

# UNOFFICIAL COPY



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Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/21/2004 03:31 PM Pg: 1 of 3

**FISHER AND FISHER  
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RE: Property Address: 15027 Diekman Ct., Dolton, IL 60419  
Our File No.: 59536

## 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 October 18, 1996, Steve Hudson and Janet Thomas, entered into an Articles of Agreement for Deed, whereby Purchasers contracted to buy the property commonly known as 15027 Diekman Ct. Dolton, IL 60419 (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 April 19, 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 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 April, 2004



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

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 April, 2004.

B. FISHER  
120 N. LA SALLE STREET  
SUITE 2500  
CHICAGO, IL 60602

Siffany Helman  
Notary Public



BOX 57

# UNOFFICIAL COPY

## Legal Description:

LOT 6 IN SUNSET RIDGE SUBDIVISION, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 15027 Diekman Ct., Dolton, IL 60419

Tax ID# 29-11-425-017

## CERTIFIED MAIL RETURN RECEIPT REQUESTED

Steve Hudson, 15027 Diekman Ct., Dolton, IL 60419  
Janet Thomas, 15027 Diekman Ct., Dolton, IL 60419

## REGULAR MAIL

Steve Hudson, 15027 Diekman Ct., Dolton, IL 60419  
Janet Thomas, 15027 Diekman Ct., Dolton, IL 60419

## 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 April 19, 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,  
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120 NORTH LASALLE STREET  
SUITE 2520  
CHICAGO, ILLINOIS 60602

6. FISHER  
120 N. LA SALLE STREET  
SUITE 2520  
CHICAGO, IL 60602

BOX 50