



NOTICE OF FORECLOSURE

Pursuant to Public Act 096-0856 - Section 15-1503
all notices shall be sent to:

VILLAGE OF JUSTICE
Building Department
8748 W. 82nd Place
Justice, IL 60458

ORDINANCE NO. 2019-33 (4-26-2019)

AN ORDINANCE AMENDING CHAPTER 5, HEALTH AND SANITATION, ARTICLE XI, DEFAULTED AND VACANT PROPERTY REGISTRATION, SECTION 5-353, REGISTRATION OF DEFAULTED PROPERTY, AND SECTION 5-354, REGISTRATION OF VACANT PROPERTY, OF THE JUSTICE MUNICIPAL CODE

BE IT ORDAINED by the President and the Board of Trustees of the Village of Justice, Cook County, Illinois, as follows:

Section 1

That Chapter 5, Health and Sanitation, Article XI, Defaulted and Vacant Property Registration, of the Justice Municipal Code, be amended by changing Section 5-353, Registration of Defaulted Property, to read as follows:

Sec. 5-353. Registration of Defaulted Property.

(a) A mortgagee shall register defaulted property located in the Village with the Building Commissioner no later than ten (10) days of the same qualifies as defaulted property (the "initial registration"), and every six (6) months thereafter (each a "semi-annual registration") while the property remains qualified as a defaulted property.

(b) A mortgagee shall identify in its registration, with respect to each defaulted property: (i) its name, address, and telephone number; (ii) the address of the property being registered; (iii) the qualifying event requiring registration; (iv) the name, e-mail, and telephone number of a contact person; and (v) a status of the property as vacant or occupied. The registration of any vacant defaulted property shall include the name, address, e-mail, and telephone number of a property manager responsible for the management of the vacant defaulted property.

(c) Prior to registration, and every thirty (30) days thereafter while the property remains on the Defaulted and Vacant Property Registry, a mortgagee shall inspect the defaulted property to determine whether the same is vacant or occupied.

(d) A mortgagee, and its successor or assign, shall update the information contained in its registration no later than ten (10) days following a change in circumstance that would make the information contained on the Defaulted and Vacant Property Registry outdated, incorrect, or no longer valid.

(e) Deleted.

(f) Defaulted property shall be and remain on the Defaulted and Vacant Property Registry until such time as the same no longer qualifies as registrable property. Proof of the disqualifying event or circumstance shall be delivered to and approved by the Village before the defaulted property is removed from the Defaulted and Vacant Property Registry.

(g) Nothing here shall require duplicate registration as defaulted property and vacant property; provided, however, vacant defaulted property shall continue to be registered on the Defaulted and Vacant Property Registry if the basis for its qualification as a defaulted property is removed but the same continues to qualify as vacant property.

Section 2

That Chapter 5, Health and Sanitation, Article XI, Defaulted and Vacant Property Registration, of the Justice Municipal Code, be amended by changing Section 5-354, Registration of Vacant Property, to read as follows:

Sec. 5-354. Registration of Vacant Property.

(a) An owner shall register vacant property located in the Village with the Building Commissioner no later than ten (10) days of the same qualifies as vacant property (the “initial registration”), and every six (6) months thereafter (each a “semi-annual registration”) while the property remains qualified as vacant property.

(b) An owner shall identify in its registration, with respect to each vacant property: (i) its name, address, and telephone number; (ii) address of the property being registered; (iii) the date the vacant property was last occupied, and, (iv) for all owners excepting individuals residing in Cook County, Illinois, the name, address, e-mail, and telephone number of a property manager responsible for the management of the vacant property.

(c) Each owner, and its successor or assign, shall update the information contained in its registration no later than ten (10) days following a change in circumstance that would make the information contained on the Defaulted and Vacant Property Registry outdated, incorrect, or no longer valid.

(d) Deleted.

(e) Vacant property shall be and remain on the Defaulted and Vacant Property Registry until such time as the same is legally occupied for a period of twenty-one (21) consecutive days, and all utility services thereto have been restored. Proof of occupancy and utility restoration shall be delivered to and approved by the Village before property is removed from the Defaulted and Vacant Property Registry.

Section 3

If any section, paragraph, clause, or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 4

All ordinances or policies in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Send information to: jlurquin@villageofjustice.org

FORECLOSURE / VACANT PROPERTY REGISTRATION

PROPERTY ADDRESS:

STATUS: (Check all that apply)

PIN #:

FORECLOSURE: _____

PROPERTY LEGAL DESCRIPTION:

OCCUPIED: _____

VACANT: _____

OWNER OF RECORD:

Name:

Address:

City, State, Zip:

Phone:

MORTGAGE HOLDER:

Name:

Address:

City, State, Zip:

Phone:

Contact Person:

PROPERTY MANAGER:

Name:

Address:

City, State, Zip:

Phone:

Contact Person:

DATE OF FINAL SALE: