

1 AN ACT concerning the demolition of unsafe buildings,  
2 amending named Acts.

3 Be it enacted by the People of the State of Illinois,  
4 represented in the General Assembly:

5 Section 5. The Counties Code is amended by changing  
6 Section 5-1121 as follows:

7 (55 ILCS 5/5-1121)

8 Sec. 5-1121. Demolition, repair, or enclosure.

9 (a) The county board of each county may demolish,  
10 repair, or enclose or cause the demolition, repair, or  
11 enclosure of dangerous and unsafe buildings or uncompleted  
12 and abandoned buildings within the territory of the county,  
13 but outside the territory of any municipality, and may remove  
14 or cause the removal of garbage, debris, and other hazardous,  
15 noxious, or unhealthy substances or materials from those  
16 buildings. If a township within the county makes a formal  
17 request to the county board as provided in Section 85-50 of  
18 the Township Code that the county board commence specified  
19 proceedings under this Section with respect to property  
20 located within the township but outside the territory of any  
21 municipality, then, at the next regular county board meeting  
22 occurring at least 10 days after the formal request is made  
23 to the county board, the county board shall either commence  
24 the requested proceedings or decline to do so (either  
25 formally or by failing to act on the request) and shall  
26 notify the township board making the request of the county  
27 board's decision. In any county having adopted, by referendum  
28 or otherwise, a county health department as provided by  
29 Division 5-25 of the Counties Code or its predecessor, the  
30 county board of any such county may upon a formal request by  
31 the city, village, or incorporated town demolish, repair or

1 cause the demolition or repair of dangerous and unsafe  
2 buildings or uncompleted and abandoned buildings within the  
3 territory of any city, village, or incorporated town having a  
4 population of less than 50,000.

5 The county board shall apply to the circuit court of the  
6 county in which the building is located (i) for an order  
7 authorizing action to be taken with respect to a building if  
8 the owner or owners of the building, including the lien  
9 holders of record, after at least 15 days' written notice by  
10 mail to do so, have failed to commence proceedings to put the  
11 building in a safe condition or to demolish it or (ii) for an  
12 order requiring the owner or owners of record to demolish,  
13 repair, or enclose the building or to remove garbage, debris,  
14 and other hazardous, noxious, or unhealthy substances or  
15 materials from the building. It is not a defense to the  
16 cause of action that the building is boarded up or otherwise  
17 enclosed, although the court may order the defendant to have  
18 the building boarded up or otherwise enclosed. Where, upon  
19 diligent search, the identity or whereabouts of the owner or  
20 owners of the building, including the lien holders of record,  
21 is not ascertainable, notice mailed to the person or persons  
22 in whose name the real estate was last assessed and the  
23 posting of such notice upon the premises sought to be  
24 demolished or repaired is sufficient notice under this  
25 Section.

26 The hearing upon the application to the circuit court  
27 shall be expedited by the court and shall be given precedence  
28 over all other suits.

29 The cost of the demolition, repair, enclosure, or removal  
30 incurred by the county, by an intervenor, or by a lien holder  
31 of record, including court costs, attorney's fees, and other  
32 costs related to the enforcement of this Section, is  
33 recoverable from the owner or owners of the real estate or  
34 the previous owner or both if the property was transferred

1 during the 15 day notice period and is a lien on the real  
2 estate; the lien is superior to all prior existing liens and  
3 encumbrances, except taxes, if, within 180 days after the  
4 repair, demolition, enclosure, or removal, the county, the  
5 lien holder of record, or the intervenor who incurred the  
6 cost and expense shall file a notice of lien for the cost and  
7 expense incurred in the office of the recorder in the county  
8 in which the real estate is located or in the office of the  
9 registrar of titles of the county if the real estate affected  
10 is registered under the Registered Titles (Torrens) Act.

11 The notice must consist of a sworn statement setting out  
12 (1) a description of the real estate sufficient for its  
13 identification, (2) the amount of money representing the cost  
14 and expense incurred, and (3) the date or dates when the cost  
15 and expense was incurred by the county, the lien holder of  
16 record, or the intervenor. Upon payment of the cost and  
17 expense by the owner of or persons interested in the property  
18 after the notice of lien has been filed, the lien shall be  
19 released by the county, the person in whose name the lien has  
20 been filed, or the assignee of the lien, and the release may  
21 be filed of record as in the case of filing notice of lien.  
22 Unless the lien is enforced under subsection (b), the lien  
23 may be enforced by foreclosure proceedings as in the case of  
24 mortgage foreclosures under Article XV of the Code of Civil  
25 Procedure or mechanics' lien foreclosures. An action to  
26 foreclose this lien may be commenced at any time after the  
27 date of filing of the notice of lien. The costs of  
28 foreclosure incurred by the county, including court costs,  
29 reasonable attorney's fees, advances to preserve the  
30 property, and other costs related to the enforcement of this  
31 subsection, plus statutory interest, are a lien on the real  
32 estate and are recoverable by the county from the owner or  
33 owners of the real estate.

34 All liens arising under this subsection (a) shall be

1 assignable. The assignee of the lien shall have the same  
2 power to enforce the lien as the assigning party, except that  
3 the lien may not be enforced under subsection (b).

4 If the appropriate official of any county determines that  
5 any dangerous and unsafe building or uncompleted and  
6 abandoned building within its territory fulfills the  
7 requirements for an action by the county under the Abandoned  
8 Housing Rehabilitation Act, the county may petition under  
9 that Act in a proceeding brought under this subsection.

10 (b) In any case where a county has obtained a lien under  
11 subsection (a), the county may enforce the lien under this  
12 subsection (b) in the same proceeding in which the lien is  
13 authorized.

14 A county desiring to enforce a lien under this subsection  
15 (b) shall petition the court to retain jurisdiction for  
16 foreclosure proceedings under this subsection. Notice of the  
17 petition shall be served, by certified or registered mail, on  
18 all persons who were served notice under subsection (a). The  
19 court shall conduct a hearing on the petition not less than  
20 15 days after the notice is served. If the court determines  
21 that the requirements of this subsection (b) have been  
22 satisfied, it shall grant the petition and retain  
23 jurisdiction over the matter until the foreclosure proceeding  
24 is completed. The costs of foreclosure incurred by the  
25 county, including court costs, reasonable attorneys' fees,  
26 advances to preserve the property, and other costs related to  
27 the enforcement of this subsection, plus statutory interest,  
28 are a lien on the real estate and are recoverable by the  
29 county from the owner or owners of the real estate. If the  
30 court denies the petition, the county may enforce the lien in  
31 a separate action as provided in subsection (a).

32 All persons designated in Section 15-1501 of the Code of  
33 Civil Procedure as necessary parties in a mortgage  
34 foreclosure action shall be joined as parties before issuance

1 of an order of foreclosure. Persons designated in Section  
2 15-1501 of the Code of Civil Procedure as permissible parties  
3 may also be joined as parties in the action.

4 The provisions of Article XV of the Code of Civil  
5 Procedure applicable to mortgage foreclosures shall apply to  
6 the foreclosure of a lien under this subsection (b), except  
7 to the extent that those provisions are inconsistent with  
8 this subsection. For purposes of foreclosures of liens  
9 under this subsection, however, the redemption period  
10 described in subsection (b) of Section 15-1603 of the Code of  
11 Civil Procedure shall end 60 days after the date of entry of  
12 the order of foreclosure.

13 (c) In addition to any other remedy provided by law, the  
14 county board of any county may petition the circuit court to  
15 have property declared abandoned under this subsection (c)  
16 if:

17 (1) the property has been tax delinquent for 2 or  
18 more years or bills for water service for the property  
19 have been outstanding for 2 or more years;

20 (2) the property is unoccupied by persons legally  
21 in possession; and

22 (3) the property contains a dangerous or unsafe  
23 building.

24 All persons having an interest of record in the property,  
25 including tax purchasers and beneficial owners of any  
26 Illinois land trust having title to the property, shall be  
27 named as defendants in the petition and shall be served with  
28 process. In addition, service shall be had under Section  
29 2-206 of the Code of Civil Procedure as in other cases  
30 affecting property.

31 The county, however, may proceed under this subsection in  
32 a proceeding brought under subsection (a). Notice of the  
33 petition shall be served by certified or registered mail on  
34 all persons who were served notice under subsection (a).

1           If the county proves that the conditions described in  
2 this subsection exist and the owner of record of the property  
3 does not enter an appearance in the action, or, if title to  
4 the property is held by an Illinois land trust, if neither  
5 the owner of record nor the owner of the beneficial interest  
6 of the trust enters an appearance, the court shall declare  
7 the property abandoned.

8           If that determination is made, notice shall be sent by  
9 certified or registered mail to all persons having an  
10 interest of record in the property, including tax purchasers  
11 and beneficial owners of any Illinois land trust having title  
12 to the property, stating that title to the property will be  
13 transferred to the county unless, within 30 days of the  
14 notice, the owner of record enters an appearance in the  
15 action, or unless any other person having an interest in the  
16 property files with the court a request to demolish the  
17 dangerous or unsafe building or to put the building in safe  
18 condition.

19           If the owner of record enters an appearance in the action  
20 within the 30 day period, the court shall vacate its order  
21 declaring the property abandoned. In that case, the county  
22 may amend its complaint in order to initiate proceedings  
23 under subsection (a).

24           If a request to demolish or repair the building is filed  
25 within the 30 day period, the court shall grant permission to  
26 the requesting party to demolish the building within 30 days  
27 or to restore the building to safe condition within 60 days  
28 after the request is granted. An extension of that period  
29 for up to 60 additional days may be given for good cause. If  
30 more than one person with an interest in the property files a  
31 timely request, preference shall be given to the person with  
32 the lien or other interest of the highest priority.

33           If the requesting party proves to the court that the  
34 building has been demolished or put in a safe condition

1 within the period of time granted by the court, the court  
2 shall issue a quitclaim judicial deed for the property to the  
3 requesting party, conveying only the interest of the owner of  
4 record, upon proof of payment to the county of all costs  
5 incurred by the county in connection with the action,  
6 including but not limited to court costs, attorney's fees,  
7 administrative costs, the costs, if any, associated with  
8 building enclosure or removal, and receiver's certificates.  
9 The interest in the property so conveyed shall be subject to  
10 all liens and encumbrances on the property. In addition, if  
11 the interest is conveyed to a person holding a certificate of  
12 purchase for the property under the Property Tax Code, the  
13 conveyance shall be subject to the rights of redemption of  
14 all persons entitled to redeem under that Act, including the  
15 original owner of record.

16 If no person with an interest in the property files a  
17 timely request or if the requesting party fails to demolish  
18 the building or put the building in safe condition within the  
19 time specified by the court, the county may petition the  
20 court to issue a judicial deed for the property to the  
21 county. A conveyance by judicial deed shall operate to  
22 extinguish all existing ownership interests in, liens on, and  
23 other interest in the property, including tax liens.

24 (d) Each county may use the provisions of this  
25 subsection to expedite the removal of certain buildings that  
26 are a continuing hazard to the community in which they are  
27 located.

28 If a residential building is 2 stories or less in height  
29 as defined by the county's building code, and the official  
30 designated to be in charge of enforcing the county's building  
31 code determines that the building is open and vacant and an  
32 immediate and continuing hazard to the community in which the  
33 building is located, then the official shall be authorized to  
34 post a notice not less than 2 feet by 2 feet in size on the

1 front of the building. The notice shall be dated as of the  
2 date of the posting and shall state that unless the building  
3 is demolished, repaired, or enclosed, and unless any garbage,  
4 debris, and other hazardous, noxious, or unhealthy substances  
5 or materials are removed so that an immediate and continuing  
6 hazard to the community no longer exists, then the building  
7 may be demolished, repaired, or enclosed, or any garbage,  
8 debris, and other hazardous, noxious, or unhealthy substances  
9 or materials may be removed, by the county.

10 Not later than 30 days following the posting of the  
11 notice, the county shall do both of the following:

12 (1) Cause to be sent, by certified mail, return  
13 receipt requested, a notice to all owners of record of  
14 the property, the beneficial owners of any Illinois land  
15 trust having title to the property, and all lienholders  
16 of record in the property, stating the intent of the  
17 county to demolish, repair, or enclose the building or  
18 remove any garbage, debris, or other hazardous, noxious,  
19 or unhealthy substances or materials if that action is  
20 not taken by the owner or owners.

21 (2) Cause to be published, in a newspaper published  
22 or circulated in the county where the building is  
23 located, a notice setting forth (i) the permanent tax  
24 index number and the address of the building, (ii) a  
25 statement that the property is open and vacant and  
26 constitutes an immediate and continuing hazard to the  
27 community, and (iii) a statement that the county intends  
28 to demolish, repair, or enclose the building or remove  
29 any garbage, debris, or other hazardous, noxious, or  
30 unhealthy substances or materials if the owner or owners  
31 or lienholders of record fail to do so. This notice  
32 shall be published for 3 consecutive days.

33 A person objecting to the proposed actions of the county  
34 board may file his or her objection in an appropriate form in



1 a court of competent jurisdiction.

2 If the building is not demolished, repaired, or enclosed,  
3 or the garbage, debris, or other hazardous, noxious, or  
4 unhealthy substances or materials are not removed, within 30  
5 days of mailing the notice to the owners of record, the  
6 beneficial owners of any Illinois land trust having title to  
7 the property, and all lienholders of record in the property,  
8 or within 30 days of the last day of publication of the  
9 notice, whichever is later, the county board shall have the  
10 power to demolish, repair, or enclose the building or to  
11 remove any garbage, debris, or other hazardous, noxious, or  
12 unhealthy substances or materials.

13 The county may proceed to demolish, repair, or enclose a  
14 building or remove any garbage, debris, or other hazardous,  
15 noxious, or unhealthy substances or materials under this  
16 subsection within a 120-day period following the date of the  
17 mailing of the notice if the appropriate official determines  
18 that the demolition, repair, enclosure, or removal of any  
19 garbage, debris, or other hazardous, noxious, or unhealthy  
20 substances or materials is necessary to remedy the immediate  
21 and continuing hazard. If, however, before the county  
22 proceeds with any of the actions authorized by this  
23 subsection, any person has sought a hearing under this  
24 subsection before a court and has served a copy of the  
25 complaint on the chief executive officer of the county, then  
26 the county shall not proceed with the demolition, repair,  
27 enclosure, or removal of garbage, debris, or other substances  
28 until the court determines that that action is necessary to  
29 remedy the hazard and issues an order authorizing the county  
30 to do so.

31 Following the demolition, repair, or enclosure of a  
32 building, or the removal of garbage, debris, or other  
33 hazardous, noxious, or unhealthy substances or materials  
34 under this subsection, the county may file a notice of lien

1 against the real estate for the cost of the demolition,  
2 repair, enclosure, or removal within 180 days after the  
3 repair, demolition, enclosure, or removal occurred, for the  
4 cost and expense incurred, in the office of the recorder in  
5 the county in which the real estate is located or in the  
6 office of the registrar of titles of the county if the real  
7 estate affected is registered under the Registered Titles  
8 (Torrens) Act. The notice of lien shall consist of a sworn  
9 statement setting forth (i) a description of the real estate,  
10 such as the address or other description of the property,  
11 sufficient for its identification; (ii) the expenses incurred  
12 by the county in undertaking the remedial actions authorized  
13 under this subsection; (iii) the date or dates the expenses  
14 were incurred by the county; (iv) a statement by the official  
15 responsible for enforcing the building code that the building  
16 was open and vacant and constituted an immediate and  
17 continuing hazard to the community; (v) a statement by the  
18 official that the required sign was posted on the building,  
19 that notice was sent by certified mail to the owners of  
20 record, and that notice was published in accordance with this  
21 subsection; and (vi) a statement as to when and where the  
22 notice was published. The lien authorized by this subsection  
23 may thereafter be released or enforced by the county as  
24 provided in subsection (a).

25 (e) In any case where a county has obtained a lien under  
26 subsection (a), the county may also bring an action for a  
27 money judgment against the owner or owners of the real estate  
28 in the amount of the lien in the same manner as provided for  
29 bringing causes of action in Article II of the Code of Civil  
30 Procedure and, upon obtaining a judgment, file a judgment  
31 lien against all of the real estate of the owner or owners  
32 and enforce that lien as provided for in Article XII of the  
33 Code of Civil Procedure.

34 (Source: P.A. 90-14, eff. 7-1-97; 90-517, eff. 8-22-97;

1 91-533, eff. 8-13-99; 91-561, eff. 1-1-00.)

2 Section 10. The Township Code is amended by adding  
3 Section 85-50 as follows:

4 (60 ILCS 1/85-50 new)

5 Sec. 85-50. Demolition, repair, or enclosure of  
6 buildings.

7 (a) The township board of any township may formally  
8 request the county board to commence specified proceedings  
9 with respect to property located within the township but  
10 outside the territory of any municipality as provided in  
11 Section 5-1121 of the Counties Code. If the county board  
12 declines the request as provided in Section 5-1121 of the  
13 Counties Code, the township may exercise its powers under  
14 this Section.

15 (b) The township board of each township may demolish,  
16 repair, or enclose or cause the demolition, repair, or  
17 enclosure of dangerous and unsafe buildings or uncompleted  
18 and abandoned buildings within the territory of the township  
19 and may remove or cause the removal of garbage, debris, and  
20 other hazardous, noxious, or unhealthy substances or  
21 materials from those buildings.

22 The township board shall apply to the circuit court of  
23 the county in which the building is located (i) for an order  
24 authorizing action to be taken with respect to a building if  
25 the owner or owners of the building, including the lien  
26 holders of record, after at least 15 days' written notice by  
27 mail to do so, have failed to commence proceedings to put the  
28 building in a safe condition or to demolish it or (ii) for an  
29 order requiring the owner or owners of record to demolish,  
30 repair, or enclose the building or to remove garbage, debris,  
31 and other hazardous, noxious, or unhealthy substances or  
32 materials from the building. It is not a defense to the

1 cause of action that the building is boarded up or otherwise  
2 enclosed, although the court may order the defendant to have  
3 the building boarded up or otherwise enclosed. Where, upon  
4 diligent search, the identity or whereabouts of the owner or  
5 owners of the building, including the lien holders of record,  
6 is not ascertainable, notice mailed to the person or persons  
7 in whose name the real estate was last assessed and the  
8 posting of the notice upon the premises sought to be  
9 demolished or repaired is sufficient notice under this  
10 Section.

11 The hearing upon the application to the circuit court  
12 shall be expedited by the court and shall be given precedence  
13 over all other suits.

14 The cost of the demolition, repair, enclosure, or removal  
15 incurred by the township, by an intervenor, or by a lien  
16 holder of record, including court costs, attorney's fees, and  
17 other costs related to the enforcement of this Section, is  
18 recoverable from the owner or owners of the real estate or  
19 the previous owner or both if the property was transferred  
20 during the 15-day notice period and is a lien on the real  
21 estate; the lien is superior to all prior existing liens and  
22 encumbrances, except taxes, if, within 180 days after the  
23 repair, demolition, enclosure, or removal, the township, the  
24 lien holder of record, or the intervenor who incurred the  
25 cost and expense shall file a notice of lien for the cost and  
26 expense incurred in the office of the recorder in the county  
27 in which the real estate is located or in the office of the  
28 registrar of titles of the county if the real estate affected  
29 is registered under the Registered Titles (Torrens) Act.

30 The notice must consist of a sworn statement setting out  
31 (1) a description of the real estate sufficient for its  
32 identification, (2) the amount of money representing the cost  
33 and expense incurred, and (3) the date or dates when the cost  
34 and expense was incurred by the township, the lien holder of

1 record, or the intervenor. Upon payment of the cost and  
2 expense by the owner of or persons interested in the property  
3 after the notice of lien has been filed, the lien shall be  
4 released by the township, the person in whose name the lien  
5 has been filed, or the assignee of the lien, and the release  
6 may be filed of record as in the case of filing notice of  
7 lien. Unless the lien is enforced under subsection (c), the  
8 lien may be enforced by foreclosure proceedings as in the  
9 case of mortgage foreclosures under Article XV of the Code of  
10 Civil Procedure or mechanics' lien foreclosures. An action to  
11 foreclose this lien may be commenced at any time after the  
12 date of filing of the notice of lien. The costs of  
13 foreclosure incurred by the township, including court costs,  
14 reasonable attorney's fees, advances to preserve the  
15 property, and other costs related to the enforcement of this  
16 subsection, plus statutory interest, are a lien on the real  
17 estate and are recoverable by the township from the owner or  
18 owners of the real estate.

19 All liens arising under this subsection (b) shall be  
20 assignable. The assignee of the lien shall have the same  
21 power to enforce the lien as the assigning party, except that  
22 the lien may not be enforced under subsection (c).

23 (c) In any case where a township has obtained a lien  
24 under subsection (b), the township may enforce the lien under  
25 this subsection (c) in the same proceeding in which the lien  
26 is authorized.

27 A township desiring to enforce a lien under this  
28 subsection (c) shall petition the court to retain  
29 jurisdiction for foreclosure proceedings under this  
30 subsection. Notice of the petition shall be served, by  
31 certified or registered mail, on all persons who were served  
32 notice under subsection (b). The court shall conduct a  
33 hearing on the petition not less than 15 days after the  
34 notice is served. If the court determines that the

1 requirements of this subsection (c) have been satisfied, it  
2 shall grant the petition and retain jurisdiction over the  
3 matter until the foreclosure proceeding is completed. The  
4 costs of foreclosure incurred by the township, including  
5 court costs, reasonable attorneys' fees, advances to preserve  
6 the property, and other costs related to the enforcement of  
7 this subsection, plus statutory interest, are a lien on the  
8 real estate and are recoverable by the township from the  
9 owner or owners of the real estate. If the court denies the  
10 petition, the township may enforce the lien in a separate  
11 action as provided in subsection (b).

12 All persons designated in Section 15-1501 of the Code of  
13 Civil Procedure as necessary parties in a mortgage  
14 foreclosure action shall be joined as parties before issuance  
15 of an order of foreclosure. Persons designated in Section  
16 15-1501 of the Code of Civil Procedure as permissible parties  
17 may also be joined as parties in the action.

18 The provisions of Article XV of the Code of Civil  
19 Procedure applicable to mortgage foreclosures shall apply to  
20 the foreclosure of a lien under this subsection (c), except  
21 to the extent that those provisions are inconsistent with  
22 this subsection. For purposes of foreclosures of liens  
23 under this subsection, however, the redemption period  
24 described in subsection (c) of Section 15-1603 of the Code of  
25 Civil Procedure shall end 60 days after the date of entry of  
26 the order of foreclosure.

27 (d) In addition to any other remedy provided by law, the  
28 township board of any township may petition the circuit court  
29 to have property declared abandoned under this subsection (d)  
30 if:

31 (1) the property has been tax delinquent for 2 or  
32 more years or bills for water service for the property  
33 have been outstanding for 2 or more years;

34 (2) the property is unoccupied by persons legally

1 in possession; and

2 (3) the property contains a dangerous or unsafe  
3 building.

4 All persons having an interest of record in the property,  
5 including tax purchasers and beneficial owners of any  
6 Illinois land trust having title to the property, shall be  
7 named as defendants in the petition and shall be served with  
8 process. In addition, service shall be had under Section  
9 2-206 of the Code of Civil Procedure as in other cases  
10 affecting property.

11 The township, however, may proceed under this subsection  
12 in a proceeding brought under subsection (b). Notice of the  
13 petition shall be served by certified or registered mail on  
14 all persons who were served notice under subsection (b).

15 If the township proves that the conditions described in  
16 this subsection exist and the owner of record of the property  
17 does not enter an appearance in the action, or, if title to  
18 the property is held by an Illinois land trust, if neither  
19 the owner of record nor the owner of the beneficial interest  
20 of the trust enters an appearance, the court shall declare  
21 the property abandoned.

22 If that determination is made, notice shall be sent by  
23 certified or registered mail to all persons having an  
24 interest of record in the property, including tax purchasers  
25 and beneficial owners of any Illinois land trust having title  
26 to the property, stating that title to the property will be  
27 transferred to the township unless, within 30 days of the  
28 notice, the owner of record enters an appearance in the  
29 action, or unless any other person having an interest in the  
30 property files with the court a request to demolish the  
31 dangerous or unsafe building or to put the building in safe  
32 condition.

33 If the owner of record enters an appearance in the action  
34 within the 30 day period, the court shall vacate its order

1 declaring the property abandoned. In that case, the township  
2 may amend its complaint in order to initiate proceedings  
3 under subsection (b).

4 If a request to demolish or repair the building is filed  
5 within the 30 day period, the court shall grant permission to  
6 the requesting party to demolish the building within 30 days  
7 or to restore the building to safe condition within 60 days  
8 after the request is granted. An extension of that period  
9 for up to 60 additional days may be given for good cause. If  
10 more than one person with an interest in the property files a  
11 timely request, preference shall be given to the person with  
12 the lien or other interest of the highest priority.

13 If the requesting party proves to the court that the  
14 building has been demolished or put in a safe condition  
15 within the period of time granted by the court, the court  
16 shall issue a quitclaim judicial deed for the property to the  
17 requesting party, conveying only the interest of the owner of  
18 record, upon proof of payment to the township of all costs  
19 incurred by the township in connection with the action,  
20 including but not limited to court costs, attorney's fees,  
21 administrative costs, the costs, if any, associated with  
22 building enclosure or removal, and receiver's certificates.  
23 The interest in the property so conveyed shall be subject to  
24 all liens and encumbrances on the property. In addition, if  
25 the interest is conveyed to a person holding a certificate of  
26 purchase for the property under the Property Tax Code, the  
27 conveyance shall be subject to the rights of redemption of  
28 all persons entitled to redeem under that Act, including the  
29 original owner of record.

30 If no person with an interest in the property files a  
31 timely request or if the requesting party fails to demolish  
32 the building or put the building in safe condition within the  
33 time specified by the court, the township may petition the  
34 court to issue a judicial deed for the property to the



1 county. A conveyance by judicial deed shall operate to  
2 extinguish all existing ownership interests in, liens on, and  
3 other interest in the property, including tax liens.

4 Section 99. Effective date. This Act takes effect upon  
5 becoming law.