

UNOFFICIAL COPY

Doc#: 2312328139 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 11:27 AM Pg: 1 of 2

NOTICE OF PRIORITY DEMOLITION LIEN

AFFIDAVIT IN SUPPORT OF NOTICE OF LIEN

I, Gary Miller, being first duly sworn on oath, depose and state as follows:

1. I was the duly authorized and acting Director of Code Enforcement for the City of Chicago Heights, Cook County, Illinois, and I have personal knowledge of the facts and circumstances set forth in the foregoing Notice of Lien;
2. I personally inspected the below listed property and found the structure located thereupon to be open and vacant, dangerous and unsafe, thereby constituting an immediate and continuing hazard to the health, safety, and welfare of the surrounding community;
3. I personally participated in the demolition process involving the above-described property and affirmatively state that the notices, publications, signage, costs, and dates relating thereto, set forth in the Notice of Lien are true and correct to the best of my knowledge and said demolition activities were performed and said demolition and removal costs were incurred in accordance with 65 ILCS 5/11-31-1(e);
4. The demolition of the structure located on the property concluded on November 17, 2022 and \$25,445.26 in expenses were incurred by the City of Chicago Heights in said demolition;
5. A Notice, which was not less than 2 feet by 2 feet in size, was posted on the front of the building located upon the above-listed property. The notice was dated as of the date of the posting and stated that unless the building was demolished, repaired, or enclosed, and unless any garbage, debris, and other hazardous, noxious, or unhealthy substances or materials were removed so that an immediate and continuing hazard to the community no longer existed, then the building may be demolished, repaired, or enclosed, or any garbage, debris, and other hazardous, noxious, or unhealthy substances or materials may be removed, by the municipality;
6. Service of Notices to Remediate stating that it was the intent of the municipality to demolish, repair, or enclose the building or remove any garbage, debris, or other hazardous, noxious, or unhealthy substances or materials if that action is not taken by the owner or owners were sent via certified mail, return receipt requested, to all owners of record and/or interested parties and recorded with the Cook County Recorder of Deeds;
7. On 12/17, 18, & 19/2021, a notice setting forth (i) the property index number and the address of the building, (ii) a statement that the property is open and vacant and constitutes an immediate and continuing hazard to the community, and (iii) a statement that the municipality intends to demolish, repair, or enclose the building or remove any garbage, debris, or other hazardous, noxious, or unhealthy substances or materials if the owner or owners or lienholders of record failed to do so was published in the Chicago Sun Times Newspaper, a newspaper published or circulated in the municipality where the building was located, for 3 consecutive days;

UNOFFICIAL COPY

- 8. The City of Chicago Heights, an Illinois home rule municipal corporation, pursuant to the authority conferred by Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), demolished or caused to be demolished the building(s) and/or structure(s) located on the property commonly known as **401 Dixie Highway, Illinois 60411 with a P.I.N. of 32-17-114-001, 002, 003, 007, & 008-0000 and a legal description of:**

Lots 19, 20, and 21 in Dixie Gardens, a Subdivision of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17 and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

- 9. Under penalties of perjury as provided for by law, pursuant to 735 ILCS 5/1-109 of the Code of Civil Procedure, I certify that the statements set forth in this instrument are true and correct except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true; and

- 10. Further Affiant sayeth not.

Gary C. Miller

Gary Miller
 Director of Code Enforcement
 The City of Chicago Heights

Signed and Sworn to before me this 28th
 day of April, 2023.

Lucia Leon
 NOTARY PUBLIC



THE CITY OF CHICAGO HEIGHTS HEREBY IMPOSES A LIEN on the above described property, pursuant to the authority conferred by 65 ILCS 5/11-31-1(e), for the amount of \$25,445.26 for the costs and expenses related to said demolition.

Mail to/Prepared by:
 The Law Offices of Dennis Gianopolus PC
 Jacqueline J Agee
 18511 Torrence Avenue
 Lansing, Illinois 60438
 708/889-9626