

# UNOFFICIAL COPY

## DECLARATION OF FORFEITURE

04022



TO: Charlton Thomas & Sarah Thomas  
6730 S. Emerald  
Chicago, IL 60621

Doc#: 0532219021 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/18/2005 11:35 AM Pg: 1 of 5

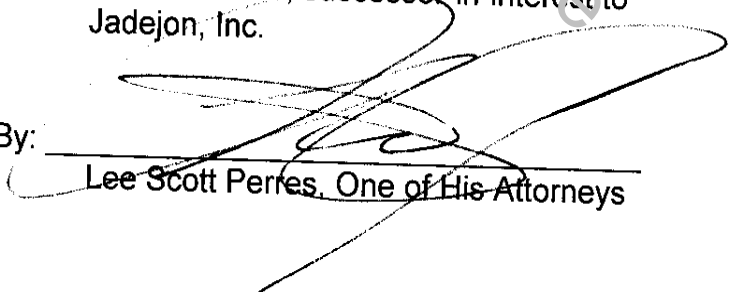
You are hereby notified, that pursuant to the notice of default served upon you on October 12, 2005, concerning your default in payments under an **Articles of Agreement** for the property known as 6730 S. Emerald, Chicago, IL 60621 entered into on April 1, 2000 and effective April 1, 2000, between **Jadejon, an Illinois Corporation, as seller, and Charlton Thomas and Sarah Thomas, as sellers** and your failure to pay the sums due as required in said notice:

**SAID ARTICLES OF AGREEMENT ARE HEREBY**  
**TERMINATED AND DECLARED FORFEIT.**

The property known as 6730 S. Emerald, Chicago, IL 60621 is legally described as follows:  
**SEE ATTACHED LEGAL DESCRIPTION RIDER.**

PIN: 20-21-300-035-0000  
C/K/A: 6730 S. Emerald, Chicago, IL 60621

Owen Pittman, successor-in-interest to  
Jadejon, Inc.

By:   
Lee Scott Perres, One of His 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 36 IN BLOCK 3 IN THE SMITH'S ADDITION TO NORMANVILLE, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

October 7, 2005

Charlton Thomas & Sarah Thomas  
6730 S. Emerald  
Chicago, Illinois 60621

## 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 ARTICLES OF AGREEMENT to purchase the property known as:

6730 S. Emerald, Chicago, IL 60621 (the "Property")

dated April 1, 2000, between Jadejon, as Seller; and Charlton & Sarah Thomas, as purchasers, by failing to make installment payments to said Seller, or his subsequent successors-in-interest, when due.

Pursuant to said Contract for Deed, you are presently in default in the sum of \$40,943.59 (which includes past due payments, interest, real estate taxes and legal fees). Interest accrues on the balance of the principal from and after the date of this letter at \$6.93 per diem. The itemized breakdown of the default amount is as follows, as of October 7, 2005:

Principal and Interest	\$ 29,482.94
Repayment of Past Due Taxes (2000 - 2002)	\$ 1,438.99
Interest on Tax Advances	\$ 442.66
Legal Fees	\$ 9,579.00

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You are hereby notified that unless the sum of \$40,943.59, (which includes past due payments, interest, real estate taxes and legal fees) plus the sum of \$6.93 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 the current holder of the Articles of Agreement will take all steps legally allowable to regain possession of the property known as:

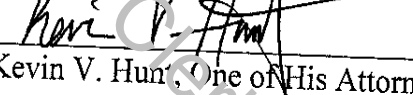
6730 S. Emerald, Chicago, IL 60621,

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 current holder of the Articles of Agreement, 19 S. LaSalle, Suite 1500, Chicago, IL 60603 within said thirty (30) days.

Owen Pittman, successor-in-interest to  
Ladegon, Inc.

BY:   
Kevin V. Hunt, One of His 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:  
Marcus, Perres, & Boxerman, LLP  
19 S. LaSalle Street, Ste. 1500  
Chicago, IL 60603  
(312) 641-2233

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>Sarah Thomas</i>
1. Article Addressed to: Charity, Sarah Thomas 6730 S. Emerald Chicago, IL 60621	B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery <i>Sarah Thomas</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (transfer from service label)	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
105 1160 0004 3992 1039	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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