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Doc#: 0425818031 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 09/14/2004 11:14 AM Pg: 1 of 3

DOOD TIL FISHER AND FISHER

ATTORNEYS AT LAW, P.C. 120 NORTH LASALLE STREET AGO, OF COUNTY CRAY'S OFFICE **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. RANDAL S. BERG JOSEPH M. HERBAS HELEN K. KO

LAFAYETTE FISHER (1911-1986)

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

Bankruptcy Department FAX # (312) 372-9690

RE: Property Address: 275 Oglesby Ave., Calumet City, IL 60409

Our File Number: 61260

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 10, 2004, The Secretary of Veteran's Affairs, an Officer of the United State of America (Purchaser), entered into an Articles of Agreement for Deed, whereby Purchasers contracted to buy the property commonly knows as 275 Oglesby Ave., Calumet City, IL 60409 (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 August 4, 2004, caused to be deposited in the U.S. Mail 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 sa'd contract:

NOW THEREFORE, you are hereby notified that the undersigned hereby elects to and does declare said contract to be confeited 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 afor said and hereby demands possession of said premises from you.

Dated at Chicago, Illinois this September 10, 2004.

By:

FISHER AND FISHER

Attorneys at Law, P.C.

120 North LaSalle Street, Suite 2520 Chicago, Illinois 60602

(312) 372-4784

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

Esmeralda Cuevas, a Notary Public in and for said County, in the State of Illinois, does 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 she/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 notary seal this 10th day of 5 tember, 2004

A FISHCR 120 W LA SALLE STREET SUITE 2520 CHICASO, IL 6060**2** OFFICIAL SEAL
ESMERALDA CUEVAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/09/08

Enrecalda Cruevas Notary Public 80/2**0**

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Legal Description:

LOT 32 IN BLOCK ONE IN CRYER'S STATE STREET ADDITION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1925, AS DOCUMENT NUMBER 8933333, ALL IN COOK COUNTY, ILLINOIS C/K/A 275 Oglesby Ave., Calumet City, IL 60409 Tax ID # 29-12-203-011

<u>CERTIFIED MAIL</u> <u>RETURN RECEIPT REQUESTED</u>

- Gloria M. Figueroa, 275 Oglesby Avenue, Calument City, IL 60409
- Gloria M. Figueroa, 2005 Fairview Lane, South Holland, IL 60473

REGULAR MAIL

- Gloria M. Figueroa, 275 Oglesby Av nuc, Calument City, IL 60409
- Gloria M. Figueroa, 2005 Fairview Lane, South Holland, IL 60473

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 N. LaSalle Street, Chicago, Illinois 60602 at 5:00 PM on September 10, 2004.

By:

One of its Attorney

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 N. LASALLE STREET SUITE 2520 CHICAGO, ILLINOIS 60602

B. modulis 120 N. LA SALLE SYREET SURTE 2520 CMCMOD, N. FOSSS

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