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STATE OF IND.
LAKE COUNTY
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MICHAEL W. BROWN
RECORDER

STATE OF INDIANA)
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COUNTY OF LAKE)

BEFORE THE BOARD OF PUBLIC WORKS
AND SAFETY

CITY OF HAMMOND, INDIANA

IN RE THE PROPERTY LOCATED AT: 6317 MONROE AVENUE, HAMMOND, IN 46324

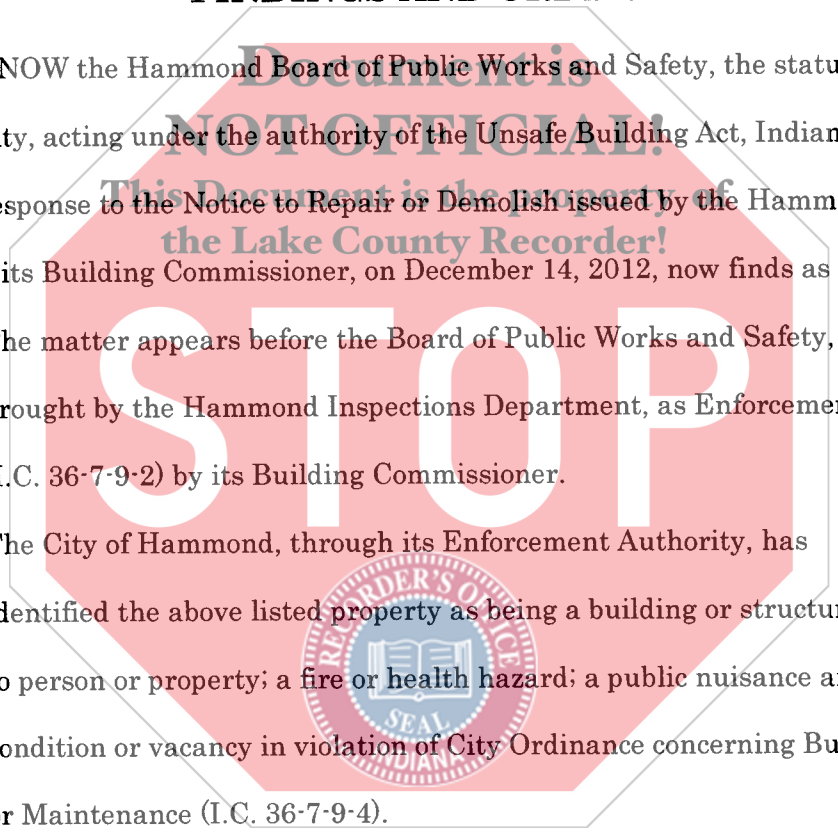
LEGAL DESCRIPTION: LOT 38 AND THE SOUTH HALF OF LOT 39 IN BLOCK 1, IN C.C. SMITH'S ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No.: 45-06-01-477-004.000.023

FINDINGS AND ORDER

COMES NOW the Hammond Board of Public Works and Safety, the statutory designated Hearing Authority, acting under the authority of the Unsafe Building Act, Indiana Code 36-7-9-1 et seq., and in response to the Notice to Repair or Demolish issued by the Hammond Inspections Department, by its Building Commissioner, on December 14, 2012, now finds as follows:

1. The matter appears before the Board of Public Works and Safety, brought by the Hammond Inspections Department, as Enforcement Authority (I.C. 36-7-9-2) by its Building Commissioner.
2. The City of Hammond, through its Enforcement Authority, has identified the above listed property as being a building or structure that is unsafe to person or property; a fire or health hazard; a public nuisance and due to condition or vacancy in violation of City Ordinance concerning Building Condition or Maintenance (I.C. 36-7-9-4).



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3. Pursuant to these findings, and acting to eliminate blight and protect public health and safety, the Enforcement Authority issued notice of the condition of the above listed property, and required that the above listed property be repaired or demolished, pursuant to I.C. 36-7-9-5.
4. This Notice to Repair or Demolish complied with I.C. 36-7-9-5 and contained the required information including in part, the name of the person to whom the ordered was issued, a legal description and common address of the unsafe premises, the action requested on the unsafe property, the time frame permitted for compliance and notice of the time, date and place of a scheduled hearing before the Hammond Board of Public Works and Safety.
5. Service was made upon all parties possessing a known or recorded fee interest, life estate interest, substantial property interest, or equitable interest in the above listed property, as determined from information maintained by the Lake County Recorder.
6. Service on the above listed property was made upon, in the following manner:
 - KRE, LLC, Certified Mail, Regular Mail, and Publication;
 - Patrick Toble, Certified Mail, Regular Mail, and Publication;
 - Patricia Toble, Certified Mail, Regular Mail and Publication;
 - Benjamin Funding Corporation, Certified Mail, Regular Mail and Publication;
 - Benjamin Funding Corporation, c/o The Corporation Trust Compnay, R/A, Certified Mail;
 - Bahay Develpoment Corporation, c/o Attorney Adam Decker, Certified Mail;

Great Lakes Bank, N.A., c/o Attorney Patrick Devine, Certified Mail;

Alison Kuo, Certified Mail; and

Any and All Unknown Tenants, Certified Mail, Regular Mail and Publication.

This above manner of service complies with the statutory requirements, and the Hearing Authority determines that a reasonable effort has been made to obtain service.

7. A hearing on the Notice and Order to Repair or Demolish was held before the Hammond Board of Public Works, pursuant to I.C. 36-7-9-7 on Thursday, January 24, 2013, continued to April 25, 2013 and finally continued to June 27, 2013 at 9:00 a.m., and was conducted on that date by the hearing authority at a public meeting.
8. That Alison Kuo and her Attorney Robert Golding requested an Inspection and an Agreement to Rehabilitate had been prepared and not signed. That no other person, to whom the Notice and Order to Repair or Demolish was issued, appeared at the hearing, nor any party having a substantial property interest in the unsafe premises appeared, in person or by counsel, nor was there requested a Continuance or rescheduling of the hearing by any party.
9. The property listed above was not substantially repaired nor demolished by the property owner prior to the scheduled hearing and the Notice and Order to Repair or Demolish issued by the Hammond Inspections Department proposes demolition of the unsafe property above, and that recommendation is reasonably related to the condition of the property, the failure of the owners of the property to remedy the condition, and given the nature and use of nearby properties (36-7-9-5).
10. Demolition of the unsafe property is necessary and reasonable in relation to

the present condition of the property, which requires services of the government in excess of ordinary property, and which creates a negative effect on property values, as well as affects the quality of life, and use, of the surrounding area in the City of Hammond.

NOW THEREFORE it is the finding and decision of the Hammond Board of Public Works and Safety to AFFIRM the Notice and Order to Repair and Demolish issued by the Enforcement Authority on the above named unsafe building. This affirmation shall be an ORDER to demolish the structure which shall be recorded in the office of the Recorder of Lake County, Indiana, with demolition of the property to subsequently follow. The costs of this demolition shall be assessed against the property, and shall constitute a lien on the property.

SO ORDERED this 27th day of June, 2013.

Hammond Board of Public Works and Safety

Document is NOT OFFICIAL!

By: _____
President

Vice President

Member

Attest: Lo Lawlette

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security Number in this document, unless required by law.

Kevin C. Smith

This instrument prepared by: Kevin C. Smith (#18169-45), SMITH SERSIC, 9301 Calumet Avenue, Suite 1F, Munster, IN 46321, Telephone Number 219-933-7600.