

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MICHAEL B. BROWN
RECORDER

BOARD OF PUBLIC SAFETY
CITY OF EAST CHICAGO

CITY OF EAST CHICAGO)
BUILDING DEPARTMENT)

PROPERTY ADDRESS:
3806 MAIN STREET
EAST CHICAGO, INDIANA

-vs-

Elliott Cunningham, Citizens Financial)
Bank n/k/a First Merchants Bank, Indiana)
Department of Revenue, Internal Revenue)
Service, Lake County Treasurer, Lake County)
Commissioners, Any and All Unknown Tenants.)

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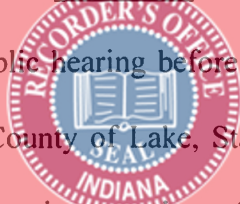
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the Lake County Recorder!**

Re: 3806 Main Street, East Chicago, IN 46312 (REAR PROPERTY ONLY)

Legal Description: LOT 32, BLOCK 15, SECOND ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 5, PAGE 18, IN LAKE COUNTY, INDIANA.

Key No.: 45-03-22-331-017.000-024

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 July 26, 2017 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: 3806 Main Street, East Chicago Indiana (REAR BUILDING)

and legally described as: *Legal Description: Lot 32, Block 15, 2ND Add., Ind. Harbor*
Key No.: 45-03-22-331-017.000-024

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

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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. Owner was made aware of the issues with this property in 2015, and has not corrected the issues in the ensuing two years.

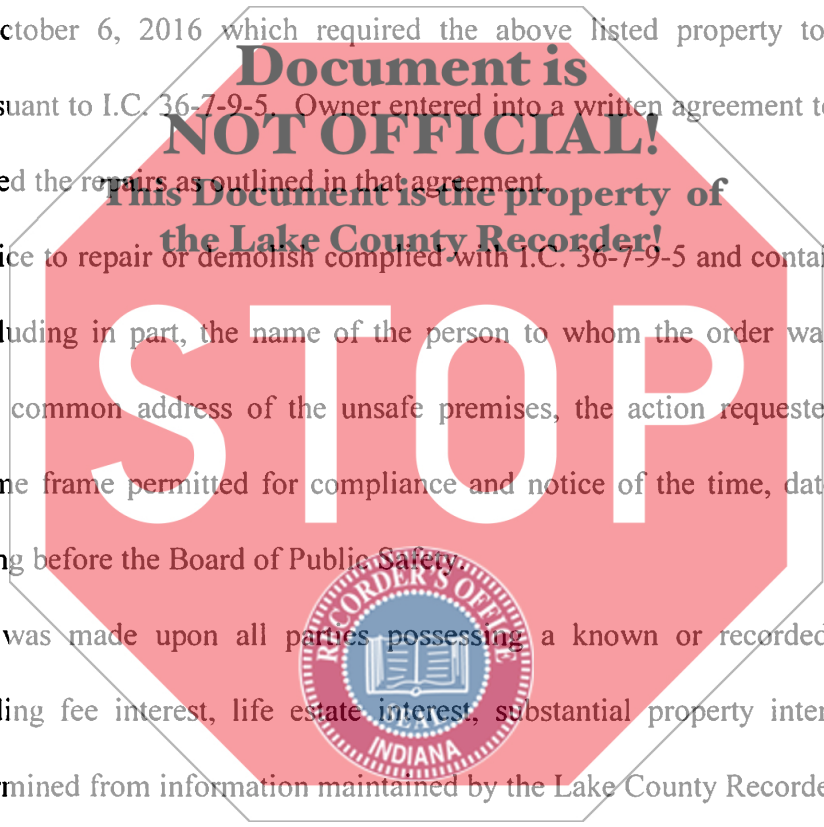
Pursuant to these findings and acting to eliminate blight and protect public health and safety, the enforcement authority issued to the property owners and interested parties a written notice dated October 6, 2016 which required the above listed property to be repaired or demolished pursuant to I.C. 36-7-9-5. Owner entered into a written agreement to rehabilitate but has not completed the repairs as outlined in that agreement.

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 Inspector Damien Ventura, who testified that no repairs have been made on the property since the notice of



violation was issued and no work has been done on the rear building under the written rehabilitation agreement.

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

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 rear building at the 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:

July 26th 2017

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Milton Reed
MILTON REED, President
City of East Chicago Board of Public Safety

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



Richard Trembczynski
RICHARD TREMBCZYNSKI, Member
City of East Chicago Board of Public Safety

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.

Kevin C. Smith
Kevin C. Smith (#18169-45)
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Attorney for the East Chicago Building Commissioner