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GINA PIMENTA
RECORDER 2021-033463
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 8:48 AM 2021 Apr 22

BOARD OF PUBLIC SAFETY
CITY OF EAST CHICAGO

CITY OF EAST CHICAGO BUILDING
DEPARTMENT
v.

PROPERTY ADDRESS:
612 W. 149th STREET
EAST CHICAGO, INDIANA

CHARLES C. SIMON, MEGAN K. SIMON,
FINANCE OF AMERICA COMMERCIAL
LLC, AND ANY AND ALL UNKNOWN
TENANTS

Re: 612 W. 149th Street, East Chicago, IN 46312

Legal Description: LOTS C AND D IN BLOCK 7 IN A SUBDIVISION IN THE
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9
WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF EAST
CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK
19 PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE
COUNTY, INDIANA.

Key No.: 45-03-29-454-028.000-024

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, March 24,
2021 following the tendering of an March 5, 2021, 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: 612 W. 149th Street, East Chicago, IN 46312

and legally described as: *Legal Description: RESUB. S2. 29 ALL 30 TO 35 BLK. 7 SUB.
SE. S.29 T.37 R.9 ALL L.C AND L.D*

APR 20 2021

Key No.: 45-03-29-454-028.000-024

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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.

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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 March 5, 2021 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 East Chicago was Building Inspector James Portalatin, who at the hearing possessed photographs showing the condition of the property and testified that no significant repairs have been made on the property since the notice was sent to the property owner and interested parties, nor has any work has been done on the property listed above to bring it into compliance before the hearing date.

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 finalized as an Order said property to be torn down, demolished, and the land cleaned of all debris, rubbish, and material, pursuant to the Unsafe

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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 are 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 to demolish the unrepaired structure is affirmed by the Board, the Hearing Authority.
2. That the owners and parties with interest in said property shall cause said 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 by the City, 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. SO ORDERED.

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DATED: March 24, 2021

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

Property of Lake County Recorder

State of Indiana
County of Lake

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Before me the undersigned, a Notary Public for the State of Indiana personally appeared Milton Reed, President, Thomas Davis, vice President, and Richard Trembczynski, Member and they are being duly sworn by me upon their oath says that the facts alleged in the foregoing instrument are true. Signed and sealed this 24th day of March, 2021

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 10-03-2027
County of Residence: Lake

Deen Casme
Notary Public

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 (#18169-45)
SMITH SERSIC
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Munster, IN 46321
219-933-7600
Attorney for the East Chicago Building Commissioner