

UNOFFICIAL COPY

NOTICE OF LIEN

AFTER RECORDING MAIL TO:
Village of Bartlett
Planning & Development Services
Attn: Kristy Stone
228 South Main Street
Bartlett, IL, 60103



Doc# 2315334012 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2023 11:43 AM PG: 1 OF 25

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

1. Notice is hereby given that claimant, the Village of Bartlett, an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois (the "Village"), hereby claims a lien upon the property legally described in Exhibit A, attached and incorporated by this reference (the "Property"), for:

Nuisance Greenery (Weeds, Grass, Trees, Bushes)
(65 ILCS 5/11-20-7; 65 ILCS 5/11-20-15)

Pests
(65 ILCS 5/11-20-8; 65 ILCS 5/11-20-15)

Infected Trees
(65 ILCS 5/11-20-12; 65 ILCS 5/11-20-15)

Garbage, Debris, and Graffiti
(65 ILCS 5/11-20-13; 65 ILCS 5/11-20-15)

Unpaid Water or Sewer Service
(65 ILCS 5/11-139-8)

Unpaid Non-Real Estate Taxes
(65 ILCS 5/6-3-15)

Judicial and Administrative Adjudication Judgments
(65 ILCS 5/12-101)

Administrative fines:

February 16, 2021 - \$7,500.00

March 16, 2022 - \$5,000.00

October 21, 2021 - \$700.00

Total Amount: \$13,200.00

2. This lien is occasioned by:

The Village's cost to remove or abate the above-referenced nuisance, following owner's refusal or neglect to remove the nuisance after reasonable notice;

Delinquency in payment; or

The attached certified copy of the judgment, or memorandum of judgment.

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3. The removal cost or other amount secured by this lien, and the date or dates when the cost or amount was incurred by the Village are:

Description, Date(s) and Amount(s):

Cost Incurred for Abatement	Description of Abatement Work Performed	Date(s) of Overgrown Weeds/Grass/Vegetation Remediation	Date(s) Abatement Cost Incurred by the Village of Bartlett	Contractors Name if Other than the Village of Bartlett
\$2500.00	Clean up the location. Removed all of the garbage and debris away debris for disposal.		3/20/2023	C.E. Smith Lawn Maintenance Inc.
\$1220.80	Block entrance to site. Install parking bumpers across the entrances..		9/26/2023	Welch Bros. Inc.
\$200.00	Grass Abatement	9-28-2021	9-30-2021	Cornerstone Land and Lawn Inc.
\$175.00	Grass Abatement	7-1-2021	7-7-2021	Cornerstone Land and Lawn Inc.
\$315.00	Grass Abatement	5-31-2022	5-31-2022	C.E. Smith Lawn Maintenance Inc
\$315.00	Grass Abatement	6-29-2022	6-29-2022	C.E. Smith Lawn Maintenance Inc

Total Amount: \$4725.80

4. If this lien was occasioned by removal costs, a copy of this Notice of Lien, and a copy of 65 ILCS 5/11-20-15, has been personally served on, or sent by certified mail to, the person to whom was sent the tax bill for the general taxes on the Property for the taxable year immediately preceding the removal activities.

VILLAGE OF BARTLETT

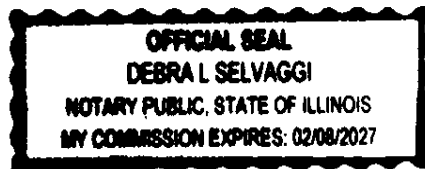
By: *Lorna Giles*
Lorna Giles, Village Clerk

State of Illinois)

County of Cook) ss:

Subscribed & Sworn before me by Lorna Giles on April 13, 2023

Debra L. Selvaggi
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 20 WITH THE CENTER LINE OF BARTLETT ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF BARTLETT ROAD A DISTANCE OF 250.80 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 18 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 230.49 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF BARTLETT ROAD A DISTANCE OF 250.82 FEET TO THE CENTER LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT A DISTANCE OF 52.79 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 177.7 FEET TO THE POINT OF BEGINNING. (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 20 WITH THE CENTER LINE OF BARTLETT ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE ON AN ASSUMED BEARING OF NORTH 12 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF BARTLETT ROAD 250.80 FEET TO THE NORTHWEST CORNER OF THE SAID ABOVE DESCRIBED PROPERTY, THENCE SOUTH 66 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 30.47 FEET TO THE EASTERLY LINE OF BARTLETT ROAD AS MONUMENTED AND OCCUPIED; THENCE SOUTH 12 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE OF BARTLETT ROAD 174.99 FEET TO A POINT; THENCE SOUTH 26 DEGREES 55 MINUTES 00 SECONDS EAST 38.39 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 00 SECONDS EAST 108.01 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH, RADIUS 11,400.17 FEET, CENTRAL ANGLE 00 DEGREES 20 MINUTES 11 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 52.79 FEET, CENTRAL ANGLE 00 DEGREES 15 MINUTES 50 SECONDS ALONG SAID CENTER LINE OF U.S. ROUTE 20; THENCE NORTH 66 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE OF U.S. ROUTE 20, A DISTANCE OF 177 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

STREET ADDRESS: 555 W Lake St. Bartlett, Il. 60103

PIN: # 06-27-403-013-0000

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
128 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

VILLAGE OF BARTLETT ADMINISTRATIVE HEARINGS

COPY



Village of Bartlett, a
Municipal Corporation,
Petitioner
v.
Rashida & Abrar Sahi
Respondent

Citation(s) No. **LA6002280**

Offense(s) **IPMC 302.3**

Sidewalks and driveways

IPMC 305.1

Interior Structure

IPMC 304.7

Roofs and Drainage

IPMC 304.2

Protective treatment

IPMC 304.6

Exterior Walls-Rotted Wood

IPMC 304.13

Not in Sound Condition, Good Repair or Weather Tight

IPMC 302.7

Accessory Structures

IPMC 302.1

Exterior Property Areas Sanitation

IPMC 304.1

Not: Structurally Sound, Good Repair, or Sanitary

MC 4-1-8

Abatement of Nuisances

Property of Cook County Clerk's Office

FINDINGS, DECISION AND ORDER

THIS MATTER coming on to be heard before the Administrative Hearing Officer for the Village of Bartlett, Illinois, service of the Notice of Hearing has been properly made upon Respondent; the Code Hearing Unit has jurisdiction of the Parties hereto and subject matter hereof pursuant to Title 1, Chapter 15 of the Village of Bartlett Municipal Code,

the Respondent **APPEARED** ~~**FAILED TO APPEAR**~~

the Respondent entering a plea of **LIABLE** ~~**NOT LIABLE**~~

to the offense(s) charged.

FINDINGS OF FACT

The Administrative Hearing Officer find, based upon the competent and material evidence:

1. Service of the Notice of Violation was completed as required;
2. The allegation in the Petitioner's Verified Complaint adopted and incorporated as part of these findings as if fully restated herein;

3: ALL ABOVE CHARGES PROVEN

UNOFFICIAL COPY

The fines contained in this order are a debt due and owing the Village of Bartlett and said total of fines and/or penalties must be paid. Payment of fines and/or penalties operate as a final disposition of the violation.

2/16/2022

A. Casale
~~Thomas M. Bastian~~ **A. CASALE**
Administrative Hearing Officer

I certify that a copy of these Findings, Decision and Order were served upon the Respondent or his/her attorney personally or served upon the Respondent at his/her last known address, by first class mail, postage prepaid.

2/16/2022

Hearing Clerk: 

Property of Cook County Clerk's Office

UNOFFICIAL COPY

VILLAGE OF BARTLETT
ADMINISTRATIVE HEARINGS

COPY

Village of Bartlett, a
Municipal Corporation,
Petitioner
v.
Rashida & Abrar Sahi
Respondent

Citation(s) No. LA6002284

Offense(s) MC 4-1-8

IPMC 304.1

IPMC 302.1

IPMC 302.7

IPMC 304.13

IPMC 304.6

IPMC 304.2

IPMC 304.7

IPMC 305.1

IPMC 302.3

Abatement of Nuisances

Not: Structurally Sound, Good Repair, or Sanitary

Exterior Property Areas Sanitation

Accessory Structures

Not in Sound Condition, Good Repair or Weather Tight

Exterior Walls-Rotted Wood

Protective treatment

Roofs and Drainage

Interior Structure

Sidewalks and driveways

Property of Cook County Clerk's Office

FINDINGS, DECISION AND ORDER

THIS MATTER coming on to be heard before the Administrative Hearing Officer for the Village of Bartlett, Illinois, service of the Notice of Hearing has been properly made upon Respondent; the Code Hearing Unit has jurisdiction of the Parties hereto and subject matter hereof pursuant to Title 1, Chapter 15 of the Village of Bartlett Municipal Code,

the Respondent APPEARED FAILED TO APPEAR
the Respondent entering a plea of LIABLE NOT LIABLE

to the offense(s) charged.

FINDINGS OF FACT

The Administrative Hearing Officer find, based upon the competent and material evidence:

- 1. Service of the Notice of Violation was completed as required;
- 2. The allegation in the Petitioner's Verified Complaint adopted and incorporated as part of these findings as if fully restated herein;

3. NOT IN COMPLIANCE
+ BETTING WORSE
WITH ALL 10 COURTS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DECISION AND ORDER

Based upon the Findings of Fact set forth above, there is a:

- Judgment or finding of liability by default
- Judgment or finding of liable upon contest hearing
- Judgment or finding of liability - defendant admitting liability
- Judgment or finding of not liable upon contest hearing
- Dismissal of the case
- Continued to _____

FINE: \$ 10 + 500 = \$ 5,000

OTHER: _____

If this is a default judgment, you have 21 days to file a petition to vacate the Administrative Hearing Officer's order and default judgment and request a new hearing.

This is a final order of the Administrative Hearing Officer for purpose of judicial review. This decision shall be subject to review under the Provisions of the Illinois Administrative Review Law (735 ILCS 5/3/101 et.seq.). You have the right to appeal this decision pursuant to the Illinois Administrative Review Law by filing a proper lawsuit against the Village of Bartlett and other necessary parties within 35 days of this Findings, Decision and Order.

The fines contained in this order are in full due and owing the Village of Bartlett and said total of fines and/or penalties must be paid. Payment of fines and/or penalties operate as a final disposition of the violation.

UNOFFICIAL COPY

3/16/2022

A. Casale
Thomas M. Bastian

Administrative Hearing Officer

I certify that a copy of these findings, Decision and Order were served upon the Respondent or his/her attorney personally or served upon the Respondent at his/her last known address, by first class mail, postage prepaid.

3/16/2022

Hearing Clerk:

[Signature]

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

UNOFFICIAL COPY

VILLAGE OF BARTLETT ADMINISTRATIVE HEARINGS

0017

Village of Bartlett, a
Municipal Corporation,
Petitioner
v.
Rashida & Abrar Sahi
Respondent

Citation(s) No. LA6000995

Offense(s) MC 9-13-11

IPMC 308.1

Garbage Enclosures

Accumulation of
rubbish or garbage

FINDINGS, DECISION AND ORDER

THIS MATTER coming on to be heard before the Administrative Hearing Officer for the Village of Bartlett, Illinois, service of the Notice of Hearing has been properly made upon Respondent; the Code Hearing Unit has jurisdiction of the Parties hereto and subject matter hereof pursuant to Title 1, Chapter 15 of the Village of Bartlett Municipal Code,

the Respondent APPEARED FAILED TO APPEAR

the Respondent entering a plea of LIABLE NOT LIABLE

to the offense(s) charged.

FINDINGS OF FACT

The Administrative Hearing Officer find, based upon the competent and material evidence:

1. Service of the Notice of Violation was completed as required;
2. The allegation in the Petitioner's Verified Complaint adopted and incorporated as part of these findings as if fully restated herein;
- 3.

Seize made - Reported failed response
Based upon testimony of Inspectors, Verified Complaint & Photographs submitted.
Finding of liable as to both counts

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DECISION AND ORDER

Based upon the Findings of Fact set forth above, there is a:

- Judgment or finding of liability by default
- Judgment or finding of liable upon contest hearing
- Judgment or finding of liability - defendant admitting liability
- Judgment or finding of not liable upon contest hearing
- Dismissal of the case

Continued to: _____

FINE: \$

Total fine \$700 / 350.00 on court's court II

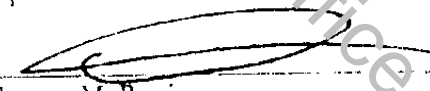
OTHER: _____

If this is a default judgment, you have 21 days to file a petition to vacate the Administrative Hearing Officer's order and default judgment and request a new hearing.

This is a final order of the Administrative Hearing Officer for purpose of judicial review. This decision shall be subject to review under the Provisions of the Illinois Administrative Review Law (735 ILCS 5/3/101 et.seq.). You have the right to appeal this decision pursuant to the Illinois Administrative Review Law by filing a proper lawsuit against the Village of Bartlett and other necessary parties within 35 days of this Findings, Decision and Order.

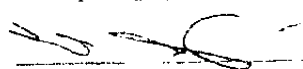
The fines contained in this order are a debt due and owing the Village of Bartlett and said total of fines and/or penalties must be paid. Payment of fines and/or penalties operate as a final disposition of the violation.

10/20/2021


Thomas M. Bastian
Administrative Hearing Officer

I certify that a copy of these Findings, Decision and Order were served upon the Respondent or his/her attorney personally or served upon the Respondent at his/her last known address, by first class mail, postage prepaid.

10/20/2021

Hearing Clerk: 

C.E.SMITH LAWN MAINTENANCE INC.
 46W118 PLANK RD
 HAMPSHIRE, IL 60140
 847-683-5115

UNOFFICIAL COPY

Invoice

Date	Invoice #
3/30/2023	19873

Bill To
VILLAGE OF BARTLETT ATTN. BRUCE SCHROER CODE ENFORCEMENT OFFICER 228 S. MAIN ST. BARTLETT, IL. 60103

Terms	Account #
NET 10 DAYS	

Serviced	Description	Amount
3/20/2023	<p>RE: Location 555W. Lake Street clean up (PP#06-27-403-013)</p> <p>Cleaned up location.</p> <p>Removed all garbage and debris. there was a lot of dirt , gravel ,carpets and other debris on the site. Put in a dumpster to be hauled of for disposal aswell as take other debris to a recycling location.</p> <p>That cost is for Equipment time, labor & dumpster & disposal of all debris at location. .</p>	2,500.00

Balance Due \$2,500.00

LATE CHARGES ARE 2% PER MONTH (24% ANNUALLY) ON
 ACCOUNTS 10 DAYS PAST DUE FROM BILLING DATE.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Attorney Code 15359

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
THIRD MUNICIPAL DEPARTMENT

VILLAGE OF BARTLETT,)
an Illinois Municipal Corporation,)
)
Plaintiff,)

-vs-

)Case No. 20223004784

ALLIED SERVICE AND GAS, INC., c/o)
Agent, RASHIDA A SAHI, ALLIED)
SERVICE AND GAS, INC., c/o ABRAR A)
SAHI, RASHIDA A. SAHI, individually)
ABRAR A SAHI, individually, and)
MILLENIUM INVESTMENT GROUP,)
INC.,)

)Property Address: 555 W. Lake Street
Bartlett, Illinois 60103

Defendants.)

ORDER

This cause coming on to be heard upon Plaintiff's Emergency Motion to Impede Access, Counsel for Plaintiff present, no Defendants having been served with a copy of the underlying Complaint, the Court being advised in the premises; it is hereby ordered:

- (1) Cause herein assigned to Courtroom 204 for further proceedings;
- (2) Plaintiff is allowed to put in place structures to block ingress and egress into the abandoned gas station at 555 W. Lake Street, Bartlett, Illinois;
- (3) The Court date of October 11, 2022 in Courtroom 206 is stricken;
- (4) The cause is set for status hearing on October 19, 2022 at 9:00 a.m. in Courtroom 204.

ENTER:

Date:

Judge

Judge's No.

Attorney Name: Robert J. Krupp
Law Firm Name: Law Office of Robert J. Krupp, P.C.
Address: 990 South Bartlett Road
City, State, Zip: Bartlett, Illinois 60103
Phone: 630-213-9100
Email: RJKruppLaw@gmail.com
Attorney Code: 15359

ENTERED
Judge Martin S. Aprán - 1630
SEP 21 2022
IRIS Y. MARTINEZ
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

IRIS Y. MARTINEZ, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

UNOFFICIAL COPY



WELCH BROS., INC.
 1050 ST. CHARLES ST.
 P.O. BOX 749
 ELGIN, IL 60121-0749
 (847) 741-6134
 www.welchbrothers.com

INVOICE

Invoice Number: 3198464

Invoice Date: 09/28/22

Page: 1

Bill **BAR500**
 To: Village of Bartlett
 228 S. Main
 Bartlett, IL 60103

Ship
 To:

Ship Via	Pick up	P.O. Number
Ship Date	09/26/22	Job No.
Due Date	10/28/22	Our Order No. 2221396
Terms	Net 30 days	Location ELGIN

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
BB Precast Parking Bumper Block	Each	16	16	75.00	1,200.00
4RB #4 Rebar - LF 1/2" .668 32pcs.-1'0"	Lin. Ft.	32	32	0.65	20.80

RECEIVED
 PUBLIC WORKS DEPT.

SEP 29 2022

VILLAGE OF
 BARTLETT

[Handwritten Signature]
 OCT 7 1500-546900

All Claims Must Be Filed Within
 30 Days From Invoice Date

Amount Subject to Sales Tax	0.00	Amount Exempt from Sales Tax	1,200.00
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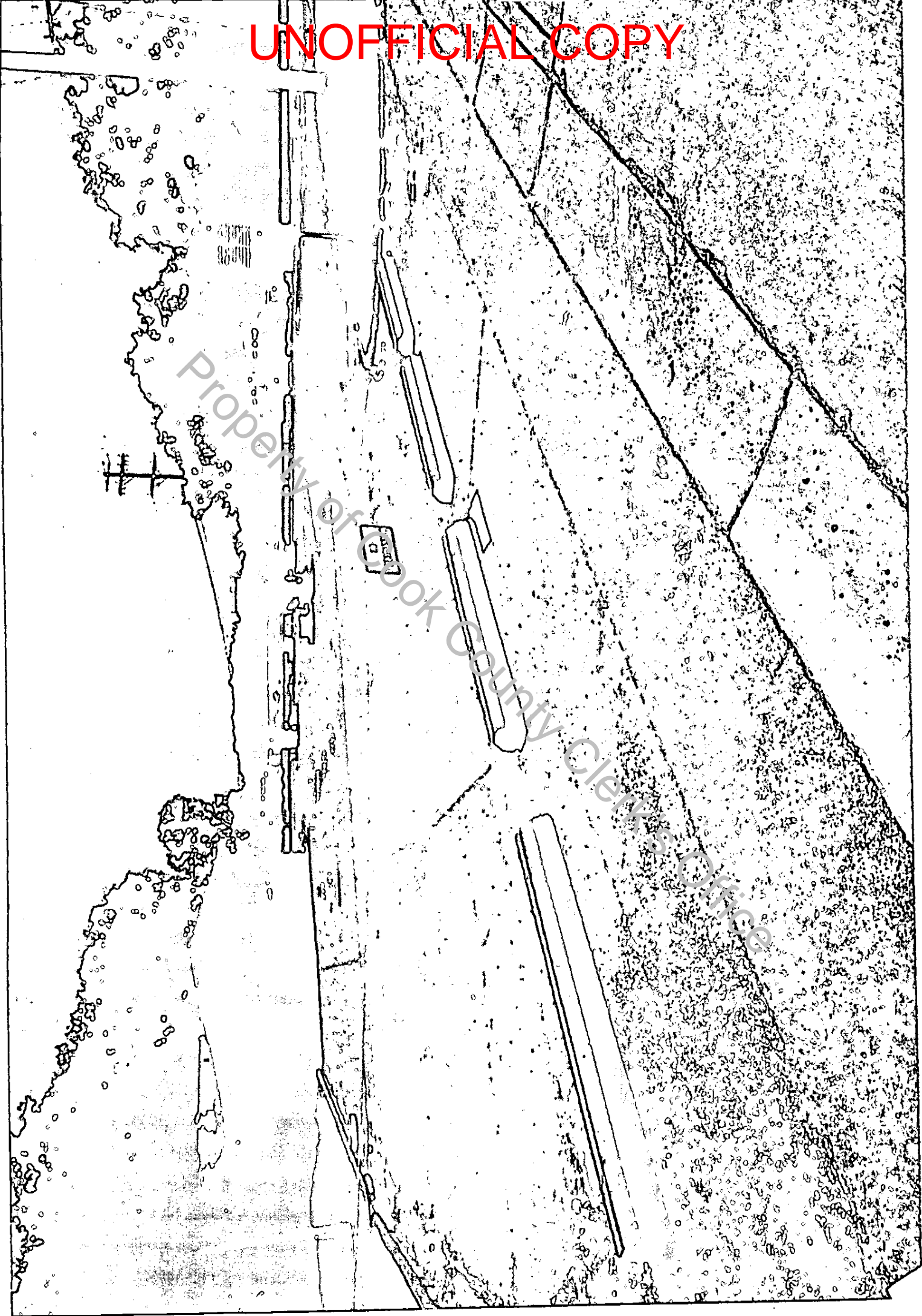
Subtotal:	1,220.80
Invoice Discount:	0.00
Sales Tax:	0.00
Total:	1,220.80

Buyer acknowledges and agrees to the terms and conditions of sale contained on the reverse side hereof which are explicitly made a part of the sales agreement between Welch Bros. and the Buyer.

555 W. Lake - court order entrance block

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Property of Cook County Clerk's Office



UNOFFICIAL COPY

THE VILLAGE
OF
BARTLETT

VILLAGE PRESIDENT
Kevin Wallace

ADMINISTRATOR
Paula Schumacher

VILLAGE CLERK
Lorna Giles

TRUSTEES
Raymond H. Deyne
Stephanie Z. Gandsey
Daniel H. Gunsteen
Adam J. Hopkins
Aaron H. Reinke
Renée Suwanski

September 29, 2021

Rashida & Abrar Sahi
179 Melody Dr.
Bartlett, IL 60103

RE: **GRASS ABATEMENT VIOLATION – FINAL BILLING NOTICE**

Property Address: 555 W. Lake St., Bartlett, IL 60103
PIN#: 06-27-403-013-0000

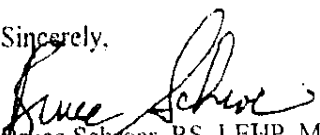
The property listed above in Bartlett, Illinois, was in violation of Municipal Code 4-3-2 (A.2) because of the height of the grass. The grass on this property was declared a nuisance and placed in violation of this Ordinance.

You were notified that the above referenced property was in violation and that you had seven (7) days to abate the nuisance or that the Village would hire an outside contractor to cut the grass on this property. The grass was not cut at the end of the seven (7) day period. Therefore, the Village took action. The Village's approved contractor cut the grass on your property on ~~July 1, 2021~~ **9-28-2021**.

The cost to you for the Village correcting this grass violation is \$125.00. You must also pay a nuisance abatement fee of \$75.00. **Therefore, the total amount you are required to reimburse the Village is \$200.00.** Please make payment within the next twenty (20) days.

If this bill for abatement remains unpaid for sixty (60) days the Village Clerk will file a statement of lien claim on the property with the County Recorder of Deeds, pursuant to Municipal Code 4-3-2 (D). If you have any questions please call me at (630) 540-5940.

Sincerely,


Bruce Schroer, RS, LEHP, MPH
Health/Code Enforcement Officer
Village of Bartlett

UNOFFICIAL COPY

Cornerstone Land & Lawn Inc.
PO Box 8235
Bartlett, IL 60103 US
630-277-6169
cornerstone_inc@hotmail.com

Invoice



BILL TO
Bruce Schroer
Village Of Bartlett Code
Enforcement
228 S. Main St.
Bartlett, IL 60103

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1079	9/30/2021	\$125.00	10/15/2021	Net 15	

ACTIVITY

Lawn Maintenance

Cut lawn, trim, and blowing of grass on paved surfaces.

Date: 9/9/2021 **9/28/2021**

Location: 555 W. Lake St.

PP# 06-27-403-013-0000

AMOUNT

125.00

BALANCE DUE

\$125.00

Property of Cook County Clerk's Office

OK to pay +
bill
Bobuta Ouel
10.7.21

UNOFFICIAL COPY

THE VILLAGE
OF
BARTLETT

VILLAGE PRESIDENT
Kevin Wallace

ADMINISTRATOR
Paula Schumacher

VILLAGE CLERK
Lorna Gilles

TRUSTEES
Raymond H. Deyne
Stephanie Z. Gandsey
Daniel H. Gunsteen
Adam J. Hopkins
Aaron H. Reinke
Renée Suwanski

July 20, 2021

PPRE LLC
1701 Woodfield Rd. #327
Schaumburg, IL

RE: **GRASS ABATEMENT VIOLATION - BILLING NOTICE**

Property Address: 555 W. Lake St., Bartlett, IL 60103
PD #: 06-27-403-013-0000


The property listed above in Bartlett, Illinois, was in violation of Municipal Code 4-3-2 (A.2) because of the height of the grass. The grass on this property was declared a nuisance and placed in violation of this Ordinance.

You were notified that the above referenced property was in violation and that you had seven (7) days to abate the nuisance or that the Village would hire an outside contractor to cut the grass on this property. The grass was not cut at the end of the seven (7) day period. Therefore, the Village took action. The Village's approved contractor cut the grass on your property on July 1, 2021.

The cost to you for the Village correcting this grass violation is \$125.00. You must also pay an administrative fee of \$30.00 along with a municipal fine of \$20.00. **Therefore, the total amount you are required to reimburse the Village is \$175.00.** Please make payment within the next twenty (20) days.

If this bill for abatement remains unpaid for sixty (60) days the Village Clerk will file a statement of lien claim on the property with the County Recorder of Deeds, pursuant to Municipal Code 4-3-2 (D). If you have any questions please call me at (630) 540-5940.

Sincerely,


Bruce Schroer, RS, LEHP, MPH
Health/Code Enforcement Officer
Village of Bartlett

UNOFFICIAL COPY

Cornerstone Land & Lawn Inc.
PO Box 8235
Bartlett, IL 60103 US
630-277-6169
cornerstone_inc@hotmail.com

Invoice



BILL TO:
Bruce Schroer
Village Of Bartlett Code
Enforcement
220 S Main St.
Bartlett, IL 60103

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
1019	07/07/2021	\$125.00	07/22/2021	Net 15	

ACTIVITY	AMOUNT
Lawn Maintenance Cut lawn, trim, and blowing of grass on paved surfaces. Date:7/1/21 Location:555 W. Lake St. PP#06-27-403-013	125.00

BALANCE DUE \$125.00

Property of Cook County Clerk's Office

Bill out
Roberta Guill
7-20-21

UNOFFICIAL COPY

THE VILLAGE
OF
BARTLETT

VILLAGE PRESIDENT
Kevin Wallace

ADMINISTRATOR
Paula Schumacher

VILLAGE CLERK
Lorna Gless

TRUSTEES
Raymond H. Deyne
Stephanie Z. Gandsey
Daniel H. Gunsteen
Adam J. Hopkins
Aaron H. Reinke
Renée Suwanski

June 10, 2022

Rashida & Abrar Sahi
179 Melody Ln.
Bartlett, IL 60103

RE: GRASS ABATEMENT VIOLATION - BILLING NOTICE

Property Address: 555 W. Lake St, Bartlett, IL 60103
PIN#: 06-27-403-013-0000


The property listed above in Bartlett, Illinois, was in violation of Municipal Code 4-3-2 (A.2) because of the height of the grass. The grass on this property was declared a nuisance and placed in violation of this Ordinance.

You were notified that the above referenced property was in violation and that you had seven (7) days to abate the nuisance or that the Village would hire an outside contractor to cut the grass on this property. The grass was not cut at the end of the seven (7) day period. Therefore, the Village took action. The Village's approved contractor cut the grass on your property on May 31, 2022.

The cost to you for the Village correcting this grass violation is \$240.00. You must also pay a nuisance abatement fee of \$75.00. **Therefore, the total amount you are required to reimburse the Village is \$315.00.** Please make payment within the next twenty (20) days.

If this bill for abatement remains unpaid for sixty (60) days the Village Clerk will file a statement of lien claim on the property with the County Recorder of Deeds, pursuant to Municipal Code 4-3-2 (D). If you have any questions please call me at (630) 540-5920.

Sincerely,


Bruce Schroer, RS, LEHP, MPH
Health/Code Enforcement Officer
Village of Bartlett

UNOFFICIAL COPY

Invoice

C.E.SMITH LAWN MAINTENANCE INC.
 46W118 PLANK RD
 HAMPSHIRE, IL 60140
 847-683-5115

Date	Invoice #
6/3/2022	19424

Bill To
VILLAGE OF BARTLETT ATTN. BRUCE SCHROER CODE ENFORCEMENT OFFICER 228 S. MAIN ST. BARTLETT,IL 60103

Terms	Account #
NET 10 DAYS	

Serviced	Description	Amount
5/31/2022	***** MOW REQUEST FROM CODE ENFORCEMENT DEPT. ***** LOCATION: 555 W. LAKE STREET BARTLETT *** P.P. # 06-27-403-013-0000 CUT VACANT LOT AND TRIM OUT	240.00

R. Gull
 6-14-22

Balance Due	\$240.00
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LATE CHARGES ARE 2% PER MONTH (24% ANNUALLY) ON ACCOUNTS 10 DAYS PAST DUE FROM BILLING DATE.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THE VILLAGE
OF
BARTLETT

VILLAGE PRESIDENT
Kevin Wallace

ADMINISTRATOR
Paula Schumacher

VILLAGE CLERK
Lorna Gilles

TRUSTEES
Raymond H. Deyne
Stephanie Z. Gandsey
Daniel H. Gunsteen
Adam J. Hopkins
Aaron H. Reinke
Renée Suwanski

August 19, 2022

Rashida & Abrar Sahi
179 Melody Dr.
Bartlett, IL 60103

RE: **GRASS ABATEMENT VIOLATION - FINAL BILLING NOTICE**

Property Address: 555 W. Lake St., Bartlett, IL 60103
PLN# 06-27-403-013-0000

The property listed above in Bartlett, Illinois, was in violation of Municipal Code 4-3-2 (A.2) because of the height of the grass. The grass on this property was declared a nuisance and placed in violation of this Ordinance.

You were notified that the above referenced property was in violation and that you had seven (7) days to abate the nuisance or that the Village would hire an outside contractor to cut the grass on this property. The grass was not cut at the end of the seven (7) day period. Therefore, the Village took action. The Village's approved contractor cut the grass on your property on June 29, 2022.

The cost to you for the Village correcting this grass violation is \$240.00. You must also pay a nuisance abatement fee of \$75.00. **Therefore, the total amount you are required to reimburse the Village is \$315.00.** Please make payment within the next twenty (20) days.

If this bill for abatement remains unpaid for sixty (60) days the Village Clerk will file a statement of lien claim on the property with the County Recorder of Deeds, pursuant to Municipal Code 4-3-2 (D). If you have any questions please call me at (630) 540-5940.

Sincerely,

Bruce Schroer, RS, LEHP, MPH
Health/Code Enforcement Officer
Village of Bartlett

UNOFFICIAL COPY

C.E.SMITH LAWN MAINTENANCE INC.
 46W118 PLANK RD
 HAMPSHIRE, IL 60140
 847-683-5115

Invoice

Date	Invoice #
7/25/2022	19505

Bill To
VILLAGE OF BARTLETT ATTN: BRUCE SCHROER CODE ENFORCEMENT OFFICER 228 S. MAIN ST. BARTLETT, IL. 60103

Terms	Account #
NET 10 DAYS	

Served	Description	Amount
6/29/2022	*****WORK REQUESTED BY CODE ENFORCEMENT DEPT. ***** LOCATION: 555 LAKE STREET PP# 06-27-403-013-0000 CUT & TRIM VACANT LOT	240.00

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LATE CHARGES ARE 2% PER MONTH (24% ANNUALLY) ON ACCOUNTS 10 DAYS PAST DUE FROM BILLING DATE.

Balance Due \$240.00

