

STATE OF ILLINOIS)
) ss
COUNTY OF L A K E)

IN THE CIRCUIT COURT OF THE NINETEENTH
JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS

VILLAGE OF LONG GROVE, an
Illinois municipal corporation,

 Plaintiff,

 vs.

YLG LONG GROVE, LLC, COUNTY OF
LAKE, Trustee, UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

 Defendants.

GENERAL NO. 20CH00000313

VERIFIED DEMOLITION COMPLAINT

Now comes the **VILLAGE OF LONG GROVE**, an Illinois municipal corporation, by and through its attorneys, **LALUZERNE & SMITH, LTD.**, and complains of the defendants, **YLG LONG GROVE, LLC, COUNTY OF LAKE, UNKNOWN OWNERS** and **NON-RECORD CLAIMANTS**, and states as follows:

1. Plaintiff, **VILLAGE OF LONG GROVE**, is an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois.
2. Upon information and belief, defendant, **YLG LONG GROVE, LLC**, is the owner of the real estate commonly known as 7153 N. Illinois Route 83, Long Grove, Illinois, hereinafter referred to as the subject real estate.

3. Upon information and belief, defendant, **COUNTY OF LAKE**, has an interest in the property as the buyer of real estate taxes.

4. Plaintiff avers that in addition to persons designated by name herein and the Unknown Defendants hereinbefore referred to, there are other persons, and/or non-record claimants who are interested in this action and who have or claim some right, title, interest or lien in, to or upon the real estate, or some part thereof, in this Complaint described, including but not limited to the following:

Unknown Owners, if any;

Unknown Tenants in Possession of the subject real estate, if any.

That the name of each of such persons is unknown to Plaintiff and on diligent inquiry cannot be ascertained, and all such persons are therefore made party defendants to this action by the name and description of **UNKNOWN OWNERS** and **NON-RECORD CLAIMANTS**.

5. The subject real estate is legally described and further referenced as follows:

Lot 32 in Fred and Russell Towner's Subdivision of Part of the Northwest 1/4 of Section 6, Township 43 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded May 21, 1951 as Document 727954, in Book 1045 of Records, Page 269, in Lake County, Illinois.

Permanent Tax Number: 15-06-103-013

6. The structure and materials located upon the subject real estate constitute a dangerous and unsafe building as follows:

- a. Section 504.1 of the International Property Maintenance Code, which has been adopted by the Village of Long Grove, requires all plumbing fixtures shall be properly installed and maintained to be free from leaks and defects. On January 3, 2014, the owners failed to maintain the plumbing fixtures in good working order, resulting in flooding of the structure and the building being "red tagged" by the Village of Long Grove as uninhabitable and not approved for occupancy. The building is still in this uninhabitable condition.
- b. Section 108.1.3 of the International Property Maintenance Code defines a structure as "unsafe for human occupancy" whenever a code official finds the structure is unsafe or because of the degree which the structure is in disrepair. Since January 3, 2014, the building has been "unsafe for human habitation" due to the flooding and mold growth in the structure.
- c. Section 108.1.5.7 of the International Property Maintenance Code provides that a structure shall be considered dangerous when it is neglected, damaged, dilapidated or unsecured so as to an attractive nuisance to children who might play in the structure. Since January 3, 2014, the building has been damaged, dilapidate and unsecured so as to an attractive nuisance to children who might play in the structure.

7. The subject real estate as described herein constitutes a dangerous and unsafe condition as contemplated by 65 ILCS 5/11-31-1 such that if the defendants shall fail to demolish all structures, it is necessary and appropriate for the plaintiff to take such action in the interests of public health, safety and welfare.

8. Plaintiff has given all owners and lien holders fifteen (15) days' written notice by certified mail and regular mail to put the subject real estate in a safe condition or to demolish it.

9. Upon proof of such notice and a failure of all owners or lien holders to put the subject real estate in a safe condition or demolish it, pursuant to 65 ILCS 5/11-31-1, plaintiff shall be entitled to an order authorizing action to be taken by the plaintiff to demolish all structures from the subject real estate and to take such other or further action as may be necessary or appropriate to render the subject real estate safe and free of dangerous and hazardous conditions.

10. Pursuant to 65 ILCS 5/11-31-1, the costs incurred by plaintiff for such demolition, repair, enclosure or removal and any associated costs together with all court costs and attorneys' fees incurred or other costs related to enforcement shall be recoverable from the owner or owners of the subject real estate and shall be a lien on the subject real estate superior to all other liens except taxes.

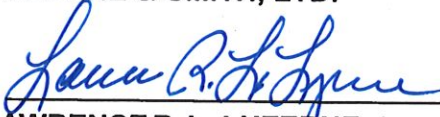
WHEREFORE, the plaintiff, **VILLAGE OF LONG GROVE**, an Illinois municipal corporation, prays for entry of a Judgment against the Defendants:

- A. Authorizing plaintiff to proceed with action to demolish all structures from the subject property;
- B. Authorizing plaintiff to take such other or further action as may be necessary or appropriate to render the subject real estate safe and free of dangerous and hazardous conditions;
- C. Awarding plaintiff all costs incurred in this proceeding, including all demolition, repair, enclosure or removal costs and all reasonable attorneys' fees incurred and all other costs incurred in enforcement;
- D. Declaring plaintiff entitled to a lien on the subject real estate, in the amount awarded, superior to all other liens except taxes; and
- E. Entering such other or further order as may be appropriate or just.

Respectfully submitted,

LaLUZERNE & SMITH, LTD.

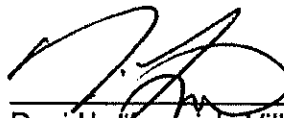
By:


LAWRENCE R. LaLUZERNE, Attorney
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VERIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



David Lotnspeich, Village Manager for the
Village of Long Grove