

CITY OF RED BUD, RANDOLPH COUNTY, ILLINOIS

ORDINANCE NO. 1529

**AN ORDINANCE CITING PROPERTY AS DANGEROUS AND UNSAFE
ADOPTED BY THE CITY COUNCIL OF THE CITY OF RED BUD, ILLINOIS,
THIS 6TH DAY OF NOVEMBER, 2023.**

*Published in pamphlet form by authority of the City Council of the City of Red Bud,
Randolph County, Illinois, this 6th day of November, 2023.*

Posted: November 7, 2023	By: KAC
Removed:	By:

ORDINANCE NO. 1529

AN ORDINANCE CITING CERTAIN PROPERTY AS DANGEROUS AND UNSAFE

WHEREAS, the garage and improvements on certain property within the corporate limits of the City of Red Bud, and more particularly described as follows, to-wit:

Lots 3 and 4 in Block "I" of Crozier's Southwest Addition to the Town, now City of Red Bud, Randolph County, Illinois as shown by plat dated December 4, 1858 and recorded December 28, 1858 in Plat Book "C" at Page 16 in the Recorder's Office, Randolph County, Illinois, EXCEPT that part conveyed to Vernon Muench and Evelyn Muench, Husband and Wife by Quit-Claim Deed recorded October 22, 2003 in Book 729 at Page 316, Recorder's Office, Randolph County, Illinois, more particularly described as follows: The South 8 feet of Lots 3 and 4 in Block "I" of Crozier's Southwest Addition to the Town, now City of Red Bud, Randolph County, Illinois as shown by plat dated December 4, 1858 and recorded December 28, 1858 in Plat Book "C" at Page 16 in the Recorder's Office, Randolph County, Illinois.

Commonly known as: **704 Locust Street, Red Bud, IL 62278**

Perm. Index No.: **13-074-007-00 (01-09-113-027)**

appears to be suffering from serious defects, said garage and improvements being described as follows:

See Exhibit "A"

and

WHEREAS, the Mayor and City Council of the City of Red Bud have determined that such property is in a dangerous and unsafe condition and in a general state of disrepair; and

WHEREAS, Cris M. Nuyt and Susan L. Nuyt is the record owners of the above premises; and

WHEREAS, other interested parties with respect to said real estate include the following:

1. PHH Mortgage Corporation is a lien holder with respect to the above property by virtue of a mortgage dated January 25, 2008 and recorded February 11, 2008, as Document Number 2008R00662, and Assignment of Mortgage dated March 20, 2019, recorded April 8, 2019, as Document Number 2019R01000, in the office of the Recorder of Deeds, Randolph County, Illinois; and

WHEREAS, it has been determined by the Mayor and City Council of the City of Red Bud, Randolph County, Illinois, that the garage and improvements on such property should be demolished or repaired by the Owner(s) of record; that the same should be caused to be demolished by said Mayor and City Council; and that said procedure as authorized by Chapter 65 ILCS (2018) 5/11-31-1, should be followed in securing the demolition or repair of said garage and improvements.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Red Bud, Randolph County, Illinois, that:

Section 1. The garage and improvements on the above-described real estate be and are hereby found to be dangerous and unsafe within the corporate limits of the City of Red Bud, Illinois.

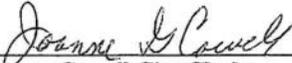
Section 2. The City Clerk of the City of Red Bud be and she is hereby instructed to forthwith send written notice to the Owner(s) of record to put such property in a safe condition either by repair or demolition or, in the alternative, provide a suitable plan of rehabilitation to the City.

Section 3. If said Owner(s) of record, as aforesaid, fail within fifteen (15) days after service of said written notice to put such property in a safe condition, or in the alternative provide a suitable rehabilitation plan, the City Attorney be and is hereby directed and authorized to apply to the Circuit Court of Randolph County, Illinois, for an order authorizing demolition of such garage and improvements.

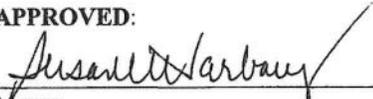
Section 4. This Ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED by the City Council of the City of Red Bud, Randolph County, Illinois, this 6th day of November, 2023.

APPROVED by the Mayor of the City of Red Bud, Randolph County, Illinois, this 6th day of November, 2023.



Joanne Cowell City Clerk

APPROVED:


Mayor

ATTEST:


City Clerk

Published and filed for record in the office of the City Clerk of the City of Red Bud, Randolph County, Illinois, this 14th day of November, 2023.

NOTICE

TO: Cris M. Nuyt and Susan L. Nuyt
704 Locust Street
Red Bud, IL 62278

YOU ARE HEREBY NOTIFIED that the Mayor and City Council of the City of Red Bud, Randolph County, Illinois, have by proper ordinance found and determined the garage located on the following described real estate, to-wit:

Lots 3 and 4 in Block "T" of Crozier's Southwest Addition to the Town, now City of Red Bud, Randolph County, Illinois as shown by plat dated December 4, 1858 and recorded December 28, 1858 in Plat Book "C" at Page 16 in the Recorder's Office, Randolph County, Illinois, EXCEPT that part conveyed to Vernon Muench and Evelyn Muench, Husband and Wife by Quit-Claim Deed recorded October 22, 2003 in Book 729 at Page 316, Recorder's Office, Randolph County, Illinois, more particularly described as follows: The South 8 feet of Lots 3 and 4 in Block "T" of Crozier's Southwest Addition to the Town, now City of Red Bud, Randolph County, Illinois as shown by plat dated December 4, 1858 and recorded December 28, 1858 in Plat Book "C" at Page 16 in the Recorder's Office, Randolph County, Illinois.

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to be dangerous and unsafe.

YOU ARE HEREBY NOTIFIED that unless you shall, within fifteen (15) days of the sending of this Notice, a) put such garage in safe condition; b) submit a Rehabilitation Plan to the City Code Enforcement Office for review or; c) demolish it, the Mayor and City Council of the City of Red Bud have authorized the City Attorney to apply to the Circuit Clerk of Randolph County, Illinois, for an order authorizing the City of Red Bud to cause said garage to be demolished.

YOU ARE FURTHER NOTIFIED that in the event the City of Red Bud causes said garage to be demolished, the cost of such demolition incurred by the municipality shall constitute a lien against the above described real estate superior to all prior existing liens and encumbrances, except taxes, upon the filing of notice thereof in the Recorder's Office of Randolph County, Illinois, and that said lien may be enforced by proceedings to foreclose the same as in the case of mortgages or mechanic's liens.

Very truly yours,



Joanne Cowell, City Clerk
of the City of Red Bud, Illinois

Mailed: 11/27/2023

NOTICE

TO: PHH Mortgage Corporation
1 Mortgage Way
Mount Laurel, NJ 08054

YOU ARE HEREBY NOTIFIED that the Mayor and City Council of the City of Red Bud, Randolph County, Illinois, have by proper ordinance found and determined the garage located on the following described real estate, to-wit:

Lots 3 and 4 in Block "I" of Crozier's Southwest Addition to the Town, now City of Red Bud, Randolph County, Illinois as shown by plat dated December 4, 1858 and recorded December 28, 1858 in Plat Book "C" at Page 16 in the Recorder's Office, Randolph County, Illinois, EXCEPT that part conveyed to Vernon Muench and Evelyn Muench, Husband and Wife by Quit-Claim Deed recorded October 22, 2003 in Book 729 at Page 316, Recorder's Office, Randolph County, Illinois, more particularly described as follows: The South 8 feet of Lots 3 and 4 in Block "I" of Crozier's Southwest Addition to the Town, now City of Red Bud, Randolph County, Illinois as shown by plat dated December 4, 1858 and recorded December 28, 1858 in Plat Book "C" at Page 16 in the Recorder's Office, Randolph County, Illinois.

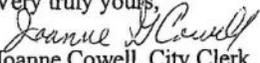
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to be dangerous and unsafe; the record owner of this tract is Cris M. Nuyt and Susan L. Nuyt.

YOU ARE HEREBY NOTIFIED that unless you shall, within fifteen (15) days of the sending of this Notice, a) put such garage in safe condition; b) submit a Rehabilitation Plan to the City Code Enforcement Office for review or; c) demolish it, the Mayor and City Council of the City of Red Bud have authorized the City Attorney to apply to the Circuit Clerk of Randolph County, Illinois, for an order authorizing the City of Red Bud to cause said garage to be demolished.

YOU ARE FURTHER NOTIFIED that in the event the City of Red Bud causes said garage to be demolished, the cost of such demolition incurred by the municipality shall constitute a lien against the above described real estate superior to all prior existing liens and encumbrances, except taxes, upon the filing of notice thereof in the Recorder's Office of Randolph County, Illinois, and that said lien may be enforced by proceedings to foreclose the same as in the case of mortgages or mechanic's liens.

Very truly yours,

Joanne Cowell, City Clerk
of the City of Red Bud, Illinois

Mailed: 11/27/2023 _____



