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NOTICE OF MUNICIPAL LIEN AND CODE VIOLATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK.)



Doc# 2329715011 Fee \$77.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 10/24/2023 02:07 PM PG: 1 OF 3

The claimant, Village of Justice, an Illinois Municipal Corporation (Claimant), with an Address at 7800 S. Archer Road, Justice, Illinois, hereby files its NOTICE OF MUNICIPAL LIEN AND CODE VIOLATION on the following Described Real Estate located in the County of Cook and State of Illinois.

LEGAL DESCRIPTION: Lot 1 in Muschal's re-subdivision of lot 1 in Muschal's subdivision of the Southwest 1/2 of the Northwest 1/4 of Section 35, Township 38 North, Range 12, East of the third principal meridian, lying Southerly of the Illinois Toll Road, according to the plat thereof, recorded September 28, 1978, as document #24648475, in Cook County Illinois.

COMMON ADDRESS: 8721 Industrial Drive, Justice, IL 60458

PIN: 18-35-102-036-0000

Hereinafter referred to as, "the Property".

Claimant states as follows:

1. This claim for and Notice of Municipal Lien and Notice of Code Violation is brought pursuant to the Justice Village Code, Article III: Removal of Weeds and Debris, Section 7-172 (Weeds, debris declared a nuisance); Section 7-175 (Lien for recovery of Village Expenses: Notice to Property owner); Section 7-310 Nuisance Greenery; and Section 7-233 Junk Accumulation.
2. On May 31, 2022; a notice to abate weeds and debris from the property described above, which was found to be in violation of Section 7-172 of the Justice Municipal Code, Weeds, Debris Declared Nuisance; Section 7-310 Nuisance Greenery; and Section 7-233 Junk Accumulation, was sent to the property owner at their last known address.
3. On July 17, 2023; a notice to abate weeds and debris from the property described above, which was found to be in violation of Section 7-172 of the Justice Municipal Code, Weeds, Debris Declared Nuisance; Section 7-310

Nuisance Greenery; and Section 7-233 Junk Accumulation, was sent to the property owner at their last known address.

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4. On September 11, 2023; a final notice was sent to the owner at his last known address; to abate the nuisances on the property.

5. On October 1, 2023, having no contact with the owner since May 12, 2023; services to remedy the nuisance by the Village were ordered and the grass was cut, nuisance greenery removed and junk removed from the property. An invoice in the amount of \$6,060.46 for services rendered by the "Claimant" to the property owner on October 13, 2023 was submitted to the property owner for an inspector to determine the status and conditions of the property, labor to remove the violation, document prep and lien recording costs.

5. That by reason of the above, the total lien amount claimed as of October 13, 2023 is \$6,060.46 for Nuisance Abatement costs, document prep, and lien recording costs. Claimant claims a lien on the Property (including all land and improvements thereon) in the amount of **\$6,060.46** plus any fines and or costs applicable after the date hereof.

Dated: October 13, 2023

Village of Justice

By: Edward Shilka
Edward Shilka, Building Commissioner

VERIFICATION

State of Illinois, County of Cook, ss.

The undersigned, being first duly sworn on oath, deposes and says he is the duly appointed Building Commissioner of the Village of Justice, an Illinois municipal corporation, the above-named claimant, that he has read the foregoing Notice of Municipal Lien and knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

Edward Shilka
Edward Shilka

Subscribed and sworn to before me
This 13th Day of October, 2023

[Signature]
Notary Public



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THIS DOCUMENT WAS PREPARED BY:

Edward Shilka
Building Commissioner
Village of Justice
8748 West 82nd Place
Justice, IL 60458

AFTER RECORDING – RETURN TO:

Edward Shilka
Building Commissioner
Village of Justice
8748 West 82nd Place
Justice, IL 60458

Property of Cook County Clerk's Office