

UNOFFICIAL COPY

119575728



Prepared By and Where Recorded  
Return To:

David H. Sachs, Esq.  
Aronberg Goldgehn Davis & Garmisa  
One IBM Plaza - Suite 3000  
Chicago, Illinois 60611

0010308820

1571/0005 20 001 Page 1 of 2  
2001-04-17 09:46:28  
Cook County Recorder 23.50

Common Address: 7600-7602 S. Green, Chicago, IL



PIN No. 20-29-414-008

[Space Above This Line For Recorder's Use Only]

**NOTICE OF DEFAULT AND TERMINATION**

**KNOW ALL PERSONS BY THESE PRESENTS THAT:**

WHEREAS, LaSalle Bank FSB f/k/a LaSalle Talman Bank F.S.B ("LaSalle") was the mortgagee under a mortgage dated July 3, 1995 (the "Mortgage"), made by Lonzo Boykin and Lucinda Boykin (the "Boykins") to secure a note in the original principal amount of \$132,200 (the "Note"), which Mortgage was recorded on July 31, 1995 in the office of the Cook County Recorder of Deeds as Document 95495417 and encumbered the property legally described as follows (the "Property"):

LOT 1 IN BLOCK 15 IN W.B. KENNEDY'S RESUBDIVISION OF LOTS 1 TO 8, 22 TO 27, 29, 30 IN BLOCK 15 IN THE SUBDIVISION OF BLOCKS 1 TO 4, 13 TO 16, IN WEST AUBURN IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

and 20-29-414-008 7600-7602 SOUTH GREEN, CHICAGO, ILL.

WHEREAS, on June 22, 1999, LaSalle filed in the Circuit Court of Cook County, Illinois, County Department, Chancery Division its Verified Complaint to Foreclose Mortgage against the Boykins, which Complaint was served personally on the Boykins and by publication on unknown owners and non-record claimants, and which proceeding is known and captioned as *LaSalle Bank FSB v. Lonzo Boykin, et al.*, Case No. 99 CH 9139 (the "Foreclosure Proceeding"); and

Handwritten initials/signature

WHEREAS, on September 17, 1999, a Judgment of Foreclosure and Sale ("Judgment") was entered by the Court in the Foreclosure Proceeding; and

WHEREAS, on February 8, 2000, after notice of sale was duly published, the Property was sold pursuant to the Judgment at a judicial sale held at the offices of Intercounty Judicial Sales Corporation, at which time a Certificate of Sale was issued to LaSalle as the high bidder at the sale; and

WHEREAS, on February 29, 2000, the Court in the Foreclosure Proceeding entered an Order Approving Report of Sale and Distribution, Confirming Sale, and Order For Possession, which, among other things, confirmed the sale of the Property to LaSalle; and

ATGF INC.

WHEREAS, on or about May 19, 1999, the Boykins entered into an Installment Agreement for Warranty Deed (the "Installment Agreement") with Wanda Minley ("Purchaser") with respect to the Property, which Installment Agreement was recorded on June 1, 1999, in the office of the Cook County Recorder of Deeds on June 1, 1999, as Document 99524583; and

WHEREAS, among other things, the Installment Agreement required Purchaser to make monthly payments to LaSalle in the amount of \$2,985.54, the amount of the Boykins monthly payment due to LaSalle under the Note; and

WHEREAS, Purchaser is in default of the Installment Agreement in that Purchaser has failed to make any of the payments due under the Installment Agreement; and

WHEREAS, LaSalle as the holder of the Certificate of Sale desires to terminate the Installment Agreement due to Purchaser's default thereunder;

ACCORDINGLY, NOTICE IS HEREBY GIVEN that the Purchaser under the Installment Agreement is and continually has been in default under the Installment Agreement since the execution and delivery thereof, and that the Installment Agreement is therefore terminated and of no further force or effect.

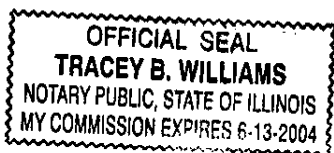
IN WITNESS WHEREOF, the undersigned, by its duly authorized officer, has caused these presents to be executed as of the 22 day of March 2001.

LASALLE BANK FSB f/k/a LaSalle Talman Bank F.S.B.

By: [Signature]  
Its: VICE PRESIDENT

The undersigned, a Notary Public in and for the County and State, aforesaid, DOES HEREBY CERTIFY THAT Fred Lindstrom, T.P., personally known to me to be the Vice President of LaSalle Bank FSB and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth and as the free and voluntary act of said bank.

Given under my hand and Notarial Seal this 22 day of March, 2001.



[Signature]  
Notary Public