

UNOFFICIAL COPY

BOX 50



Doc#: 0335634156
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/22/2003 04:02 PM Pg: 1 of 3

Property of Cook County Clerk's Office

**FISHER AND FISHER
ATTORNEYS AT LAW, P.C.
120 NORTH LASALLE STREET
SUITE 2520
CHICAGO, ILLINOIS 60602**

KENNETH H. FISHER
BARRY M. FISHER
ELIZABETH KAPLAN MEYERS
ROBERT W. GREENE
RENEE MELTZER KALMAN
MICHAEL S. FISHER
ANDREW E. HOUHA
MARC D. ENGEL
JOSEPHINE J. MICELI
DIMITRIOS P. TRIVIZAS
CYNTHIA A. SUTHERIN
JAMES R. RIEGEL
BRENT S. BEHANNA
RANDAL S. BERG
F. ALLAN STORNING
JOSEPH M. STORNING

LAFAYETTE FISHER (1911-1986)

PHONE# (312) 372-4784
FAX # (312) 372-4398

Bankruptcy Department
FAX # (312) 845-9690
www.fisherfisher.com

RE: Property Address: 126 East 120th Place, Chicago, IL 60628
Our File No.: 57852

DECLARATION OF FORFEITURE

This is an attempt to collect a debt and any information obtained will be used for that purpose.

WHEREAS, under date of September 13, 2002, Jerry L. Hawkins (Purchasers), entered into an Articles of Agreement for Deed, whereby Purchasers contracted to buy the property commonly known as 126 East 120th Place, Chicago, IL 60628 (and legally described below); and

WHEREAS, Purchasers have not performed the covenants and agreements on their part to be performed and have failed to make payments agreed to be made in accordance with the terms of said contract and are in default for failure to make payments at the time provided in said contract; and

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WHEREAS, the undersigned on December 19, 2003, caused to be deposited in the U.S. Post Office located at 120 North LaSalle Street, Chicago Illinois, a Final Notice to Comply with Contract, mailed to you by certified mail, and thereby made demand upon you to comply with said contract to all of its terms and thereby notified you that if you failed to comply with said contract within thirty days from the date of said notice or to pay within said period all of the same then due under said contract, the undersigned would declare all payments made on said contract to be forfeited and would retain said payments in satisfaction and liquidation of damages sustained by the undersigned and would re-enter and take possession of the premises; and

WHEREAS, Purchaser have not performed the covenants and agreements on their part to be kept and performed, and have not made the payments therein agreed to be made are in default under the terms of said contact:

NOW THEREFORE, you are hereby notified that the undersigned hereby elects to and does declare said contract to be forfeited and terminated, and the same is hereby forfeited and terminated, and the undersigned hereby elects to and does declare all payments made on said contract forfeited and the same hereby are retained by the undersigned in full satisfaction and in liquidation of all damages sustained by the undersigned, and the undersigned hereby declares its right to re-enter and take possession of the premises aforesaid and hereby demands possession of said premises from you.

Dated at Chicago, Illinois this 19 day of December, 2003

By. _____

FISHER AND FISHER
Attorneys at Law, P.C.
120 North LaSalle Street
Chicago, IL 60602
(773) 854-8555

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

TIFFANY HOFFMAN, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Marc D. Engel, personally known to me to be the signatory on whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19 day of December, 2003.

Tiffany Hoffman
Notary Public



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Legal Description:

LOT 15 AND 16 IN THE SUBDIVISION OF THE NORTH ½ OF BLOCK 11 OF THE FIRST ADDITION TO KENSINGTON IN SECTION 27 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

C/K/A 126 EAST 120th PLACE, CHICAGO, IL 60628

TAX ID# 25-27-110-028-0000 AND 25-27-110-029-0000

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Jerry L. Hawkins, 126 East 120th Place, Chicago, IL 60628

Jerry L. Hawkins, 7658 South Honore, Chicago, IL 60620

REGULAR MAIL

Jerry L. Hawkins, 126 East 120th Place, Chicago, IL 60628

Jerry L. Hawkins, 7658 South Honore, Chicago, IL 60620

PROOF OF SERVICE BY MAIL

I, the undersigned, an attorney, certify that I served this notice by causing to mail a copy to the above named parties at the addresses listed above by depositing the same in the U.S. Mail at 120 North LaSalle Street, Suite 2520, Chicago, Illinois at 5:00 p.m. on December 19, 2003.

By: 

One of its Attorneys

PREPARED BY:

**FISHER AND FISHER
 ATTORNEYS AT LAW, P.C.
 120 NORTH LASALLE STREET
 SUITE 2520
 CHICAGO, ILLINOIS 60602**

MAIL TO:

**FISHER AND FISHER,
 ATTORNEYS AT LAW, P.C.
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 CHICAGO, ILLINOIS 60602**

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