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REGISTERED MAIL
RETURN RECEIPT REQUESTED

86411633

NOTICE OF INTENT TO DECLARE
FORFEITURE OF ALL RIGHTS UNDER
INSTALLMENT AGREEMENT FOR WARRANTY
DEED AND NOTICE OF INTENT TO
FILE FORCIBLE DETAINER SUIT

September 10, 1986

Streten Stanovich and
Frances Stanovich
1650 West North Avenue
Chicago, Illinois 60622

DEPT-01 RECORDING \$11.25
T#3333 TRAN 2793 09/12/86 12:59:00
#4727 #A *~~64-416003~~
COOK COUNTY RECORDER 411633

Reference is made to an Installment Agreement for Warranty Deed ("Installment Agreement") dated December 4, 1980, between yourselves as "Purchaser" and Jovan and Leposava Djurdjulov as "Seller" for the premises commonly known as 1650 West North Avenue, Chicago, Illinois (the "Property") legally described as follows:

Lots 13 and 14 in Fitch's Subdivision of the South West 1/4 of Block 25 in Sheffield's Addition to Chicago, in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The Installment Agreement was recorded October 28, 1983, in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 26841890. The Installment Agreement provides that the sum of \$57,500.00 is to be paid on a monthly basis over a ten year period in payments of \$759.89 per month, with the balance to be paid in a lump sum on January 1, 1991.

The Installment Agreement provides in part that time is of the essence and that in the event of the failure of Purchaser to make payments, or to perform any of the covenants of the Installment Agreement, then the Installment Agreement at the option of Seller shall be forfeited and determined, and Purchaser shall forfeit all payments made under the Installment Agreement and such payments shall be retained by Seller, and in such event, Seller shall have the right to re-enter and take possession of the Property.

You are hereby notified that you are in default under the Installment Agreement, as follows:

14-31-430-039-038 FA

LOT 13 LOT 14
11 00 MAIL

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REGISTERED MAIL
CERTIFIED MAIL

PROPERTY OF COOK COUNTY CLERK'S OFFICE

October 10, 1988

1630 West North Avenue
Chicago, Illinois 60640

Dear Sirs: This letter is in response to your letter of October 7, 1988, regarding the proposed settlement of the estate of the late Mrs. [Name]. The proposed settlement is as follows:

1. The estate of the late Mrs. [Name] is to be divided into two equal shares of 50% each.

2. The 50% share of the estate to be received by the [Name] shall be paid to the [Name] in the form of a lump sum payment of \$[Amount].

3. The 50% share of the estate to be received by the [Name] shall be paid to the [Name] in the form of a lump sum payment of \$[Amount].

4. The [Name] shall be responsible for the payment of all taxes and expenses incurred in the administration of the estate.

88411933

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST.
CHICAGO, ILL. 60602

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1. You have failed to make payment of (i) the monthly installment due in August 1985 and (i) of all monthly installments subsequent to April 1986 through and including September 1986.


2. You have failed to make payment of 1984 and 1985 real estate taxes.

3. You have failed to provide evidence of insurance.


Demand is hereby made upon you for immediate payment of all sums due and owing under the Installment Agreement including delinquent real estate taxes. You are hereby notified as follows:

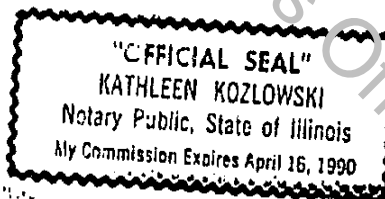
1. Unless all defaults under the Installment Agreement are cured no later than thirty-five (35) days from the date of this Notice, it is the intention of the Seller to declare all your rights under the Installment Agreement forfeited, and all payments heretofore made by you under the Installment Agreement will be retained by the Seller.

2. It is the intention of the Seller to institute proceedings to evict you from possession of the Property under an Act Relating to Forcible Entry and Detainer, unless you cure all defaults under the Installment Agreement on or before 35 days from the date of this Notice.


Barry R. Katz, as Attorney
and Agent for Seller
Date: September 10, 1986

Subscribed and Sworn to
before me this 10th day
of September, 1986.


Notary Public



My Commission Expires: April 16, 1990

This Document Prepared by
and Mail to:

Barry R. Katz
One N. LaSalle, Suite 2525
Chicago, Illinois 60602

Property Address:
1650 West North Avenue
Chicago, Illinois 60622

P.I.N.: 14-31-430-038-0000
14-31-430-039-0000

86411633

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1. You have failed to make payment of the monthly installments due in accordance with the terms of the agreement and the amount of the deficiency is \$1,000.00 as of September 1983.

2. You have failed to make payment of 1984 and 1985 real estate taxes.

3. You have failed to make payment of insurance.

4. Demand is hereby made upon you for immediate payment of all amounts due and owing under the Real Estate Agreement including delinquent real estate taxes. You are hereby notified as follows:

1. Unless you pay the amount of the deficiency and the taxes due on or before the date of this notice, it is the intention of the lender to foreclose on the property under the Real Estate Agreement and the deficiency will be retained by the lender.

2. If the lender is unable to locate the property under the agreement to which this notice is being sent, you are hereby notified that the lender will file a lawsuit to enforce the agreement and to collect the amount of the deficiency from the date of this notice.

Barry F. Egan, Esq.
Attorney at Law
100 West North Avenue
Chicago, Illinois 60610
Date: September 10, 1983

RECEIVED
CHIEF CLERK
COUNTY CLERK'S OFFICE
SEP 11 1983

Subscribed and sworn to before me this 10th day of September, 1983.

Notary Public

My Commission Expires

This document prepared by
and filed on

Barry F. Egan
One N. LaSalle, Suite 2000
Chicago, Illinois 60610

Barry F. Egan
100 West North Avenue
Chicago, Illinois 60610

P.O. Box 11-430-0000
11-31-430-0000

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