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Cook County Recorder 25.00



DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR DEED DATED FEBRUARY 24, 1998.

To: John Robertson  
8710 S. 78<sup>th</sup> Street  
#3S  
Oak Lawn, Illinois 60455

WHEREAS, on the 11<sup>th</sup> day of January, 2000, American National Bank, as Trustee under Trust Number 117189-05 dated July 12, 1993 ("Seller") as Seller under an Agreement for Warranty Deed dated 24th day of February, 1998 ("Contract") concerning the herein legally described property with John Robertson ("Purchaser"), as Purchaser, served a copy of the attached 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 PURSUANT TO 735 ILCS 5/9-104.1, such Notice being served by certified mail, return receipt requested and regular mail.

WHEREAS, said Notice stated that Purchaser was in default under the provision of the Contract, as follows: Purchaser's ceased making payments on the 24<sup>th</sup> day of April, 1999 and has failed to pay any installment dues thereafter and there is now due and owing Seller the sum of \$136,000.00 in principal, plus interest in the amount of \$1,963.34 for the period March 1998 through April 1998 plus interest in the amount of \$3,926.68 for the period May 1999 through August 1999 plus interest in the amount of \$ 6,706.85 for the period September 1999 through January 2000, and late fees for the period April 1999 through January 2000 in the amount of \$1600.00; and

WHEREAS, 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, American National Bank as Trustee under Trust Number 117189-05 dated July 12, 1993, as Seller under that certain Contract dated the 24<sup>th</sup> day of February, 1998, with John Robertson, as Purchaser, concerning the following property:

Lots 3 and 4 (except that part of thereof taken or occupied by Washington Boulevard) in the Sub of Lots 5, 6 and 7 of Block 4 in McIntosh's Subdivision of the East 1/2 of the North 2/3 of Lot 2 in Wakeman and Others Subdivision of the South 1/2 of the Southeast 1/4 of Section 12, Township 39 North, Range 13 East of the Third principal Meridian, in Cook County, Illinois.

Commonly known as: 2565-67 W. Washington, Chicago, Illinois 60612  
Permanent Index Numbers: 16-12-423-005-0000 and 16-12-423-006-0000

HEREBY DECLARES that all of the rights of said John Robertson, as Purchaser, under said Contract are hereby forfeited and extinguished and that all payments made by John Robertson, as Purchaser under said Contract, will be retained by Seller pursuant to Seller's rights under said Contract and that all of the rights of John Robertson,, as Purchaser thereunder, are hereby forfeited.

In witness whereof, Sheryl A. Fyock of the firm of Levenfeld Pearlstein Glassberg Tuchman Bright Goldstein & Schwartz, LLC, 33 West Monroe Street, 21<sup>st</sup> Floor, Chicago, Illinois, as agent and attorney for Seller, has hereunto set her hand and seal this 1<sup>st</sup> day of March, 2000.

  
\_\_\_\_\_  
SHERYL A. FYOCK

SUBSCRIBED and SWORN to  
before me this 1<sup>st</sup> day of March,  
2000.

  
\_\_\_\_\_  
NOTARY PUBLIC



AFFIDAVIT OF SERVICE

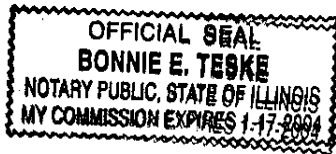
Barbara A. Langlois, a non-attorney, being duly sworn on oath, deposes and says that on the 1st day of March 2000, I served a copy of *DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED DATED FEBRUARY 24, 1998* on John S. Robertson by sending a copy thereof to the last known address of John S. Robertson by certified mail with request for return receipt from the addressee and by regular mail.

*Barbara A. Langlois*  
Barbara A. Langlois

SUBSCRIBED and SWORN  
to before me this 1<sup>st</sup> day of  
March, 2000.

*Bonnie E. Teske*

NOTARY PUBLIC



RETURN TO BOX 242