenses incurred by the Municipality in undertaking the remedial actions authorized under 65 ILCS 5/11-31-1(e), and the date or dates the expenses were incurred are as follows:

Date(s)	Action	Expense
7/13/2012	Fencing	\$3,375.00
2/26/2020	Asbestos Testing	\$845.31
3/20/2020	Asbestos Remediation	\$1,500.00
4/15/2020	Demolition and Removal	\$9,800.00
11/27/2019 - 12/2/2019	Hard Costs	\$217.56
1/6/2020	Publication Costs	\$261.28
8/21/2019 - 8/24/2020	Legal Fees	\$1,482.00

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	TOTAL	\$17,481.15
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The voluminous invoices further detailing the Municipality's expenses, and the date(s) the expenses were incurred, are on file with the Municipality and are incorporated herein by reference. The building(s) on the Property were open and vacant and constituted an immediate and continuing hazard to the community. The required sign was posted on the building, notice was sent by certified mail to the owners of record, notice was recorded in the office of the recorder of deeds, and notice was published on 12/9, 12/16, and 12/23/2019 in accordance with 65 ILCS 5/11-31-1(e) in the Daily Southtown Newspaper.

City of Blue Island

By: Dorothy F. Vargo

State of Illinois
County of Cook

Subscribed and sworn to before me, on August 25th, 2020 by
Latrece Abrams

Latrece Abrams
Notary Public

Seal

OFFICIAL SEAL
LATRECE ABRAMS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/25/20

Property of Cook County Clerk's Office