

UNOFFICIAL COPY



Doc#: 0401632140
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/18/2004 03:43 PM Pg: 1 of 3

BOX 50

**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. HERBAS

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

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

LAFAYETTE FISHER (1911-1986)

RE: Property Address: 9427 South Eberhart Avenue, Chicago, IL 60619
Our File No.: 58367

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 March 2, 1998, Carolyn Carr Warren and William Warren (Purchasers), entered into an Articles of Agreement for Deed, whereby Purchasers contracted to buy the property commonly known as 9427 South Eberhart Avenue, Chicago, IL 60619 (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

THIS INSTRUMENT WAS PREPARED BY
B. FISHER
120 N. LA SALLE STREET
SUITE 2520
CHICAGO, ILLINOIS 60602

BOX 50

UNOFFICIAL COPY

BOX 50

WHEREAS, the undersigned on January 15th, 2004, 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 contract:

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 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 15th day of January, 2004

By 

FISHER AND FISHER
Attorneys at Law, P.C.
120 North LaSalle Street
Chicago, IL 60602
(773) 854-8055

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Yaritza Vargas, 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 15th day of January, 2004.

Yaritza Vargas
Notary Public

NOTARIAL SEAL
STREET
CHICAGO ILLINOIS 60602

BOX 50

UNOFFICIAL COPY**Legal Description:**

LOT 30 IN BLOCK 7 IN VERNON PARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY AND EXCEPT STREET HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS.
C/K/A 9427 SOUTH EBERHART AVENUE, CHICAGO, ILLINOIS 60619
TAX ID# 25-03-429-009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

- Carolyn Carr Warren, 9427 South Eberhart Avenue, Chicago, IL 60619
- William Warren, 9427 South Eberhart Avenue, Chicago, IL 60619

REGULAR MAIL

- Carolyn Carr Warren, 9427 South Eberhart Avenue, Chicago, IL 60619
- William Warren, 9427 South Eberhart Avenue, Chicago, IL 60619

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

January 15th, 2004.

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.
120 NORTH LASALLE STREET
SUITE 2520
CHICAGO, ILLINOIS 60602

INSTRUMENT NO. 0401632140
B. FISHER
120 N. LA SALLE STREET
SUITE 2520
CHICAGO, ILLINOIS 60602

BOX 50