

UNOFFICIAL COPY

0010789639

7244/0018 96 001 Page 1 of 4

2001-08-27 11:35:19

Cook County Recorder

27.50



0010789639

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

TO: Estate or Heirs at Law of Frank Freeman
% Frank Freeman, Jr. and Carem Bailey
2030 East 72nd Place
Chicago, Illinois 60649

WHEREAS, on the 13th day of July, 2001 Richard P. Lucente, Jr. and Tassos Nassos beneficiaries of LaSalle National Trust N. A., Successor Trustee to LaSalle National Bank as T/U/T No. 19-39853-09, as Sellers, under Articles of Agreement for Trustee's Deed dated August 28, 1992 concerning the herein legally described property with Frank Freeman, as Purchaser, (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 Registered Mail to Estate or Heirs at Law of Frank Freeman, % Frank Freeman J. and Carem Bailey, and

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

Purchaser ceased making payments on the 1st day of July, 2001 and has failed to pay any installments due thereafter.

WHEREAS, Frank Freeman, the Purchaser under said Contract has 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, Richard P. Lucente, Jr. and Tassos Nassos beneficiaries of LaSalle National Trust N. A., Successor Trustee to LaSalle National Bank as T/U/T No. 19-39853-09, as Seller under that certain Articles of Agreement for Trustee's Deed dated the 28th day of August, 1992, with Frank Freeman, as Purchaser, concerning the following described property:

LOTS 48 AND 49 IN BLOCK 5 IN KAY'S SUBDIVISION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 20-08-100-015

Commonly known as: 1535-37 West 47th Street, Chicago, Illinois

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

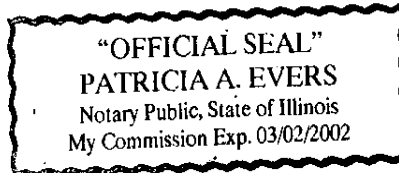
HEREBY DECLARES that all of the rights of the said Frank Freeman, as Purchaser, under said Articles of Agreement for Trustee's Deed are hereby forfeited and extinguished, and that all payments made by Frank Freeman, as Purchaser under said Articles of Agreement for Trustee's Deed will be retained by Sellers pursuant to their rights under said Articles of Agreement for Trustee's Deed and that all of the rights of Frank Freeman, as Purchaser thereunder, are hereby forfeited.

IN WITNESS WHEREOF, Leon C. Wexler, 77 W. Washington, Suite 1618, Chicago, Illinois, as agent and attorney for the Sellers has hereunto set his hand and seal this 23 day of August, 2001.

Leon C. Wexler

Subscribed and Sworn to before me
this 23 day of August, 2001

Patricia A Evers
Notary Public



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

LEON C. WEXLER on oath deposes and says that on the 24 day of August, 2001, I served a copy of the DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OR PURCHASER UNDER ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED upon the Estate or Heirs at Law of Frank Freeman, % Frank Freeman, Jr. and Carem Bailey, 2030 East 72nd Place, Chicago, Illinois 60649 by sending a copy thereof to the last known address of Frank Freeman, Jr., by registered mail with request for return receipt from addressee.

Leon C. Wexler

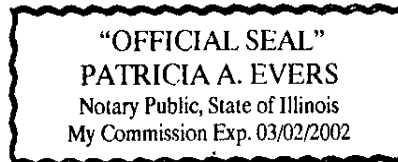
Subscribed and Sworn to before me
this 24 day of August, 2001

Patricia A Evers
Notary Public

cc: Eric Graham, Esq.

Leon C. Wexler
77 W. Washington Street
Suite 1618
Chicago, Illinois 60602
August 21, 2001 (11:14AM
C:\DOC.1\Freeman.decl)
312-236-3399 (fax 236-0107)
Attorney Code 10476
August 23, August 23, 2001 (3:41PM
C:\DOC.1\Freeman.decl)

MAIL TO:



UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: Estate of Heirs at Law of Frank Freeman
% Frank Freeman, Jr. and Carem Bailey
2030 East 72nd Place
Chicago, Illinois 60649

You are hereby notified that:

WHEREAS, on the 28th day of August, 1992, Frank Freeman (hereinafter called "Purchaser") did enter into a certain Articles of Agreement for Trustee's Deed (hereinafter called "Contract") with Richard P. Lucente, Jr. and Tasos Nassos beneficiaries of LaSalle National Trust N. A., Successor Trustee to LaSalle National Bank as T/U/T No. 10-39853-09, which Contract was recorded, concerning the following legally described real estate:

LOTS 48 AND 49 IN BLOCK 5 IN KAY S SUBDIVISION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P. I. NO. 20-08-100-015

Commonly known as: 1535-37 West 47th Street, Chicago, Illinois

and,

WHEREAS, Purchaser in the Contract agreed to pay the sum of \$425,000.00 for the Property in monthly installments of \$3,500.00 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 July, 2001 has failed to pay any installments due thereafter, and there is now due and owing the Seller the sum of \$5,726.00 (principal, interest, real estate taxes and insurance) for the period from July 1, 2001 to July 31, 2001.

WHEREAS, the Purchaser has also breached the Articles of Agreement by failing to keep the building in good repair, there being fire damage, a leaking roof, flooded basement, vermin and numerous building code violations.

Now, therefore, Purchaser, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 17 day of August, 2001, 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY


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 17 day of August, 2001.

IN WITNESS WHEREOF, Leon C. Wexler, 77 W. Washington, Suite 1618, Chicago, Illinois, as agent and attorney for the Seller has hereunto set his hand and seal this 13 day of July, 2001.



Leon C. Wexler

Subscribed and Sworn to before me
this 13 day of July, 2001



Notary Public

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


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

LEON C. WEXLER on oath deposes and says that on the 13th day of July, 2001, I served a copy of the NOTICE OF INTENTION TO DECLARE FOREFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED AND NOTICE OF INTENTION TO FILED FORCIBLE DETAINER SUIT upon Estate or Heirs at Law of Frank Freeman, % Frank Freeman, Jr. and Carem Bailey, 2030 East 72nd Place, Chicago, Illinois 60649 by sending a copy thereof to the last know address of said Frank Freeman, Jr. by registered mail with request for return receipt from the addressee.



Leon C. Wexler

Subscribed and Sworn to before
me this 13th day of July, 2001



Notary Public

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

cc: Eric Graham, Esq.

Leon C. Wexler *MAIL TO:*
Attorney for
77 W. Washington Street
Suite 1618
Chicago, Illinois 60602
312-236-3399 (fax 236-0107)
Attorney Code 10476

July 12, 2001 (4:36PM)
C:\DOC\luciente.not

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
170 N. LAKE ST.
CHICAGO, IL 60601
TEL: 312.603.1000
WWW.COOKCOUNTYIL.GOV

COOK COUNTY CLERK'S OFFICE