

WEED CONTROL LIEN

Village of Hazel Crest

Per Edward E. Mann

(Ch.24, P 11-20-7, Ill. Rev. Stat.)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

IN THE OFFICE OF THE RECORDER OF DEEDS

COOK COUNTY, ILLINOIS

VILLAGE OF HAZEL CREST
an Illinois Municipal corporation,
Lien Creditor)
vs.
BIFF LEVY
Licensee-Owner.

MUNICIPAL
STATUTORY LIEN
(Weed Removal)

88-473775

NOTICE OF LIEN

The Lien Creditor, VILLAGE OF HAZEL CREST, an Illinois municipal corporation, pursuant to the provisions of Section 11-20-7 of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes (1979), hereby files notice of lien in its favor in the amount of Eighty and no/100----- DOLLARS (\$ 80.00) against the following described real estate:

Lots 46 and 47 in Block 12 of South Harvey, being the South 1/2 of the Northeast 1/4 of Section 30, Township 36 North, Range 1, East of the Third Principal Meridian, in Cook County, Illinois.

Perm. Index No. 29-30-226-041

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commonly known as 17030 Wood Street. Hazel Crest, Illinois.

That Section 28-10, 28-11, 28-12, 28-13, of the Hazel Crest Municipal Code provides as follows:

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Hazel Crest, IL 60429

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Sec. 28-10 Duty of property owners to cut weeds.

It is the duty of each owner of real property located within the village not to permit weeds, whether growing or not, to stand on his property at a height greater than eight (8) inches from the ground. Each property owner shall take such action as is lawful and as often as is necessary to cut weeds or remove them, such that they will not exceed the maximum permitted height. (Ord. No. 35-1975, P 2, 9-9-75)

Sec. 28-11. Notice to owner to cut weeds.

In the event that a property owner permits weeds on his property to exceed the maximum height, the village manager shall serve written notice upon him to comply with the provisions of section 28-10 of the village code within five (5) days from the date of such notice (Ord. No. 35-1975, P 2, 9-9-75)

Sec. 28-12 Action by village upon failure of owner to cut weeds.

If a property owner fails to comply with the provisions of section 28-10, and the village manager has given the notice provided for in section 28-11, at the expiration of the five (5) day period set forth in such notice, the village may enter upon the property and cut the weeds. The village manager shall keep accurate records of the cost incurred by the village in so doing, whether such cost arises out of a contract entered into by the village with others to cut the weeds, or whether the cost arises out of the assignment of village employees to cut the weeds. As soon as reasonably possible after weeds are cut by the village, and the cost thereof is determined, the village manager shall send a written demand to the property owner to reimburse the village for such cost. (Ord. No. 35-1975, P 2, 9-9-75)

Sec. 28-13 Lien upon real property.

The cost to the village of cutting weeds on the property of an owner who has failed to comply with section 28-10 is a lien in favor of the village against such property. If, after the demand for payment provided for in section 28-12 has been sent by the village, the property owner does not pay to the village the amount demanded, the village manager shall cause the notice of such lien to be recorded in the office of the Cook County recorder (or, if the property is subject to the Torrens Registration System, then in the office of the Cook County registrar of titles) not later than sixty (60) days after such cost is incurred. The notice shall contain a sworn statement setting out:

- (1) A description of the real estate sufficient for identification thereof;
- (2) The amount of money representing the cost incurred; and

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Village of Hazel Crest

Per Edward J. Thomas

-88-473775

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(3) The date or dates when such cost was incurred by the village (Ord. No. 35-1975, P 2, 9-9-75)

That on August 26, 19 88, 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 cut the weeds.

That on September 14, 19 88, the VILLAGE OF HAZEL CREST caused said weeds to be cut, removed and destroyed, and the reasonable cost and expense incurred for the work was Eighty and no/100----- DOLLARS (\$ 80.00), and that said sum remains unpaid.

VILLAGE OF HAZEL CREST
an Illinois municipal corporation

By: *Timothy J. Gagen*
Village Manager

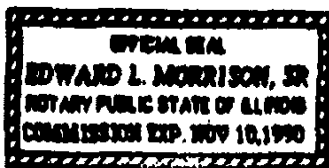
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Timothy J. Gagen, 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.

Subscribed and sworn to before me
this 5th day of
October, 19 88.

Timothy J. Gagen
Village Manager

Edward L. Morrison Sr.
Notary Public



-88-473775

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Village of Hazel Crest

Per *Edward L. Morrison Sr.*

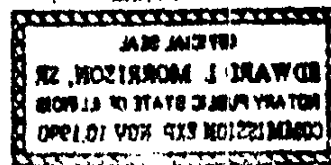
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Penalty for Private Use \$300