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City of East Chicago Building Department

Division of Inspections and Permits
4444 Railroad Avenue, East Chicago, IN 46312
219.391.294 ~ 219.391.7013

2011 018659

March 1, 2011



*Via First Class Mail,
Hand-Delivery & Certified Mail, Hand-Delivery*

TO: Lake County Tr. Co. Trs. Tr. #6141 (1st Class & C/M)
2200 N. Main
Crown Point, IN 46307

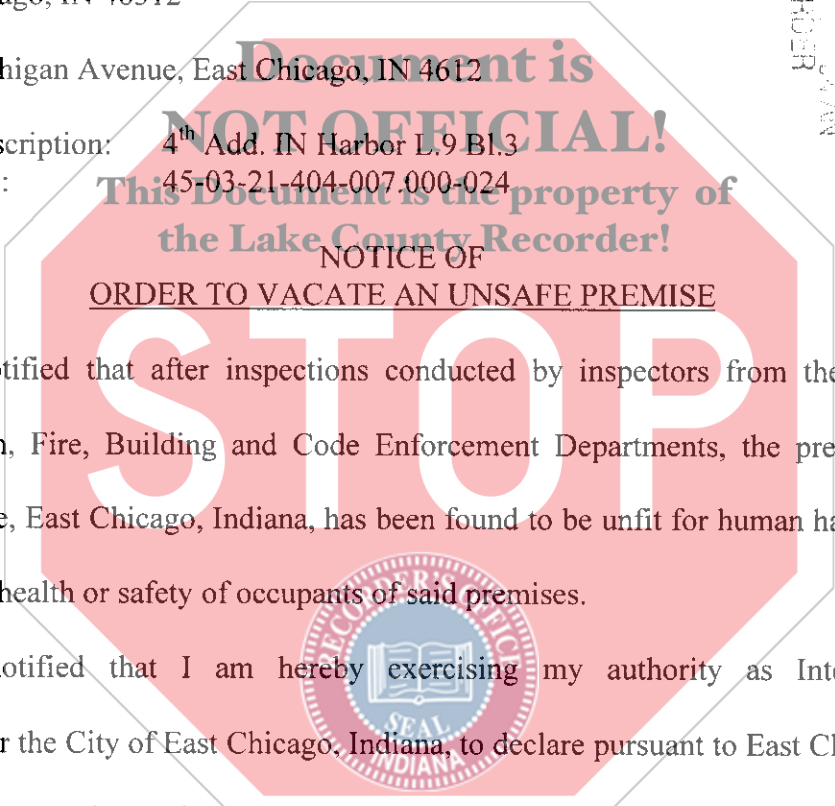
Fall Shores, LLC
Attn.: Thomas Wisneski
622 Exchange Avenue
East Chicago, IN 46312

Elpidio Soto
1510 Broadway
East Chicago, IN 46312

RE: 3763 Michigan Avenue, East Chicago, IN 46312

Legal Description: 4th Add. IN Harbor L.9 Bl.3
Parcel No: 45-03-21-404-007.000-024

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAR 30 PM 2:46
RECORDER



Please be notified that after inspections conducted by inspectors from the City of East Chicago's Health, Fire, Building and Code Enforcement Departments, the premises at 3763 Michigan Avenue, East Chicago, Indiana, has been found to be unfit for human habitation and is dangerous to the health or safety of occupants of said premises.

Please be notified that I am hereby exercising my authority as Interim Building Commissioner for the City of East Chicago, Indiana, to declare pursuant to East Chicago Code of Ordinances, Chapter 152, Section 152.11, these dwelling units condemned as unfit for human

habitation and order these occupied units vacated due to the unsafe situation that exists, to wit:

AMOUNT \$ 18
CASH _____
CHECK # 1003
OVERAGE _____
COPY _____
NON-COM _____
CLERK AO

002144

FINAL ACCEPTANCE FOR TRANSFER

MAR 30 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

1ST FLOOR APARTMENT - FRONT

1. MAIN SOURCE OF HEAT IS A GLO-WARM HEATER LOCATED IN THE KITCHEN BELOW A WOODEN CABINET. AT TOUCH, CABINET WAS HOT - SERIOUS FIRE HAZARD.
2. VISIBLE MICE HOLES THROUGHOUT APARTMENT - KITCHEN, BEDROOM CLOSET, AND INSIDE KITCHEN CABINETS AREAS.
3. BATHROOM SINK PIPES ARE LEAKING WATER.
4. REAR BEDROOM FLOOR AREA - AIR SEEPING THROUGH VISIBLE HOLES WHERE RADIATOR WAS ONCE LOCATED.
5. ALL HEAT RADIATORS HAVE BEEN REMOVE, EXCEPT FOR 2ND FLOOR REAR.
6. NO SEAL AROUND PIPING PENITRATION THROUGHOUT UNIT.

2ND FLOOR FRONT- VACANT

7. MAIN SOURCE OF HEAT IS A GLO-WARM HEATER LOCATED IN LIVING ROOM, WHICH IS OPERATIONAL AND CONNECTED.
8. THERE ARE VISIBLE OPENINGS THROUGHOUT THE FLOOR BASEBOARDS.

1ST FLOOR REAR

9. MAIN SOURCE OF HEAT IS A GLO-WARM HEATER LOCATED IN THE LIVINGROOM.
10. THE KITCHEN CABINETS ARE IN DISREPAIR, MISSING DRAWERS.

2ND FLOOR REAR

11. MAIN SOURCE OF HEAT IS A GLO-WARM HEATER LOCATED IN THE KITCHEN BELOW THE KITCHEN CABINET. A FIRE HAZARD. AT TOUCH, CABINET WAS HOT.

EXTERIOR

12. PORCH BALISTERS MISSING AT REAR SIDE ENCLOSED PORCH STAIRWAY.
13. PORCH RAIL IS MISSING.
14. PORCH STRUCTURE HAS SEPERATED FROM MAIN STRUCTURE.

BASEMENT

15. THERE IS STANDING WATER (SEWAGE) ON FLOOR IN CLOSE PROXIMITY OF HOT WATER HEATER.
16. THE CEILING PLWOOD IS IN ROTTING CONDITION AND HAS COLLAPSED THROUGHOUT.
17. THE NORTHEAST SIDE WALL HAS BOWED OUTWARD AND BUCKLING.
 - a. SUPPORT/T-BRACE HAS BOWED/SHIFTED.
 - b. GAP VISIBLE AT BOTTOM OF WALL REFLECTING THAT WALL IS NOT FLUSH/LEVEL.
18. WALLS ARE CRUMBLING.
19. CHIMNEY FLUE TO CHIMNEY REQUIRED TO BE SEALED.
20. WATER HEATER FLUE TO CHIMNEY REQUIRED TO BE SEALED.

OTHER

21. NO SEAL PENETRATION AROUND PIPING - WHICH INCLUDES CONDUIT, WATER, AND GAS PIPING.
22. ALL RADIATORS HAVE BEEN REMOVED.
23. NO MAIN SOURCE OF HEAT.
24. EXPOSED PIPES THROUGHOUT BUILDING WHERE RADIATORS WERE REMOVED.
25. EXPOSED PIPING THROUGHOUT BUILDING, BATHROOM, ETC.

I am therefore designating said premises as unfit for human habitation pursuant to East Chicago Code of Ordinances, Chapter 152, Section 152.11(A)(1), which reads in relevant part as follows:

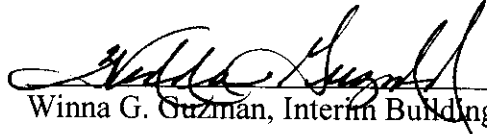
“A. Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the building commissioner.

1. One which is so damaged, decayed, dilapidated, insanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public...”

I am therefore issuing this order for you to vacate immediately and seal these premises within seventy-two (72) hours from receipt of this order and contact the East Chicago Building Department as to your intentions to bring the dwelling units into compliance before they can be occupied. Should you fail to comply with this order, the East Chicago Building Department may cause the action required by this order under Sections 152.16 of this Chapter to be performed.

Also, be advised that the East Chicago Building Department may recover any costs incurred by the enforcement of this 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 premises at the time the enforcement authority found it necessary to take this action. This department is not liable for the cost of this civil action.

If you wish to appeal this action you may within ten (10) days after service of this notice request and shall be granted by the Interim Building Commissioner, a hearing on this matter before the East Chicago Board of Public Safety. The request for a hearing must be a written petition requesting such hearing and setting forth a brief statement of the grounds therefore.


Winna G. Guzman, Interim Building Commissioner

cc: East Chicago Health Department
Code Enforcement Department
East Chicago Board of Public Safety
East Chicago Police Department
Carla Morgan, City Attorney
East Chicago Fire Department
East Chicago Planning Department
All Tenants (via-hand-delivery)

