

UNOFFICIAL COPY

0010907187

798870803 30 001 Page 1 of 6
2001-09-28 09:25:03
Cook County Recorder 31.00



0010907187

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

TO; SCOTT R. NISSEN and MARY NISSEN, his wife
2200-04 N. Harlem Avenue
Elmwood Park, Illinois 60707

Whereas, on the 27th day of August, 2001, MIDWEST BANK & TRUST COMPANY, as Trustee under Trust Agreement dated November 28, 1986 and known as Trust Number 86-11-5120 concerning the herein legally described property with SCOTT R. NISSEN and MARY NISSEN, his wife, as Purchasers, (hereinafter "Contract") served a copy of the attached 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, such Notice being served upon SCOTT R. NISSEN in person and caused a copy of same to be recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 10796756 ; and

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

That a final payment of all accrued interest and unpaid principal was due and owing on or before August 26, 2001, and that said payment was not made in accordance with the terms of the "Contract" and

Whereas SCOTT R. NISSEN and MARY NISSEN the Purchasers under said Contract have failed to cure the default set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

BOX 250

ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED
MENT OF ALL RIGHTS OF PURCHASERS UNDER
DECLARATION OF FORFEITURE AND EXTINGUISH

TO: SCOTT R. NISSEN and MARY NISSEN, his wife
2200-04 N. Hisham Avenue
Elmhurst Park, Illinois 60120

Whereas, on the 27th day of August, 2001, MIDWEST BANK & TRUST
COMPANY, as Trustee under Trust Agreement dated November 28, 1988 and known
as Trust Number 88-1-57-20 concerning the herein legally described property with
SCOTT R. NISSEN and MARY NISSEN, his wife, as Purchasers, (hereinafter "Contract")
served a copy of the attached 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, such Notice
being served upon SCOTT R. NISSEN in person and caused a copy of same to be
recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No.
1036728, and

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

That a final payment of all accrued interest and unpaid principal was
due and owing on or before August 26, 2001, and that said payment
was not made in accordance with the terms of the "Contract" and

Whereas SCOTT R. NISSEN and MARY NISSEN the Purchasers under said
Contract have failed to cure the default set forth in said Notice and more than thirty (30) days
have elapsed from the date of service.

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Now, Therefore, MIDWEST BANK & TRUST COMPANY, as Trustee under Trust No. 86-11-5120, as Seller under that certain ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED dated the 18th day of September, 1991, with SCOTT R. NISSEN and MARY NISSEN, as Purchasers, concerning the following described property:

Lots 20 and 21 in Hillcrest, being a Subdivision in the North Half of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

P I N 12-36-215-036-0000

Commonly known as 2200-04 N. Harlem Ave., Elmwood Park, IL 60707

HEREBY DECLARES that all of the rights of the said SCOTT R. NISSEN and MARY NISSEN, as Purchasers under said ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED, are hereby forfeited and extinguished, and that all payments made by SCOTT R. NISSEN and MARY NISSEN, 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 of SCOTT R. NISSEN and MARY NISSEN, as Purchasers thereunder, are hereby forfeited.

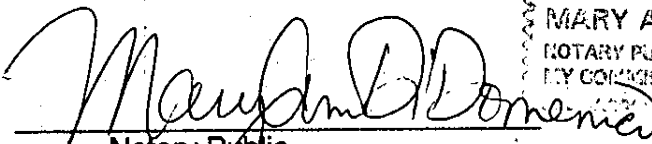
In Witness Whereof, MIDWEST BANK & TRUST COMPANY, as Trustee under Trust No. 86-11-5120 has set its hand and seal at Elmwood Park, Illinois, this 28th day of September, 2001

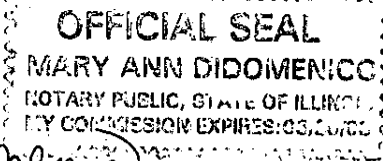
MIDWEST BANK & TRUST CO.

by:


JESS E. FORREST, its Attorney

Subscribed and Sworn to before me this
28th day of September, 2001.


Notary Public



This instrument prepared by JESS E. FORREST 4970 N. Harlem Ave., Harwood Hts, IL., 60706

UNOFFICIAL COPY

1000787

Now, Therefore, MIDWEST BANK & TRUST COMPANY, as Trustee under Trust No. 88-11-5120, as Seller under that certain ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED dated the 18th day of September, 1981, with SCOTT R. NISSEN and MARY NISSEN, as Purchasers, concerning the following described property:

Physical Address: in Cook County, Illinois
Section 36, Township 40 North, Range 12, East of the Third
Lot 20 and 21 in Hillcrest being a Subdivision in the North Half

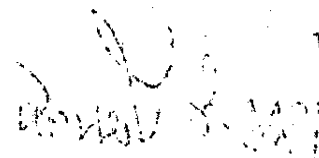
P 11 12-36-215-038-0000

Commonly known as 2200-04 N. Harlem Ave., Elmwood Park, IL 60707

HEREBY DECLARES that all of the rights of the said SCOTT R. NISSEN and MARY NISSEN, as Purchasers under said ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED, are hereby forfeited and extinguished, and that all payments made by SCOTT R. NISSEN and MARY NISSEN, 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 of SCOTT R. NISSEN and MARY NISSEN, as Purchasers thereunder, are hereby forfeited.

In Witness Whereof, MIDWEST BANK & TRUST COMPANY, as Trustee under Trust No. 88-11-5120 has set its hand and seal at Elmwood Park, Illinois, this 29th day of September, 2001

MIDWEST BANK & TRUST CO.

JESS E. FOREST, its Attorney
by: 

Subscribed and sworn to before me this 29th day of September, 2001.

Notary Public

This instrument prepared by JESS E. FOREST 4970 N. Harlem Ave., Harwood Hts, IL, 60708

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10907187

AFFIDAVIT OF SERVICE

JESS E. FORREST, being first duly sworn, on oath, deposes and says that on the 28th day of September, 2001, he personally served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASERS UNDER ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED upon SCOTT R. NISSEN at 2200-04 N. Harlem Ave., Elmwood Park, IL 60707.

Jess E. Forrest

Subscribed and Sworn to
before me this 28th day of
~~August~~, 2001.

SPT.

Mary Ann DiDomenico

Notary Public

NOTARY SEAL
MARY ANN DIDOMENICO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/28/02

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13070003

AFFIDAVIT OF SERVICE

JESS E FORREST, being first duly sworn, on oath, depose and say that on the 28th day of September, 2001, he personally served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASERS UNDER ARTICLES OF AGREEMENT FOR TRUSTEE'S DEED upon SCOTT R. NISSEN at 2200-04 N. Harlem Ave., Elmwood Park, IL 60707.

[Handwritten signature]

Subscribed and sworn to before me this _____ day of _____, 2001.

Notary Public

PROPERTY of Cook County Clerk's Office

UNOFFICIAL COPY

10907187

Cook County Recorder of Deeds

10796756

AUG 28 2001

**NOTICE OF INTENTION TO DECLARE
FORFEITURE OF ALL RIGHTS UNDER ARTICLES
OF AGREEMENT FOR WARRANTY DEED AND
NOTICE OF INTENTION TO FILE FORCIBLE
DETAINER ACTION**

TO: SCOTT R. NISSEN and MARY NISSEN, his wife
2200-04 N. Harlem Ave.,
Elmwood Park, IL 60707

You are hereby notified that:

Whereas on the 18th day of September 1991 SCOTT R. NISSEN and MARY NISSEN, his wife, did enter into a certain Articles of Agreement for Trustee's Deed with Midwest Bank and Trust Company as Trustee under Trust Agreement dated November 28, 1986 and known as Trust Number 86-11-5120 which contract was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the day of Oct. 7, 1991 as Document Number 91520580 concerning the following legally described parcel of real estate:

Lots 20 and 21 in Hillcrest, being a Subdivision in the North Half of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

P I N # 12-36-215-036-0000

2200-04 North Harlem Ave., Elmwood Park, Illinois 60707 (hereinafter "Property") and
BOX 250

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7-17-2018

State of Illinois

County of Cook

Case No. 18-00000

Property of Cook County Clerk's Office

Whereas, the Contract provides in part that time is of the essence, and that in the event of Purchasers' 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; and


Whereas a final payment of all accrued interest and unpaid principal was due and owing on or before August 26, 2001, and

Whereas, Purchasers have failed and refused to make said final payment in accordance with the terms and conditions of the Agreement

Now, Therefore, Purchaser(s) you are hereby notified:

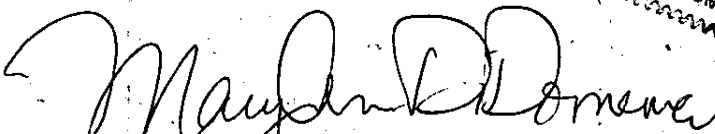
1. Unless all defaults under the Contract are cured on or before the 27th day of September, 2001, that it is the intention of Seller to declare all your rights under the Contract to be forfeited; and all payments made by you will be retained by Seller.
2. That it is the intention of Seller to institute 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 27th day of September, 2001.

In Witness Whereof, JESS E. FORREST, 4970 N. Harlem Ave., Harwood Heights, IL 60706, as agent and attorney for the beneficiary of Trust Number 86-11-5120 at Midwest Bank and Trust Company, has set his hand and seal this 27th day of August, 2001.

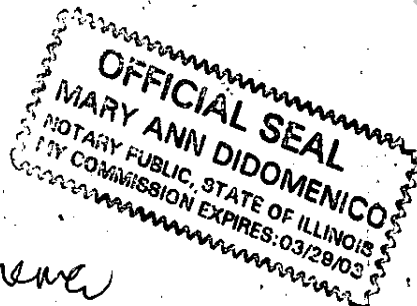


 JESS E. FORREST

Subscribed and Sworn to before me this 27 day of August, 2001.



 NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY;
 JESS E. FORREST
 4970 N. HARLEM AVE
 HARWOOD HEIGHTS, IL 60706

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Property of Cook County Clerk's Office

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10907187

AFFIDAVIT OF SERVICE

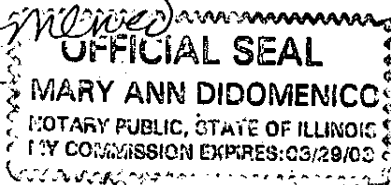
JESS E. FORREST, being first duly sworn, on oath, deposes and says that on the 27th day of August, 2001, he personally served a copy of NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT upon SCOTT R. NISSEN at 2200-04 N. Harlem Ave., Elmwood Park, IL 60707.

Scott R. Nissen

Subscribed and Sworn to
before me this 27 day of
August, 2001.

Mary Ann DiDomenico

Notary Public



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AFFIDAVIT OF SERVICE

IL 80707
 DETAINER SUIT upon SCOTT R. NISSEN at 2200-04 N. Harlem Ave., Elmwood Park,
 FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE
 DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT
 27th day of August, 2001, he personally served a copy of NOTICE OF INTENTION TO
 JESS E. FORREST, being first duly sworn, on oath, deposes and says that on the

[Handwritten signature]

Subscribed and sworn to
 before me this 17 day of
 August, 2001.

Notary Public

PROPERTY of Cook County Clerk's Office