



Doc# 2231222013 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/08/2022 11:34 AM PG: 1 OF 2

## NOTICE TO REMEDIATE

### Village of Robbins, Illinois

Notice To: All Owners of record of the property listed below, the beneficial owners of any Illinois land trust having title to said property, and all lienholders of record of said property as shown in the records of the Office of the Cook County Clerk's Recording Division, which are as follows:

Phillip Venson

Address of the Property: 13425 S. Lawndale Ave Robbins, IL 60472

Permanent Tax Index Number: 24-35-305-003-0000

Date Posted at the Property: 9/12/2022

From: Village of Robbins, 3327 W. 137<sup>th</sup> St., Robbins, IL 60472

Notice to Remediate is given under 65 ILCS5/11-31-1(e) that the Village has determined that the building at the above-listed address is open and vacant and an immediate and continuing hazard to the community. Unless the building is demolished, repaired, or enclosed, and unless any garbage, debris, and other hazardous, noxious, or unhealthy substances or materials are removed so that the immediate and continuing hazard to the community no longer exists, then it is the intent of the Village of Robbins to demolish, repair, or enclose the building, or to remove any garbage, debris, and other hazardous, noxious, or unhealthy substances or materials, if the owner or owners, the beneficial owners of any Illinois land trust having title, or lienholders of record of said property fail to do so.

If the building is not demolished, repaired, or enclosed, or the garbage, debris, or other hazardous, noxious, or unhealthy substances or materials are not removed, within 30 days of mailing the notice to the owners of record, the beneficial owners of any Illinois land trust having title to the property, and all lienholders of record in the property, or within 30 days of the last day of publication of the notice, whichever is later, the corporate authorities shall have the power to demolish, repair, or enclose the building or to remove any garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.

Prepared by: Corey Baker-Building Director

Send to: 13425 S. Lawndale Ave Robbins, IL 60472

# UNOFFICIAL COPY



REAL ESTATE AND TAX SERVICE  
OFFICE OF COOK COUNTY CLERK KAREN A. YARBROUGH  
118 N. Clark Street, Room 434, Chicago, Illinois 60602

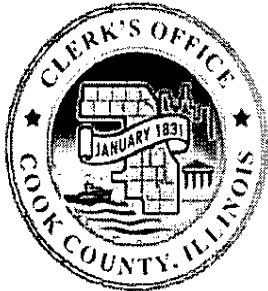
TEL 312.603.5645 FAX 312.603.4707 WEB cookcountyclerk.com

I CERTIFY THAT, ACCORDING TO THE RECORDS HELD BY THE COOK COUNTY CLERK'S OFFICE, THE TAX PARCEL WHICH IS KNOWN BY THE PERMANENT REAL ESTATE INDEX NUMBER (PIN) OF:

**24 - 35 - 309 - 009 - 0000**

CORRESPONDS TO THE FOLLOWING LEGAL DESCRIPTION:

LOT 27 IN BLOCK 6 OF LINCOLN MANOR EAST, A SUBDIVISION OF THE SOUTH 945 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35 AND ALSO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Nov 2, 2022

COOK COUNTY CLERK

DATE