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00551032

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2000-07-21 14:07:37

Cook County Recorder

67.50

(B)

DECLARATION OF FORFEITURE AND EXTINGUISHMENT
OF ALL RIGHTS OF PURCHASER UNDER
ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED



00551032

TO: Allen Bennett
Retha Jackson Bennett
1710 North Nagle
Chicago, Illinois 60635

WHEREAS, on the 10th day of February, 1999 Wayne Gripman, individually and as sole beneficiary of LaSalle National Bank as Successor to LaSalle National Trust, N.A. as T/U/T No. 7547, as Seller, under Articles of Agreement for Trustee's Deed dated July 31, 1997, concerning the herein legally described property with Allen Bennett and Retha Jackson Bennett, as Purchasers, (hereinafter called "Contract") served a copy of the attached Notice of Intention to Declare Forfeiture of all rights under Articles of Agreement for Trustees Deed and Notice of Intention to file Forcible Detainer Suit, such Notice being served by mailing a copy of by Certified and Regular Mail to Allen Bennett and Retha Jackson Bennett, and

WHEREAS, said Notice stated that the Purchaser was in default under the provisions of the Contract as follows:

Purchasers ceased making payments on the 1st day of December, 1998 and have failed to pay any installments due thereafter.

WHEREAS, Allen Bennett and Retha Jackson Bennett, the Purchasers under said Contract have failed to cure the defaults set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

Now, therefore, Wayne Gripman, individually and as sole beneficiary of LaSalle National Bank as Successor to LaSalle National Trust, N.A. as T/U/T No. 7547, as Seller under that certain Articles of Agreement for Trustee's Deed dated the 31st day of July, 1997 with Allen Bennett and Retha Jackson Bennett, as Purchasers, concerning the following described property:

PARCEL 1

THE EAST 74.48 FEET OF LOTS 1, 2, AND 3 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 16-09-101-027-0000

Commonly known as: 5441 West Chicago Avenue, Chicago, Illinois 60651

1

This instrument was prepared by
and should be mailed to:
Leon C. Wexler
77 W. Washington - 1618
Chicago, Illinois 60602

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PARCEL 2

LOT 4 IN BLOCK 1 IN MERRICK'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 16-09-101-014-0000

Commonly known as: 746 North Lotus, Chicago, Illinois 60651

00551032

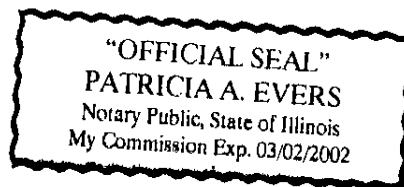
HEREBY DECLARES that all of the rights of the said Allen Bennett and Retha Jackson Bennett, as Purchasers, under said Articles of Agreement for Trustee's Deed are hereby forfeited and extinguished, and that all payments made by Allen Bennett and Retha Jackson Bennett, as Purchasers, under said Articles of Agreement for Trustee's Deed will be retained by Seller pursuant to their rights under said Articles of Agreement for Trustee's Deed and that all of the rights Allen Bennett and Retha Jackson Bennett, as Purchasers, thereunder, are hereby forfeited.

IN WITNESS WHEREOF, Leon C. Wexler, 77 W. Washington, Suite 1618, Chicago, Illinois, as agent and attorney for Wayne Gripman, individually and as sole beneficiary of LaSalle National Bank as Successor to LaSalle National Trust, N.A. as T/U/T No. 7547 has hereunto set his hand and seal this 25th day of March, 1999.

Leon C. Wexler

Subscribed and Sworn to before me
this 25th day of March, 1999


Patricia A. Evers
Notary Public



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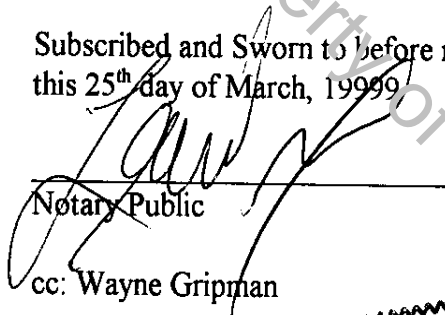
STATE OF ILLINOIS)
)SS
COUNTY OF C O O K)

PATRICIA A. EVERS, a non-attorney, on oath deposes and says that on the 25th day of March, 1999, I serve a copy of the DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED upon Allen Bennet and Retha Jackson Bennett by sending a copy thereof to the last known address of said Allen Bennett and Retha Jackson Bennett by regular and certified mail with request for return receipt from the addressee.


PATRICIA A. EVERS

00551032

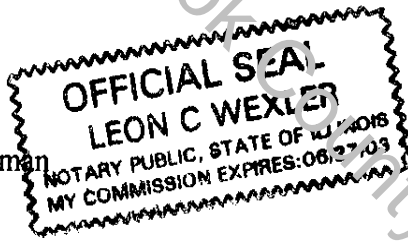
Subscribed and Sworn to before me
this 25th day of March, 1999



Notary Public

cc: Wayne Gripman

Leon C. Wexler
Attorney for Wayne Gripman
77 W. Washington Street
Suite 1618
Chicago, Illinois 60602
Attorney #10476
312-236-3399; Fax 236-0107
March 24, 1999 (1:38PM)



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NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT

To: Allen Bennett
Retha Jackson Bennett
1710 North Nagle
Chicago, Illinois 60635

00551032

You are hereby notified that:

WHEREAS, on the 31st day of July, 1997, Allen Bennett and Retha Jackson Bennett, (hereinafter called "Purchaser") did enter into a certain Articles of Agreement for Deed (hereinafter called "Contract") with Wayne Gripman, individually and as sole beneficiary of LaSalle National Bank as Successor to LaSalle National Trust, N.A. as T/U/T No. 7547, which Contract was recorded as Document No. 98812389, concerning the following legally described real estate:

PARCEL 1

THE EAST 74.48 FEET OF LOTS 1, 2, AND 3 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 16-09-101-027-0000

Commonly known as: 5441 West Chicago Avenue, Chicago, Illinois 60651

PARCEL 2

LOT 4 IN BLOCK 1 IN MERRICK'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 16-09-101-014-0000

Commonly known as: 746 North Lotus, Chicago, Illinois 60651

and,

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WHEREAS, Purchaser in the Contract agreed to pay the sum of \$175,000.00 for the Property in monthly installments of \$1,045.02, plus additional increase in interest rates as provided in said agreement until paid; and

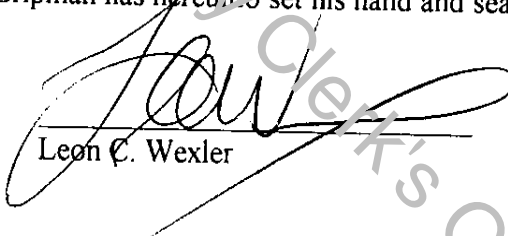
WHEREAS, the Contract provides in part that time is of the essence, and that in the event of Purchaser's default in any payment of principal and/or interest when due, or if Purchaser should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of the Seller be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller;

WHEREAS, Purchaser ceased making payments on the 1st day of December, 1998 and has failed to pay any installments due thereafter, and there is now due and owing the Seller the sum of \$7,672.06 (principal, interest and real estate tax reserve payments) for the period from December 1, 1998 to February 1, 1999.


Now, therefore, Purchasers, you are hereby notified:

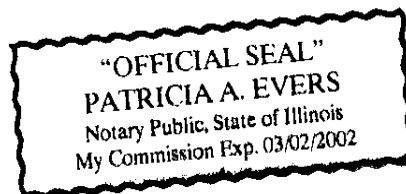
1. Unless all defaults under the Contract are cured on or before the 12 day of March, 1999, that it is the intention of Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.
2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under an Act relating to Forcible Entry and Detainer, unless you remedy the aforesaid defaults on or before the 12 day of March, 1999.

IN WITNESS WHEREOF, Leon C. Wexler, 77 West Washington, 1618, Chicago, Illinois, as agent and attorney for Wayne Gripman has hereunto set his hand and seal this 10th day of February, 1999.


Leon C. Wexler

Subscribed and Sworn to before me
this 10th day of February, 1999


Notary Public



00551032

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(d)

DEMAND FOR POSSESSION

To: Allen Bennett
Retha Jackson Bennett
1710 North Nagle
Chicago, Illinois 60635

00551032

DEMAND is hereby made of you for immediate possession of the following described premises:

PARCEL 1
THE EAST 74.48 FEET OF LOTS 1, 2, AND 3 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 16-09-101-027-0000

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PARCEL 2
LOT 4 IN BLOCK 1 IN MERRICK'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 16-09-101-014-0000

Commonly known as: 746 North Lotus, Chicago, Illinois 60651

Your failure to surrender possession will result in the filing against you of action in Forcible Entry and Detainer in the Circuit Court of Cook County, Illinois in accordance with the Statutes of the State of Illinois in such case made and provided.

IN WITNESS WHEREOF, LEON C. WEXLER, 77 West Washington, Suite 1019, Chicago, Illinois 60602, as attorney for Wayne Gripman has hereunto set his hand and seal this 6th day of April, 1999.

Leon C. Wexler

Subscribed and Sworn to before me
this 6th day of April, 1999.

Patricia A. Evers
Notary Public

"OFFICIAL SEAL"
PATRICIA A. EVERS
Notary Public, State of Illinois
My Commission Exp. 03/02/2002

