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Prepared on behalf of
the Village of Maywood



Doc# 2105457014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2021 11:12 AM PG: 1 OF 7

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR

Notice to Remediate

ADDRESS: 422 S 16th AVE, MAYWOOD, ILLINOIS 60153
PIN: 15-10-410-014-0000

DATED AS OF FEBRUARY 15, 2021

**After recording return to:
RECORDER'S BOX 324**

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NOTICE TO REMEDIATE

February 15, 2021

TO: OWNER(S), OCCUPANT(S), LIENHOLDERS AND OTHER INTERESTED PARTIES

PLEASE TAKE NOTICE THAT THE STRUCTURES EXISTING ON THE PROPERTY COMMONLY KNOWN AS 422 S. 16th AVENUE, MAYWOOD, ILLINOIS 60153 AND LEGALLY DESCRIBED AS FOLLOWS:

LOT 6 IN BLOCK 17 IN THE SUBDIVISION OF BLOCKS 15, 16, 17 AND 18 AND LOTS 1 AND 2 IN BLOCK 21 IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 15-10-410-014-0000

are found and deemed by the VILLAGE OF MAYWOOD, pursuant to Section 11-31-1(e) of the Illinois Municipal Code (65 ILCS 5/11-31-1(e)) to be open and vacant and an immediate and continuing hazard to the Village of Maywood, Illinois and its residents.

Unless the open, vacant and hazardous conditions located at the above-described property are remedied by either demolishing, repairing or enclosing the building located thereon, and unless any garbage, debris, and other hazardous, noxious, or unhealthy substances or materials are removed, then the building shall be demolished. **The Village intends to demolish the above described property thirty 30 days after mailing of this notice, or after 30 days of the last day of publication, whichever is later, if the building is not demolished, repaired, or enclosed by that time.** A notice of the Violations detailing the existing Village Code violations on the property is attached for your reference. Any and all costs and expenses incurred by the Village in relation to said demolition shall constitute a lien against the Property. Please contact the Village's Community Development Department – Code Enforcement Division at 708-450-4405 with questions regarding this notice or for further information.

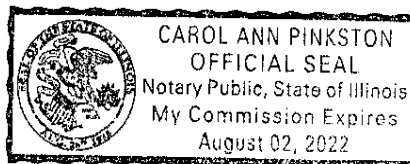
VILLAGE OF MAYWOOD

By: Michael A. Marrs
Michael A. Marrs
One of its Attorneys

STATE OF ILLINOIS)
COUNTY OF COOK) ss.
Subscribed and sworn to before
me this 15th day of February, 2021.

Carol Ann Pinkston
Notary Public

Michael A. Marrs
Carmen P. Forte, Jr.
KLEIN, THORPE AND JENKINS, LTD.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606
(312) 984-6400



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NOTICE OF VIOLATIONS

Village of Maywood Code of Ordinances

1. Chapter 150, Section 150.029 of the Village Code of Ordinances

Dangerous and unsafe buildings or uncompleted and abandoned buildings within the Village are declared a public nuisance.

2. Chapter 150, Section 150.027(c) of the Village Code of Ordinances.

Use of boards, planks of wood, wire mesh or steel security panels to cover broken windows and unsecured doors is required and shall be permitted in occupied buildings when such windows and doors have been broken or damaged but such boarding up is only permitted for a reasonable time not to exceed a period of 60 days to allow for repairs. In vacant buildings, use of boards, planks of wood, wire mesh or steel security panels to cover broken windows and unsecured doors is required and shall be permitted for a period not to exceed 6 months to allow for repair, remodeling or new occupancy, unless an extension of time is granted, for good cause shown, by the Community Development Director. Boards, planks of wood, wire mesh or steel security panels covering windows and unsecured doors, whether used on occupied or vacant buildings, shall be the same as or a similar color to the exterior wall of the building they are attached to, shall have an exterior finish that allows for easy graffiti removal and shall be secured from the interior of the building to prevent unauthorized removal, as approved by the Code Enforcement Officer.

International Property Maintenance Code 2003 violations, said Code adopted by Village, pursuant to Chapter 150, Section 150.001 of the Village Code of Ordinances

1. Chapter 3, Section 301.3 of the International Property Maintenance Code

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

2. Chapter 3, Section 302.1 of the International Property Maintenance Code

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

3. Chapter 3, Section 302.4 of the International Property Maintenance Code

All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8") inches. All noxious weeds shall be prohibited. Weeds shall be

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defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

4. Chapter 3, Section 302.5 of the International Property Maintenance Code

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

5. Chapter 3, Section 302.7 of the International Property Maintenance Code

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

6. Chapter 3, Section 305.1 of the International Property Maintenance Code

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition.

7. Chapter 3, Section 305.1 of the International Property Maintenance Code

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

8. Chapter 3, Section 305.2 of the International Property Maintenance Code

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

9. Chapter 3, Section 303.13.1¹ of the International Property Maintenance Code

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

10. Chapter 3, Section 304.2 of the International Property Maintenance Code

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding

¹The 2003 International Property Maintenance Code incorrectly cites this subsection as 303.13.1. It should actually be "304.13.1," because this subsection is located within the 304 Section entitled "EXTERIOR STRUCTURE."

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and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement

11. Chapter 3, Section 304.6 of the International Property Maintenance Code

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

12. Chapter 3, Section 304.7 of the International Property Maintenance Code

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

13. Chapter 3, Section 304.9 of the International Property Maintenance Code

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

14. Chapter 3, Section 304.10 of the International Property Maintenance Code

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

15. Chapter 3, Section 304.12 of the International Property Maintenance Code

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

16. Chapter 3, Section 304.13 of the International Property Maintenance Code

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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17. Chapter 3, Section 304.15 of the International Property Maintenance Code

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

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RECORDER OF DEEDS

Property of Cook County Clerk's Office

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Service List

Unknown Heirs and Legatees of the Estate of Walter L. Jackson, deceased 422 S. 16th Avenue Maywood, IL 60153	Caitlyn Sharrow Denzin Soltanzadeh LLC 190 S. LaSalle Street, Suite 2160 Chicago, IL 60603
Unknown Heirs and Legatees of the Estate of Walter L. Jackson (Tax Assessee) 422 S. 16 th Avenue Maywood, IL 60153	Cook County Clerk's Office Real Estate and Tax Services Department 118 N. Clark Street, Room 434 Chicago, IL 60602
Unknown Heirs and Legatees of the Estate of Mildred E. Jackson (co-mortgagor) 422 S. 16th Avenue Maywood, IL 60153	All persons in possession of the Land 422 S. 16th Avenue Maywood, IL 60153
West Suburban Neighborhood Preservation Agency 900 25 th Avenue Melrose Park, IL 60160	All Unknown Owners and Occupants 422 S. 16th Avenue Maywood, IL 60153
West Suburban Neighborhood Development Corp c/o Gregory Gaither, Registered Agent 2010 St. Charles Road, IL 60153	
Cook County Clerk's Office 69 W. Washington Street, #500 Chicago, IL 60602	Non-Record Claimants 422 S. 16 th Avenue Maywood, IL 60153
Cook County Land Bank Authority 69 W. Washington Street, #2938 Chicago, IL 60602	