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DECLARATION OF FORFEITURE

05480



TO: Harvey Wright
1808 S. Calumet Parkway
Chicago, IL 60616

Doc#: 0530834063 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/04/2005 11:05 AM Pg: 1 of 5

You are hereby notified, that pursuant to the notice of default served upon you on September 28, 2005, concerning your default in payments under a **Contract for Deed** for the property known as 1808 S. Calumet Parkway, Chicago, IL 60616 entered into on May 31, 2005 effective May 31, 2005, between **The Black Heritage Group, as seller, and Harvey Wright, as buyer**, and your failure to pay the sums due as required in said notice:

SAID CONTRACT FOR DEED IS HEREBY

TERMINATED AND DECLARED FORFEIT.

The property known as 1808 S. Calumet Parkway, Chicago, IL 60616 is legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PIN: 17-22-309-068-0000
C/K/A: 1808 S. Calumet Parkway, Chicago, IL 60616

The Black Heritage Group

By: 
Lee Scott Perres, One of Its Attorneys

Prepared by and Return to:

Lee Scott Perres
Marcus, Perres & Boxerman, LLP
19 S. LaSalle Street
Suite 1500
Chicago, IL 60603

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LEGAL DESCRIPTION

LOT 27 IN PRAIRIE DISTRICT TOWNHOMES RESUBDIVISION PHASE ONE, BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PRAIRIE DISTRICT TOWNHOMES RESUBDIVISION PHASE ONE RECORDED OCTOBER 22, 2002 AS DOCUMENT 0021161634

Property of Cook County Clerk's Office

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MARCUS, PERRES & BOXERMAN, L.L.P.
A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
19 SOUTH LASALLE STREET
SUITE 1500
CHICAGO, IL 60603

IRA J. MARCUS
LEE SCOTT PERRES
MICHAEL J. BOXERMAN*
DENELLE L. COOPER

TELEPHONE: 312-641-2233
FACSIMILE: 312-641-3503
*Also Admitted in Missouri

DIANA A. CARPINTERO
MIKE DIMAND
KEVIN V. HUNT
SEAMUS M. RYAN
O. TERRY SHAVER

OF COUNSEL
JOHN J. DWYER, JR.
ROGER V. MCCAFFREY

September 28, 2005

Harvey Wright
1808 S. Calumet Parkway
Chicago, IL 60616

NOTICE OF DEFAULT

Pursuant to Illinois Code of Civil Procedure 735 ILCS 5/9-101 et. seq. you are hereby notified that you are in default of the terms of a certain CONTRACT FOR DEED to purchase the property known as:

1808 S. Calumet Parkway, Chicago, IL 60616 (the "Property")

dated May 31, 2005, between The Black Heritage Group, as Seller, and Harvey Wright, as purchaser, by failing to abide by all by-laws, rules and regulations of the Prairie District Town Home Association and, secondly, by failing to make installment payments to said Seller, when due.

Pursuant to said Contract for Deed, you are required to abide by all by-laws, rules and regulations of the Prairie District Town Home Association. On various occasions, you or one of your guests and/or occupants has been extremely loud and disorderly and the Chicago Police Department has been called and dispatched to the Property to resolve a domestic dispute. Your failure to abide to the terms of the Contract for Deed has terminated said contract.

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Secondly, pursuant to said Contract for Deed, you are presently in default in the sum of \$486,627.40 (which includes purchase price, past due payments, association fines and interest).

Interest accrues on the balance from and after the date of this letter at \$48.75 per diem. The itemized breakdown of the default amount is as follows:

Selling Price	\$485,000.00
(Less two principal payments in May and June)	\$ (1,056.99)
Accrued Interest for July	\$ 1,513.22
Accrued Interest for August	\$ 1,511.25
Accrued Interest through September 28, 2005	\$ 1,365.00
Town Home Association Fine	\$ 50.00
Court Costs	\$-----0-----
Attorneys' Fees	\$ 300.00

You are hereby notified that unless the sum of \$488,682.48, (which includes purchase price, past due payments, association fines and interest) plus the sum of \$48.75 per day after the date of this letter is paid within thirty (30) days of the date of receipt of this Notice, the Contract for Deed shall be declared forfeited and Seller will take all steps legally allowable to regain possession of the property known as:

1808 S. Calumet Parkway, Chicago, IL 60616 ,

including but not limited to an action for Forcible Entry & Detainer.

Only FULL PAYMENT of all amounts demanded in this Notice will invalidate the demand, unless the person claiming possession, or his or her attorney or agent agrees in writing to withdraw the demand in exchange for receiving partial payment.

Full payment may be tendered to: Lee Scott Perres, attorney for the Contract Seller, 19 S. LaSalle, Suite 1500, Chicago, IL 60603 within said thirty (30) days.

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The Black Heritage Group

BY: 

Lee Scott Perres, One of Its Attorneys

THIS OFFICE IS DEEMED A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PLEASE NOTE THAT UNDER THE FAIR DEBT COLLECTION PRACTICES ACT, 15 U.S.C. Sec. 1692 et seq. (1977) YOU MAY DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF. IF YOU DO SO IN WRITING WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS NOTICE, COUNSEL FOR SELLER WILL OBTAIN AND PROVIDE TO YOU WRITTEN VERIFICATION OF THE DEBT; OTHERWISE, THE DEBT WILL BE ASSUMED TO BE VALID. LIKEWISE, IF REQUESTED WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS NOTICE, COUNSEL FOR SELLER WILL SEND YOU THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE ABOVE NAMED CREDITOR.

Prepared by:

Lee Scott Perres

Marcus, Perres, & Boxerman, LLP

19 S. LaSalle Street, Ste. 1500

Chicago, IL 60603

(312) 641-2233

Atty. No. 40544

DeKalb County Clerk's Office