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→ *City Of East Chicago Building Department*

Division of Inspections & Permits/Code Enforcement  
4444 Railroad Avenue, East Chicago, IN 46312  
(219) 391-8294/Fax: 391-7013

July 30, 2009

Via Certified Mail, Return Receipt Requested

To: Juanita Sims and Mitchell Sims  
4838 McCook Street  
East Chicago, IN 46312

Edward Hibbard Bavp, Mortgage  
2020 E. 159<sup>th</sup> Street  
Calumet City, IL 60409

Mansards Apartments, Judgment  
1818 Mansard Blvd.  
Griffith, IN 46319

Firstsource Healthcare Advantage, Inc.  
c/o National Registered Agents, Inc.  
320 N. Meridian Street  
Indianapolis, IN 46204

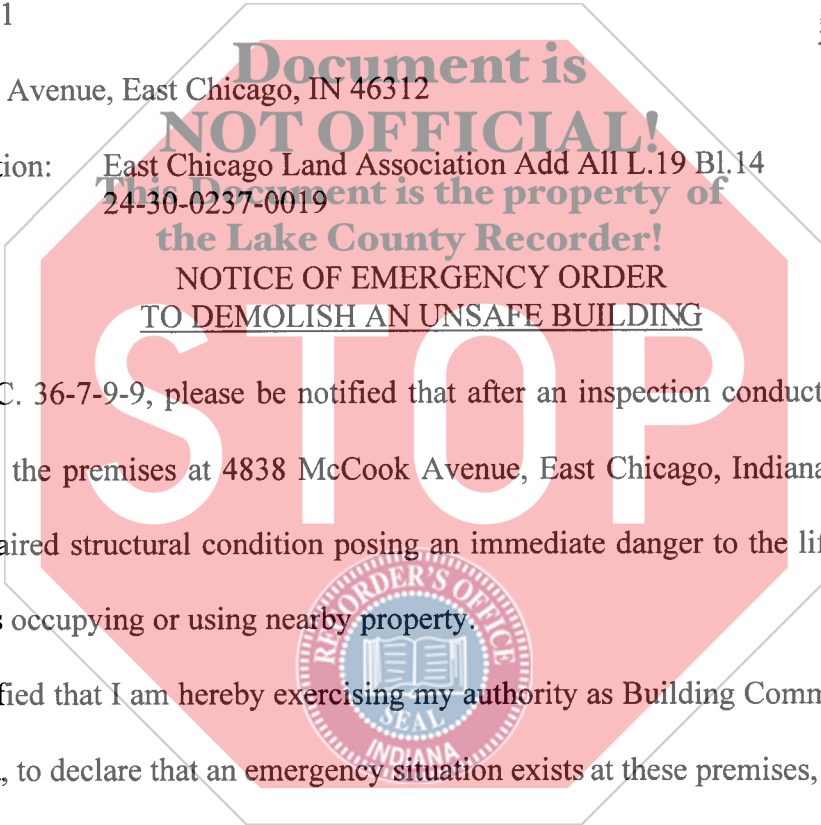
Juanita Sims and Mitchell Sims  
c/o Kenneth Manning, Trustee  
20 Monticello Drive  
Dyer, IN 46311

Re: 4838 McCook Avenue, East Chicago, IN 46312

Legal Description: East Chicago Land Association Add All L.19 Bl.14  
Key No.: 24-30-0237-0019

2009 066620

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2009 OCT -1 PM 1:59  
MICHAEL A. BROWN  
RECORDER



Pursuant to I.C. 36-7-9-9, please be notified that after an inspection conducted by inspectors of the Building Department, the premises at 4838 McCook Avenue, East Chicago, Indiana, has been found to be unsafe and in an impaired structural condition posing an immediate danger to the life, health, and safety of passersby and persons occupying or using nearby property.

Please be notified that I am hereby exercising my authority as Building Commissioner for the City of East Chicago, Indiana, to declare that an emergency situation exists at these premises, to wit:

1. *Roof-*
  - a) *Deteriorated - shingles missing - bow south side*
  - b) *Eaves - wood rotted and soffit lose and hanging, missing in areas of roof*
2. *Rear -*
  - a) *Area door leading into basement rotted, collapsing, opened, and door missing.*

16<sup>00</sup>  
ECB  
RM

- b) Steps leading into first floor enclosed porch concrete deteriorated broken off, and sinking.
- 3. Rear wall block foundation
  - a) Serious deterioration - breaks in block – holes that allow vermin to enter.
  - b) Framing around door rotted – entry gained.
- 4. First floor interior destroyed by vagrants and vandals removed sinks, copper lines, electrical wiring, etc.
- 5. South side – block wall deteriorated breaks and holes seen foundation – large opening further erodes and allow water to enter basement.
- 6. North side – walls deteriorated, siding missing, windows broken out, frame and sashes dilapidated.
- 7. Front east side porch and stairs exterior wood are in dilapidated dangerous condition.
- 8. Building is structurally unsound due to lack of maintenance.
- 9. Floors sagging, entry to east side rotting seen - hazardous condition exists.
- 10. Second floor gutted – debris is strewn all over bedroom and hallway – holes in wall, ceiling collapsed.
- 11. Public safety issues under IC 36-7-9-4, makes this property a hazard.
- 12. Impaired structural condition makes it unsafe to persons or property. This property has caused a decline in real estate values and insurance – has become a problem due to conditions that exist.
- 13. Property is an extended threat to fire, vagrants, vandals and homeless persons.
- 14. Property boarded up numerous times only to have scavengers remove plywood to enter and remove fixtures, furnace, plumbing, electrical, copper, etc.
- 15. Health hazard by property being opened – rodents, wild animals and drugs.
- 16. Nuisance – harmful to public – property abandoned over a year ago.

Pursuant to I.C.36-7-9-5, I am issuing this emergency order for you to remove the unsafe and hazardous condition at these premises immediately, to wit: *demolish and remove entire structure*. Please be advised that before you cause the work to be performed, please come into the Building Department office to apply for the appropriate building permit (e.g. wrecking/demolition).

Should you fail to comply with this order, the East Chicago Building Department may cause the action required by this order under I.C. 36-7-9-10 to be performed. Also, pursuant to I.C. 36-7-9-12, the East Chicago Building Department may recover any costs incurred by the enforcement of this emergency action

by filing a civil action against the persons who held a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe and hazardous premises at the time the enforcement authority found it necessary to take emergency action. This department is not liable for the cost of this civil action.

  
Ernest Hagler, Building Commissioner

- cc: East Chicago Board of Public Works & Safety
- East Chicago Engineering Department
- East Chicago Police Department
- East Chicago Fire Department
- East Chicago Law Department
- Charles Pacurar, City Controller
- Code Enforcement Department

