

92117184

WEED CONTROL LIEN

(Ch. 24, P11-20-7, Il. Rev. Stat.)

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

IN THE OFFICE OF THE RECORDER OF DEEDS  
OR REGISTRAR OF TORRENS  
COOK COUNTY, ILLINOIS

RECORD # 111  
INDEX # 153  
#153 + 15 #92-17184  
COOK COUNTY RECORDER

VILLAGE OF HAZEL CREST,  
an Illinois Municipal Corporation,  
Lien Creditor

VS.

MUNICIPAL  
STATUTORY LIEN  
(Weed Removal)

FRED SMITH

Licensee-Owner

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 Eighteen and no/100----- DOLLARS (\$18.00) against the following described real estate:

Lot 147 in Pacesetter-Knollcrest Harry M. Quinn Memorial Subdivision of part of the northwest 1/4 of the northeast 1/4; and part of the northeast 1/4 of the northwest 1/4 of Section 36, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Perm. Index No. 28-36-103-011

commonly known as 2812 Knollwood Place, Hazel Crest, Illinois.

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

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Village of Hazel Crest  
3000 W. 170th Place  
Hazel Crest, IL 60429

**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 (Ordinance 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. Said notice may also provide that repeated failure to comply with the provisions of Section 28-10 will result in additional enforcement action pursuant to Sections 28-12 through 28-14 of this Code. (Ordinance No. 7-1991, 5/14/91)

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

That on June 7, 1991, 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.

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Village of Hazel Crest

Per RLM

That on June 15, 1991, 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 Eighteen and no/100 DOLLARS (\$18.00), and that said sum remains unpaid.

VILLAGE OF HAZEL CREST,  
an Illinois Municipal Corporation

By: Robert L. Palmer  
Village Manager

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STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

Robert L. Palmer, 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.

Robert L. Palmer  
Village Manager

Subscribed and sworn to before me this  
17 day of Feb, 1991.

Edward L. Morrison Sr.  
Notary Public

OFFICIAL SEAL  
EDWARD L. MORRISON SR.  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. NOV. 10, 1994

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