

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 071078

2015 OCT 20 AM 9:54

BOARD OF PUBLIC SAFETY  
CITY OF EAST CHICAGO

MICHAEL B. BROWN  
RECORDER

CITY OF EAST CHICAGO )  
BUILDING DEPARTMENT )

PROPERTY ADDRESS:  
3832 BUTTERNUT STREET  
EAST CHICAGO, INDIANA

-vs-

Nathan Fluellen, Thomas Campbell,  
Lake County Treasurer, Lake  
County Commissioners, Any and All  
Unknown Tenants.

**Document is  
NOT OFFICIAL!**

Legal Description: NORTH 25' OF LOT 19, BLOCK 12, AND THE SOUTH 5' OF LOT 20,  
BLOCK 12, 2<sup>ND</sup> ADDITION TO INDIANA HARBOR, AS SHOWN IN PLAT BOOK 5, PAGE  
18 OF LAKE COUNTY INDIANA.

Key No.:

45-03-22-407-036.000-024

ORDER

This matter was heard at a public hearing before the hearing authority, Board of Public  
Safety of the City of East Chicago, County of Lake, State of Indiana, on Wednesday September  
23, 2015, following the tendering of a written notice of this hearing date, by the Building  
Commissioner for said City to the owners and all parties with interest in property commonly  
known as: 3832 Butternut Street, East Chicago, Indiana

and legally described as:

Legal Description: Lot 19/20, Block 12, 2nd Add. Ind. Harbor

Key No.: 45-03-22-407-036.000-024

The above listed property had been previously identified by the Building Commissioner,  
the enforcement authority, as a building or structure that is unsafe to person or property, a fire or  
health hazard, a public nuisance and due to the condition, failure to repair or maintain or vacancy  
is in violation of Municipal Code and the Unsafe Building Act, Indiana Code 36-7-9-1.

④ 17-  
#4104 NF

Pursuant to these findings and acting to eliminate blight and protect public health and safety, the enforcement authority issued to the property owners and interested parties a written notice dated August 31, 2015 which required the above listed property to be repaired or demolished pursuant to I.C. 36-7-9-5.

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 order 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 Board of Public Safety.

Service was made upon all parties possessing a known or recorded interest in the property, including fee interest, life estate interest, substantial property interest or equitable interest, as determined from information maintained by the Lake County Recorder.

Service was made on all parties listed above by certified, regular mail, publication or posting on the premises, and such service complies with the statutory requirement and the hearing authority now finds a reasonable attempt has been made to obtain service and provide notice of the hearing which was held.

Appearing for the Building Department of said city was Building Commissioner Winna Guzman who testified that no repairs have been made on the property since the notice of violation was issued. Appearing for the property was Thomas Campbell, tax sale purchaser, Owner is to provide a copy of the Order for Deed on or before 11-25-15 to maintain stay of Demolition Order entered today.

The property listed above was not substantially repaired nor demolished by the owner prior to the scheduled hearing and the Notice and Order to Repair or Condemn and Demolish issued by the enforcement authority is now amended to Order said property to be torn down,

demolished, and the land cleaned of all debris, rubbish, and material, pursuant to the Unsafe Building Act, Indiana Code 36-7-9-1 et seq. as well as pursuant to East Chicago Municipal Code, Chapter 12, Section 15.12.150.

Such recommendation and action is necessary and reasonably related to the condition of the property, the failure of the owners of the property to remedy the condition of the property and given the nature and use of the nearby properties. Demolition of the above listed structure is necessary and reasonable in relation to the present condition of the property, which requires services of the City in excess of ordinary maintained property, and which creates a negative effect on property values, as well as affects the quality of life, and use, of the surround area in the City of East Chicago

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**  
IT IS HEREBY ORDERED BY THE BOARD OF SAFETY:

1. That the recommendation of the Building Commissioner is affirmed.
2. That the owners and parties with interest in said property shall cause said property to be torn down, demolished and the land cleared of all debris, rubbish, and material.
3. That said work shall be completed no later than thirty (30) days from the date of this order.
4. Upon the failure to comply with said order within the required time frame, the required work will be put to public bid and performed by a contractor who has been awarded a base bid contract to perform such work or by this agency's own personnel, and all costs, expenses, interest, fees including attorney fees, filing fees, recording fees, etc., will be charged to the owners and all other parties with interest in said real estate pursuant to I.C. 36-7-9-13 and recorded as a lien on the taxes of the property.

DATED: ~~October~~ <sup>September</sup> 23, 2015

*Carla Morgan*

CARLA MORGAN, President  
City of East Chicago Board of Public Safety

*Thomas Davis*

THOMAS DAVIS, Vice President  
City of East Chicago Board of Public Safety

*Richard Trembaczynski*  
~~Document is~~  
~~NOT OFFICIAL~~  
RICHARD TREMBACZYNSKI, Member  
City of East Chicago Board of Public Safety

**This Document is the property of  
the Lake County Recorder!**

I affirm, under the penalties for perjury, that I have taken reasonable care to react each social security number in this document, unless required by law.

**STOP**

*Kevin C. Smith*

Kevin C. Smith (#18169-45)  
SMITH SERSIC  
9301 Calumet Avenue, Suite 1F  
Munster, IN 46321  
219-933-7600  
Attorney for the East Chicago Building Commissioner

