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Doc# 1713908171 Fee \$42.00

SP FEE:\$9.00 RPRF FEE: \$1.00

REN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/19/2017 12:45 PM PG: 1 OF 3

RE: Property Address: Eddie Jones  
7730 South Kingston Avenue, Chicago, IL 60649  
Our File Number: 17-082374

### DECLARATION OF FORFEITURE

WHEREAS, on April 5, 2002, Eddie Jones, (Purchaser(s)), entered into an Installment Contract for Sale of Real Estate ("Contract"), with the Secretary of Veterans Affairs, whereby Purchaser(s) contracted to buy the property commonly known as 7730 South Kingston Avenue, Chicago, IL 60649 (and legally described below); and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of Vendee Mortgage Trust 2002-3, is the assignee of the interest of the Secretary of Veterans Affairs.

WHEREAS, Purchaser(s) has/have not performed the covenants and agreements on their part, have failed to make payments agreed to be made in accordance with the terms of said contract and is/are in default for failure to make payments at the time provided in said contract; and

WHEREAS, the undersigned on March 24, 2017, caused to be deposited in the U.S. Mail located at 2121 Waukegan Road, Suite 301, Bannockburn, IL 60015, a Final Notice to Comply with Contract, mailed to you by certified mail, and thereby made demand upon you to comply with all of the terms of said contract. The undersigned further notified you that if you failed to comply with said contract within thirty-five days from the date of said notice or failed to pay within said period the total amount 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

(B)

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WHEREAS, Purchaser(s) is/are in default under the terms of said contract for failure to perform the covenants and agreements on their part, and for failure to make the payments agreed to be made.

NOW THEREFORE, you are hereby notified that the undersigned elects to, and does, declare said contract to be forfeited and terminated, and the same is therefore forfeited and terminated. The undersigned elects and does declare all payments made on said contract forfeited and the same are retained by the undersigned in full satisfaction and in liquidation of all damages sustained by the undersigned. The undersigned further declares its right to re-enter and take possession of the premises aforesaid and demands possession of said premises from you.

Dated this May 10, 2017

By: 


Shapiro Kreisman & Associates, LLC  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717

**Randal S. Berg**  
Attorney  
ARDC# 6277119

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Dated: 5-10-17



An attorney

Shapiro Kreisman & Associates, LLC  
Attorney for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717  
ILNOTICES@logs.com

**Randal S. Berg**  
Attorney  
ARDC# 6277119

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO EXTINGUISH ANY INTEREST IN THE SUBJECT PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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Legal Description:

THE SOUTH 7-1/2 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 10 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7730 South Kingston Avenue, Chicago, IL 60649

Permanent Index No.: 21-30-320-022-0000

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Eddie Jones  
7730 South Kingston Avenue  
Chicago, IL 60649

Eddie Jones  
5764 Soutel Dr.  
Jacksonville, FL 32219

Eddie Jones  
1811A N Larrabee Street  
Chicago, IL 60614

REGULAR MAIL

Eddie Jones  
7730 South Kingston Avenue  
Chicago, IL 60649

Eddie Jones  
5764 Soutel Dr.  
Jacksonville, FL 32219

Eddie Jones  
1811A N Larrabee Street  
Chicago, IL 60614

7730 South Kingston Avenue, Chicago, IL 60649

Our File No. 17-082374

MAIL TO:

Nawasha Jackson  
Shapiro Kreisman & Associates, LLC  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015