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NUISANCE ABATEMENT LIEN
(Ch. 24, 11-60-2, Il. Rev. Stat.)

Doc# 2232915032 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 11/25/2022 11:12 AM PG: 1 OF 2

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)
3601 W. 183rd)
Hazel Crest, IL. 60429)
vs.)
)
PROPERTY OWNER)
Lienee-Owner)

MUNICIPAL

STATUTORY LIEN
(Nuisance Abatement Lien)

NOTICE OF LIEN

The Lien Creditor, VILLAGE OF HAZEL CREST, an Illinois Municipal Corporation, pursuant to the provisions of Section 11-60-2 of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1979), hereby files Notice of Lien in its favor in the amount of **THREE THOUSAND NINE HUNDRED FORTY DOLLARS 00/100 DOLLARS (\$3940.12)** against the following described real estate:

LOT 128, in R.A. Gore Subdivision of the East ½, of the Northwest ¼, of the Northeast ¼, of Section 30, Township 36, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Perm. Index No. **29-30-201-006-0000**

commonly known as **16765 Lincoln**, Hazel Crest, IL 60429

That section 20-107; 20-107(31); 6-1(B)-120.1; and 20-110 of the Hazel Crest Municipal Code provides as follows:

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 6-1(B)-120.1 Unsafe Structures (Right to Deem Unsafe)

All buildings or structures that are or hereafter shall become unsafe, unsanitary, or deficient in adequate exit facilities, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper use, occupancy, or maintenance, shall be deemed unsafe buildings or structures. All unsafe structures shall be taken down and removed or made safe and secure, as the Building Official may deem necessary and as provided in this Section. A vacant building, unguarded or open at door or window, shall be deemed a fire hazard and unsafe within the meaning of this Code.

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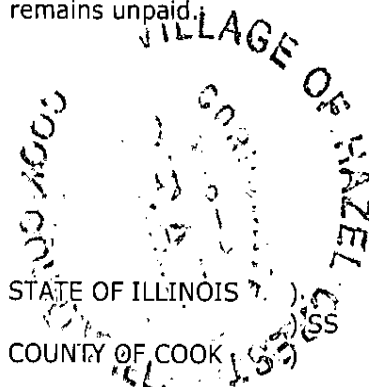
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Section 20-110 Summary Abatement

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 nature 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 reasonably possible.

That on (SEE SECTION 20-110 ABOVE), 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.

That between July 20, 2017, and December 7, 2020, the VILLAGE OF HAZEL CREST caused said nuisance to be removed and the reasonable cost and expense incurred for work was **THREE THOUSAND NINE HUNDRED FORTY DOLLARS 12/100 DOLLARS (\$3,940.12)**, and that sum remains unpaid.



VILLAGE OF HAZEL CREST,
an Illinois Municipal Corporation

By: Dante Sawyer

Village Manager

Dante Sawyer, 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.

Dante Sawyer
Village Manager

Subscribed and sworn to before me this
16th day of September 2022.

Kathleen Spiek
Notary Public



Prepared by & Return to:
Village of Hazel Crest
3601 W. 183rd St.
Hazel Crest, IL. 60429