
THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION
NUMBER 17-11

**A RESOLUTION AUTHORIZING ENTRY INTO AN AGREEMENT WITH THE
OWNER OF 1225 E. NORTH STREET, PROVIDING FOR RESOLUTION OF THE
VILLAGE'S PENDING DEMOLITION AND ENFORCEMENT ACTIVITIES
THROUGH AN AGREED-UPON REMEDIATION SCHEDULE**

TERRY HALLIDAY, Village President
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH
ROSS BRADLEY
TIMOTHY BRADLEY
DANIEL GREGGAIN
NEAL NELSON
JUSTIN WREN
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Coal City
on June 28, 2017

RESOLUTION NO. 17-11

A RESOLUTION AUTHORIZING ENTRY INTO AN AGREEMENT WITH THE OWNER OF 1225 E. NORTH STREET, PROVIDING FOR RESOLUTION OF THE VILLAGE'S PENDING DEMOLITION AND ENFORCEMENT ACTIVITIES THROUGH AN AGREED-UPON REMEDIATION SCHEDULE

WHEREAS, the Village of Coal City ("Village") is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois; and

WHEREAS, Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e) (the "Fast-Track Demolition Law") authorizes the Village to demolish and remove garbage, debris and other hazardous, noxious and unhealthy substances or materials from residential or commercial structures three stories or less in height that are determined to be open, vacant, and an immediate and continuing hazard to the community by the official in charge of building code enforcement after providing certain notices to the property owner and interested parties and waiting for thirty (30) days for a responsible party to repair or demolish the structure and such time elapsing without responsive action; and

WHEREAS, DAVID VLACH ("Owner"), a natural person who owns real estate in the State of Illinois ("Owner"), is the owner in fee simple of 1225 E. North Street, Grundy County, Illinois, 60416, bearing permanent index number (P.I.N.) 06-35-427-006 and being legally described as follows:

LOT 1, BLOCK 25 IN THE VILLAGE OF EILEEN, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME); BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

(the "Property");

WHEREAS, Village Building and Zoning Official Richard Malone has made a

determination that the residential structure on the Property constitutes an open, vacant, dangerous and unsafe residential building less than three stories in height posing an immediate and continuing hazard to the community within the meaning of the Fast-Track Demolition Law; and

WHEREAS, the Village initiated fast-track demolition procedures against the Improvements by generating all required pre-demolition notices and is legally empowered to demolish the residential structure on or after July 20, 2017 without further notice unless the structure is repaired or the Owner initiates litigation challenging the impending demolition; and

WHEREAS, Owner is desirous of remediating the structure as set forth herein and the Village is desirous of achieving an expeditious resolution of the matter in a manner protective of the public health, safety and welfare that conserves valuable public resources; and

WHEREAS, Owner has agreed to perform certain remedial measures to the structure that would eliminate the dangerous and unsafe conditions on the Property; and

WHEREAS, the Village and Owner have negotiated an agreement providing in general terms for the Village to exercise forbearance from acting on its right to proceed with demolition of the structure or otherwise enforce its property maintenance regulations or other provisions of the Village of Coal City Code of Ordinances governing the condition of Property for a defined period of time in exchange for Owner performing certain emergency stabilization measures, reimbursing the Village for its costs associated with pursuing demolition, wrapping and siding the residential structure, eliminating debris from the Property, and making certain other repairs, all as more particularly described in the settlement agreement and release affixed hereto as Exhibit A, incorporated by reference as though fully set forth herein (the "Agreement"); and

WHEREAS, it is the express intention of the parties to settle, release, and compromise all claims against one another arising out of or related to the condition of the residential structure and the events and circumstances connected therewith in an amicable fashion without either the Village or Owner admitting fault, liability or other wrongdoing; and

WHEREAS, the President and Trustees (cumulatively, the “Corporate Authorities”) hereby find that it is in the best interests of the residents of the Village to enter into the Agreement and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. RECITALS.

That the foregoing recitals shall be and are hereby incorporated into and made a part of this Resolution as if fully set forth in this Section 1.

SECTION 2. ENACTMENT.

The Corporate Authorities shall and do hereby authorize, approve and direct the Village President to execute and deliver the Agreement and the Village Clerk to affix the Village seal thereto and to attest the executed Agreement following the Village President’s signature as may be required. The Village Administrator, Village Attorney, building department officials and employees and such other agents as may be reasonably necessary to carry out the intent of the Agreement, are authorized and directed to take such other and further action as may be reasonably necessary to carry out and give effect to the purpose and intent of this Resolution. All acts and doings of the officials of the Village, past, present and future which are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 3. RESOLUTION OF CONFLICTS.

All enactments in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE.

If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution, which are hereby declared to be separable.

SECTION 5. EFFECTIVENESS.

This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO RESOLVED this 28 day of June, 2017, at Coal City, Grundy and Will Counties, Illinois.


AYES: 5

NAYS: 0

ABSENT: 1

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk

EXHIBIT A

SETTLEMENT AGREEMENT

[Attached on following pages]

4814-4842-9131, v. 1

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement ("Agreement") is entered into this 28th day of June, 2017 (the "Effective Date") by and between the VILLAGE OF COAL CITY ("Village"), an Illinois municipal corporation, and DAVID VLACH ("Owner"), a natural person who owns real estate in the State of Illinois ("Owner"), on behalf of themselves, their successors in interest, agents, representatives, and assigns. The Village and Owner may each be referred to as a "Party" and collectively referred to as "Parties".

WITNESSETH

WHEREAS, the Parties are involved in a dispute over the alleged open, vacant, dangerous and unsafe condition of the residential structure located at 1225 E. North Street, Grundy County, Illinois, 60416, bearing permanent index number (P.I.N.) 06-35-427-006 and being legally described as follows:

LOT 1, BLOCK 25 IN THE VILLAGE OF EILEEN, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME); BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

(the "Property"), which structure is claimed by the Village to pose an immediate and continuing hazard to the community; and

WHEREAS, Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e) (the "Fast-Track Demolition Law") authorizes the Village to demolish and remove garbage, debris and other hazardous, noxious and unhealthy substances or materials from residential or commercial structures three stories or less in height that are determined to be open, vacant, and an immediate and continuing hazard to the community by the municipal official in charge of building code enforcement after

providing certain notices to the property owner and other interested parties as applicable and waiting for thirty (30) days for a responsible party to repair or demolish the structure and such time elapsing without responsive action; and

WHEREAS, Owner owns the Property; and

WHEREAS, Village Building and Zoning Official Richard Malone has made a determination that the residential structure on the Property constitutes an open, vacant, dangerous and unsafe building posing an immediate and continuing hazard to the community within the meaning of the Fast-Track Demolition Law; and

WHEREAS, the Village initiated fast-track demolition procedures against the residential structure on the Property by generating all required pre-demolition notices and Owner has not as of the Effective Date demolished or repaired the structure sufficiently to eliminate the immediate and continuing hazard to the community; and

WHEREAS, in the absence of an agreement between the Parties or a legal challenge or other intervening action by Owner, the Village will be authorized to demolish the structure and remove any and all garbage, debris and other hazardous, noxious and unhealthy substances or materials from the Property on or after July 20, 2017; and

WHEREAS, the Village and Owner (collectively, the "Parties") are desirous of settling all disputes between them amicably in order to avoid the expense, inconvenience and delay of litigation or otherwise resolving contested claims and to achieve an expeditious resolution of the matter; and

WHEREAS, it is the express intention of the parties to settle, release, and compromise all claims against one another arising out of or related to the condition of the

structure and the events and circumstances connected therewith in an amicable fashion without either the Village or Owner admitting fault, liability or other wrongdoing; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, and obligations contained herein, the adequacy and sufficiency of which are hereby acknowledged, **IT IS HEREBY AGREED AS FOLLOWS:**

1. **Incorporation:** The foregoing recitals are adopted and incorporated as though fully set forth herein.

2. **Owner's Obligations.** Owner agrees for himself and his successors and assignees as follows:

A. Owner shall reimburse Village in the amount of TWO THOUSAND TWO HUNDRED FIFTY EIGHT AND 56/100 DOLLARS (\$2,258.56) (the "Enforcement Reimbursement") in immediately available funds within three (3) business days of the Effective Date, and Village shall accept the Enforcement Reimbursement from Owner in full satisfaction of the Village's demolition-related and enforcement costs through the Effective Date, as set forth more particularly in Exhibit 1 to this Agreement, hereby incorporated by reference as though fully set forth herein.

B. Within ten (10) days of the Effective Date (the "Stabilization Measure Deadline"), Owner shall complete the tasks set forth in this Section 2(B)(i - iv) (the "Stabilization Measures"):

- i. Secure the structure, including boarding-up any broken windows/doors, if any, locking all access points, including but not limited to all doors, windows, and the garage;

- ii. Remove all construction staging materials and other debris from the Property;
- iii. Erect temporary perimeter construction fencing on all sides of the Property not presently bounded by permanent fence.

C. On or before the Stabilization Measure Deadline, Owner shall (a) schedule an inspection of the Stabilization Measures by the Village's Building and Zoning Official or his designee (the "Inspector"), and (b) permit access to the Property to the Inspector during regular business hours of the Village for the scheduled inspection of (i) the Stabilization Measures in a manner and for such duration as may be reasonably necessary for the Inspector to complete his inspection of the Stabilization Measures and (ii) the existing exposed plywood or oriented strand board ("OSB") panel sheathing to determine whether such materials have been sufficiently compromised so as to require removal and replacement.

D. If the Inspector determines that Owner has made good-faith efforts to comply with the terms of this Agreement and complete the Stabilization Measures, but that additional, minor tasks or corrections need to be performed in order to achieve final satisfactory completion of the Stabilization Measures, the Inspector shall provide a "punchlist" of items to Owner that describes the additional minor tasks or modifications that must be completed to achieve final completion of the Stabilization Measures. Defendant shall be given an additional three (3) days following receipt of the punchlist to complete the punchlist items and achieve full and final completion of the Stabilization Measures and have the same confirmed by an inspection by the Inspector, in accordance with the terms (except for the date) set forth in Subsection 2(C).

E. On a continuing basis from and after the Stabilization Measure Deadline, Owner shall have an ongoing obligation to remediate any newly-created or subsequently occurring hazards or perform such additional maintenance of the Stabilization Measures in the event that the temporary repairs become degraded within three (3) business days of receiving verbal or written notice from the Village that such other or further tasks are required.

F. On a continuing basis from and after the Effective Date of this Agreement, Owner shall perform landscape maintenance as may be necessary to keep the Property free of debris and weeds, and Owner shall mow or caused to be mowed the lawn on the Property as necessary to prevent grass/weeds from exceeding 8", but in no event less frequently than once every two (2) weeks from the Effective Date through the conclusion of the 2017 growing season.

G. Within ~~ten~~ (twenty (20)) days of the Effective Date of this Agreement, Owner or a contractor(s) retained by Owner shall apply for and secure any and all permits that may be required by the Village to perform the work identified in this Agreement, which obligation shall include the tendering of any applicable fees and the submission of all required information, including but not limited to the identity of the contractor(s) who will perform the work, which contractors must be registered with the Village and detailed plans associated with the proposed work.

H. Within ~~fifteen~~ twenty-five (25) days of the Effective Date (the "Exterior Repair Deadline"), Owner shall complete the tasks set forth in this Section 2(H) (the "Exterior Measures"):

- i. Remove and replace damaged plywood exterior as required by Inspector and sheath home with oriented strand board (OSB) panels;
- ii. Affix house wrap to the exterior walls of the residential structure; and

1. Within ~~thirty-four~~ (430) days of the Effective Date (the "Siding Deadline"), Owner shall complete the tasks set forth in this Section 2(I)(1-iii) (the "Siding Measures"):

- i. Install siding on the exterior of the residential structure in accordance with any and all applicable provisions of the Village's adopted building and technical codes.
- ii. Repair or replace any damaged panels on the existing permanent wooden fence on the Property.
- iii. Schedule an inspection of the Siding Measures and the fence by the Inspector and permit access to the Property to the Inspector during regular business hours of the Village for the scheduled inspection of Siding Measures and fence in a manner and for such duration as may be reasonably necessary for the Inspector to complete his inspection of the Siding Measures and fence repairs.

J. Within ~~thirty~~forty (40) days of the Effective Date (the "Interior Gutting Deadline"), Owner shall remove all interior finishes and fixtures down to stud and schedule a post-gutting inspection of the interior of the residential structure by the Inspector and permit access to the interior of the residential structure to the Inspector during regular business hours of the Village in a manner and for such duration as may be reasonably necessary for the Inspector to conduct the inspection called for herein in order to verify compliance with the stripping of the interior down to studs.

3. **Village's Obligations.** Village agrees as follows:

A. Except in the event of Owner's non-compliance with a term or condition of this Agreement, the Village shall refrain from exercising its fast-track demolition authority pursuant to 65 ILCS 5/11-31-1(e), initiating demolition litigation under 65 ILCS 5/11-31-1(a), issuing violation notices pertaining to alleged violations of the Village of Coal City Code of Ordinances or of any technical codes adopted therein, suing Owner at law or in equity to restrain, correct or abate such violations or seeking the appointment of a receiver, or undertaking such other or further enforcement techniques related to the condition of the Property or the residential structure (cumulatively, the "Enforcement Measures") prior to the conveyance of the Property to Purchaser.

B. Failure of the Village to undertake any Enforcement Measures promptly following Owner's non-compliance with a term or condition of this Agreement shall not be construed as a waiver of Owner's obligation to comply.

4. **Waiver of Service.** Except as otherwise expressly provided herein, Owner expressly waives service of any oral or written notices of noncompliance or code violation notices by the Village pertaining to the matters set forth herein.

5. **Binding on Successors.** This Agreement will be binding upon and inure to the benefit of, and be enforceable by, the Parties and their respective successors and assignees. The rights, duties and obligations of a party in this Agreement shall be assignable subject to prior written approval of the other party, which approval shall not be unreasonably withheld or delayed.

6. **Time of the Essence.** Time is of the essence of this Agreement.

7. **Mutual Cooperation.** The Parties hereby agree to execute any documents necessary to effectuate the payments and/or acts provided for in this Release.

8. **Notice.** Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be served on the Parties at their respective addresses set forth below, and shall be deemed given upon personal delivery, or on the third day after mailing if sent by first class mail, or on the day after deposit with a nationally recognized overnight delivery service, and in each case, to the person(s) and address(es) set forth below:

Coal City: Village of Coal City
535 S. Broadway Street
Coal City, IL 60416
ATTN: Mayor Halliday, Administrator Fritz, Chief Best

With a Copy To: Mark R. Heinle
Ancel Glink
1979 N. Mill Street, Suite 207
Naperville, IL 60563

Owner: David Vlach
426 E. 9th Street
Lockport, IL 60441

or to the last known address of either party or to the address provided by any assignee if such address has been given in writing. In the event said notice is mailed, the date of service of such notice shall be deemed to be two (2) business days after the date of delivery of said notice to the United States Post Office.

9. **Term of Agreement.** This Agreement shall expire following the first to occur of: (i) a Party hereto breaching a term or condition of the Agreement, (ii) the Parties' mutual completion of their obligations hereunder, or (iii) September 1, 2017.

10. **Miscellaneous.**

A. **Non-Waiver.** The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Village's right to enforce that right or any other right.

B. **Governing Law.** This Agreement shall be governed by, and enforced in accordance with, the internal laws, of the State of Illinois.

C. **Severability.** It is hereby expressed to be the intent of the Parties that should any provision, covenant, agreement, or portion of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be,

the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

D. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

E. Amendments. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all Parties to this Agreement in accordance with all applicable statutory procedures.

F. Entire Agreement. The terms and conditions set forth in this Agreement and exhibits attached hereto supersede all prior oral and written understandings and constitute the entire agreement between the County and the Company with respect to the subject matter hereof.

G. Counterparts. This Agreement may be executed in counterpart, each of which shall constitute an original document, which together shall constitute one and the same instrument.

H. Attorney Fees and Costs. In the event that any party must take action to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its costs of enforcement, including reasonable attorney's fees, court costs, and any other collection costs.

I. **Entire Agreement.** The Parties acknowledge, agree and represent that no promise, inducement or agreement not herein expressed has been made to them, and that this Agreement contains the entire agreement between the parties hereto, and that the terms of this Release are contractual and not a mere recital.

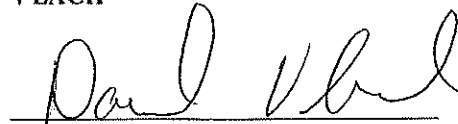
11. **No Admissions.** The Parties understand and agree that this settlement is a compromise of a disputed claim and that the payments and the covenants to be performed hereunder are not to be construed as admissions of liability on the part of any of the Parties.

12. **Voluntary Execution and Authority.** Each of the Parties acknowledges that he/it has carefully read the foregoing Agreement, knows the contents thereof, and signs the same as his/its own free act and for his or its own benefit. Persons signing this Agreement have full authority to execute the same on behalf of their principals. The Parties have executed this Agreement voluntarily and with the advice of counsel as of the dates set forth below.

VILLAGE OF COAL CITY

DAVID VLACH

By: 
Terry Halfiday



Its: President

Date: 6-26-17

Date: 7/4/17

EXHIBIT 1

Itemized Enforcement Costs

Legal fees incurred:	\$1,330.00
Cost for recording statutory notice:	\$82.00
Cost for certified mailing of statutory notice:	\$7.08
Cost for publication in <i>Joliet Herald- News</i> (6/18/17 – 6/20/17):	\$339.48
Cost for title search to identify necessary parties (Chicago Title Co.)	\$500.00
TOTAL:	\$2,258.56

(invoices attached on following pages)

Law Offices
 ANCEL, GLINK, DIAMOND, BUSH, DIGIANNI & KRAFTHOFER, P.C.
 140 SOUTH DEARBORN STREET
 SIXTH FLOOR
 CHICAGO, ILLINOIS 60603
 Tax I.D. 36-2763103
 (312) 782-7606
 Fax (312) 782-0943

Village of Coal City
 President Terry Halliday
 515 S. Broadway Street
 Coal City, IL 60416

Page: 1
 May 4, 2017
 Account No: 3068839,0055
 Statement No: 56708

1225 E. North Street Demolition

			<u>Hours</u>	
4/19/2017	MRH	Review photographs, correspond with building official regarding condition of premises, research tax status and order title commitment for subject property	0.50	
		FOR CURRENT LEGAL SERVICES RENDERED	<u>0.50</u>	95.00

RECAPITULATION			
<u>PROFESSIONAL</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL</u>
Mark R. Heinle	0.50	190.00	95.00
TOTAL AMOUNT DUE			95.00

PAST DUE AMOUNTS					
0 - 30	31 - 60	61 - 90	91 - 120	121 - 180	181+
<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

This bill includes payments through April 30, 2017

Law Offices
 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.
 140 SOUTH DEARBORN STREET
 SIXTH FLOOR
 CHICAGO, ILLINOIS 60603
 Tax I.D. 36-2763103
 (312) 782-7606
 Fax (312) 782-0943

Village of Coal City
 President Terry Halliday
 515 S. Broadway Street
 Coal City, IL 60416

Page: 1
 June 9, 2017
 Account No: 3068839.0055
 Statement No: 57278

1225 E. North Street Demolition

				<u>Hours</u>	
5/10/2017	MRH		Receive and review title commitment	0.25	
			FOR CURRENT LEGAL SERVICES RENDERED	<u>0.25</u>	47.50

RECAPITULATION			
PROFESSIONAL	HOURS	HOURLY RATE	TOTAL
Mark R. Heinle	0.25	190.00	47.50

TOTAL AMOUNT DUE 47.50

PAST DUE AMOUNTS					
0 - 30	31 - 60	61 - 90	91 - 120	121 - 180	181+
0.00	0.00	0.00	0.00	0.00	0.00

This bill includes payments through May 31, 2017

Law Offices
 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.
 140 SOUTH DEARBORN STREET
 SIXTH FLOOR
 CHICAGO, ILLINOIS 60603
 Tax ID: 36-2763103
 (312) 782-7606
 FAX (312) 782-0943

Village of Coal City
 President Terry Halliday
 515 S. Broadway Street
 Coal City, IL 60416

Page: 1
 June 26, 2017
 Account No: 3068839.0056
 Statement No: 0

1225 E. North Street Demolition

Bill _____ Hold _____

			<u>Hours</u>	
6/13/2017	MRH	Review file and conference with property owner regarding status and rehabilitation requisites (0.5); Conference with Building Commissioner regarding repair requisites (0.25)	0.75	1387249
6/15/2017	MRH	Draft fast-track demolition publication notification (0.5); Draft statutory mailing notice (0.75); Draft recorder of deeds notice document (0.5); Arrange for publication, signage posting, recording and mailing of legal notices (0.5); Draft correspondence to client providing status update (0.25); Draft signage instructions to client (0.25); Work on draft settlement agreement proposal (2.25)	5.00	1388024
6/16/2017	MRH	Conference with property owner regarding proposed settlement terms, revise agreement and transmit same	0.25	1388729
6/19/2017	MRH	Conference with homeowner regarding settlement agreement and revise same in accordance with counter-proposal	0.25	1389275
FOR CURRENT LEGAL SERVICES RENDERED			6.25	1,187.50

RECAPITULATION

<u>PROFESSIONAL</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL</u>
Mark R. Heinle	6.25	190.00	1,187.50

6/15/2017	Grundy County Recorder of Deeds, fee to record demo notice		82.00
	TOTAL COSTS		82.00

TOTAL CURRENT WORK	1,269.50
PREVIOUS BALANCE	47.50
BILLED TO DATE	142.50
TOTAL PAYMENTS	0.00
TOTAL AMOUNT DUE	<u>\$ 1,317.00</u>

PAST DUE AMOUNTS

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
47.50	0.00	0.00	0.00	0.00	0.00

This bill includes payments through May 31, 2017

7016 0340 0000 1772 0576

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
LOCKPORT, IL SPECIAL USE

Certified Mail Fee \$3.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees \$6.59



Sent To *Wood Block*
 Street and Apt. No. or PO Box No. *426 E. 9th St.*
 City, State, ZIP+4® *Lockport, Ill. 60441*
 PS Form 3800 (April 2015) PSN 7530-02-000-0017 See Reverse for Instructions

WASHINGTON STREET
 5 S WASHINGTON ST STE 105
 NAPERVILLE
 IL
 60540-9997
 1654840566
 06/16/2017 (800)275-8777 3:34 PM

Product Description	Sale Qty	Final Price
Boutonnieres (Unit Price:\$0.49)	1	\$0.49
First-Class Mail Letter (Domestic) (LOCKPORT, IL 60441) (Weight:0 Lb 0.80 Oz) (Expected Delivery Day) (Monday 06/19/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70160340000017720576)	1	\$3.35
Return Receipt (@@USPS Return Receipt #) (9590940216516053705056)	1	\$2.75
Total		\$7.08

Credit Card Remitd \$7.08
 (Card Name:VISA)
 (Account #:XXXXXXXXXX5176)
 (Approval #:02227A)
 (Transaction #:122)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811.

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 BRIGHTEN SOMEONE'S MAILBOX. Greeting

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: DEBORAH KUKIELSKI Printed at 06/16/17 09:38 by dkuki-sm

Acct #: 10061217

Ad #: 1425784

Status: N

VILLAGE OF COAL CITY
515 S BROADWAY
COAL CITY IL 60416

Start: 06/18/2017 Stop: 06/20/2017
Times Ord: 3 Times Run: ***
CLEG 1.00 X 64.00 Words: 250
Total CLEG 64.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 339.48
Affidavits: 2

Contact: MATT FRITZ
Phone: (815)634-8608
Fax#:
Email: www.coalcity-il.com
Agency:

Ad Descrpt: 1225 E NORTH STREET
Given by: MARK HEINLE
Created: dkuki 06/16/17 09:29
Last Changed: dkuki 06/16/17 09:38

Source: _____ Section: _____ Page: _____
Camera Ready: N Group: LEGALS AdType: _____
Misc: _____ Color: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Gang Ad #: _____
Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___
Coupon: _____
Special Instr: _____

COMMENTS:

COPIED from AD 1423930

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
JHN	CL	97	S	06/18,19,20			
WJJ	CL	99	S	06/18,19,20			
APNW	CL	97	S	06/18,19,20			

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815) 459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: DEBORAH KUKIELSKI

Printed at 06/16/17 09:38 by dkuki-sm

Acct #: 10061217

Ad #: 1425784

Status: N

PUBLIC NOTICE

**NOTICE TO REMEDIATE
IMMEDIATE AND
CONTINUING HAZARD**

Notice is hereby given that the residential structure located at 1225 E. North Street, Grundy County, Illinois, 60416; bearing permanent index number (P.I.N.) 06-35-427-006 and being legally described as follows:

LOT 1, BLOCK 25 IN THE VILLAGE OF EILEEN, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME); BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

(The "Property") has been determined to constitute an open, vacant, dangerous and unsafe building posing an immediate and continuing hazard to the community within the meaning of Section 11-31-1(e) of the Illinois Municipal Code, 65 ILCS 5/11-31-1(e), by Village of Cool City Building and Zoning Official Richard Malone.

The Village of Cool City intends to demolish the residential structure located on the Property and remove any and all garbage, debris and other hazardous, noxious and unhealthy substances or materials from the improvements and the Property unless the improvements are fully repaired or demolished within thirty (30) days and all garbage, debris and other hazardous, noxious and unhealthy substances or materials are removed from the Property within thirty (30) days.

All inquiries may be directed to:
Mark R. Heinle
ANGEL GUNK, DIAMOND, BUSH,
DIGIANNI & KRAFTHOFER, P.C.
1979 Mill Street, Suite 207
Naperville, IL 60563
(331) 457-4415
(630) 596-4611 Fax
mheinle@angelglink.com

(Published in the The Herald-News
on June 18, 19, 20, 2017)
1425784



**CHICAGO TITLE
COMPANY**

5257-1700305

Remit Payment To:

Chicago Title Company
124 E. Jefferson St.
Morris, IL 60450
Phone: (815)942-3678 Fax: (815)942-4287
Due upon receipt

INVOICE

ANCN1979
Ancel, Glink, Diamond, Bush, Dicianni & Krafthefer, P.C.
ATTN: Mark R. Heinle
1979 N. Mill Street, Suite 207
Naperville, IL 60563

Order Number: 5257-1700305

Invoice Date: May 1, 2017

Invoice Number: 5257-1700305

Operation: 01080.225257

Buyer/Borrower(s): Village of Coal City

Seller(s): David Vlach

Sales Rep: Angela Wagner

Property Description:

1225 E. North Street, Coal City, IL 60416

Bill Code	Description	Amount
SEA	Search and Exam Fee	500.00
Invoice total amount due:		<u>\$ 500.00</u>

**Thank you for the opportunity to serve you.
Please return a copy of this invoice with your payment**