

UNOFFICIAL COPY

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DECLARATION OF FORFEITURE AND EXTINGUISHMENT ALL RIGHTS OR PURCHASER UNDER CERTAIN ARTICLES OF AGREEMENT FOR DEED.

WHEREAS, on the 7th day of November, 1985, BERNARD ROSENFELD, (hereinafter referred to as "Seller"), under certain Articles of Agreement for Deed as amended, dated November , 1985, with NOEL KITCHEN, (hereinafter referred to as "Purchaser"), served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT, such Notice being duly served by Certified Mail Return Receipt Requested; and

WHEREAS, said Purchaser is now in default and he has failed to:

1. Having failed to pay the principal and interest for May of 1987, in the sum of \$1,499.38.
2. Having failed to pay the monthly tax payment for May, 1987, in the sum of \$578.22.
3. Having failed to pay the insurance payment for May, 1987, in the sum of \$354.00.
4. Having failed to pay the principal and interest for June, 1987, in the sum of \$1,499.38.
5. Having failed to pay the monthly tax payment for June, 1987, in the sum of \$578.22.
6. Having failed to pay the insurance payment for June, 1987, in the sum of \$354.00.
7. Having failed to pay the principal and interest for July, 1987, in the sum of \$1,499.38.
8. Having failed to pay the monthly tax payment for July, 1987, in the sum of \$578.22.
9. Having failed to pay the insurance payment for July, 1987, in the sum of \$354.00.
10. Having failed to pay the principal and interest for August, 1987, in the sum of \$1,499.38.
11. Having failed to pay the monthly tax payment for August, 1987, in the sum of \$578.22.
12. Having failed to pay the insurance payment for August, 1987, in the sum of \$354.00.
13. Having failed to pay monthly principal, interest, tax and insurance payment for September, 1987, in the sum of \$2,431.60.
14. Has failed to pay attorney's fees and cost to the seller in the sum to date of \$2,500.00; - Total \$14,658.00; and

87502067

MAIL TO

JAMES A. GATELY
ATTORNEY AT LAW
4309 NO. DAMEN
CHICAGO, ILLINOIS 60618

Page 1

THIS INSTRUMENT PREPARED BY
JAMES A. GATELY ATTY.
8309 N. DAMEN CHGO. IL. 60618

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20080101

Property of Cook County Clerk's Office

20080101

CHICAGO TRIBUNE
1300 N. LAUREL ST.
CHICAGO, ILL. 60610

CHICAGO TRIBUNE
1300 N. LAUREL ST.
CHICAGO, ILL. 60610

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2025/01/15

COOK COUNTY CLERK'S OFFICE
JANUARY 15, 2025
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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87502067



JAMES A. GATELY

AFFIDAVIT OF SERVICE

LINDA HOWE, being duly sworn on oath deposes and says that on the 10th day of September, 1987, she served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER under said Articles of Agreement for Deed upon NOEL KITCHEN, by sending a copy thereof by Certified Mail Return Receipt Requested from the addressee with postage prepaid.



LINDA HOWE

SUBSCRIBED AND SWORN TO
before me this 10 day
of September, 1987.



NOTARY PUBLIC

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11/10/2011

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NOTICE OF INTENTION TO DECLARE FORFEITURE OF
ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR
DEED AND NOTICE OF INTENTION TO FILE FORCIBLE
DETAINER SUIT

TO: NOEL KITCHEN
4506 N. Francisco
Chicago, Illinois
(Certified Mail RRR)

AND LLOYD E. GISSIS
Attorney at Law
2520 North Lincoln Avenue
Chicago, Illinois

YOU ARE HEREBY NOTIFIED WHEREAS ON, 7th day of November 1985, NOEL KITCHEN (hereinafter referred to as the Purchaser) entered into a certain Article of Agreement for Deed as amended, (hereinafter referred to as the contract) with BERNARD ROSENFELD, (hereinafter known as the Seller), a memorandum of which contract was recorded on the 17th day of November, 1985, as document number 85273568, in the office of the Recorder of Deeds of Cook County, Illinois, concerning the following legally described property, to-wit:

Lot 1 and the North 8 feet of Lot 4 in Block 2 in Clybourne's Addition to Ravenswood, a subdivision of the North West 1/4 of the South East 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

and commonly known as 1905-15 West Foster, Chicago, Illinois, (hereinafter referred to as property), said property being a business and commercial property and not a single family dwelling; and

WHEREAS, Purchaser in the contract agreed to pay a total price of \$175,000.00 with \$3,000.00 paid at closing and the balance due in the sum of \$173,000.00 plus interest in monthly installments and various lump sum payments together with tax and insurance payments with the entire balance due on November 1, 1992; and

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WHEREAS, the contract provides in part that time is of the essence, and that in the event of Purchaser's default in any of the payment of principal and/or interest when due, or if Purchaser should fail to perform any of the other covenants of the Contract, the Contract shall at the option of the Seller, after due and proper notice, be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller; and

WHEREAS, the Contract further provides that "The defaulting party shall pay all costs and expenses, including reasonable attorney's fees incurred by the other in enforcing the terms and provisions of this Agreement", and;

WHEREAS, the Purchaser is now in default, having fails:

1. Having failed to pay the principal and interest for May of 1987, in the sum of \$1,499.38.
2. Having failed to pay the monthly tax payment for May, 1987, in the sum of \$573.22.
3. Having failed to pay the insurance payment for May, 1987, in sum of \$354.00.
4. Having failed to pay the principal and interest payment for June, 1987, in the sum of \$1,499.38.
5. Having failed to pay the monthly tax payment for June, 1987, in the sum of \$578.22.
6. Having failed to pay the insurance payment for June, 1987, in sum of \$354.00.
7. Having failed to pay the principal and interest for July of 1987, in the sum of \$1,499.38.
8. Having failed to pay the monthly tax payment for July, 1987, in the sum of \$578.22.
9. Having failed to pay the insurance payment for July, 1987, in sum of \$354.00.
10. Having failed to pay the principal and interest for August of 1987, in the sum of \$1,499.38.
11. Having failed to pay the monthly tax payment for August, 1987, in the som of \$578.22.
12. Having failed to pay the insurance payment for August, 1987, in the sum of \$354.00.

Total \$9,726.40.

NOW THEREFORE, Purchaser, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 1st day of September, 1987, that it is the intention of the Seller to declare all your rights under the Contract (Articles of Agreement) to be forfeited, and all payments made by you will be retained by Seller. That you will be responsible for Seller's attorney's fees and court

REC-0005

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costs.

2. That 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 remedy the aforesaid defaults on or before September 7, 1987.

IN WITNESS WHEREOF, BERNARD ROSENFELD, has hereunto set his hand and seal this 3rd day of August, 1987.

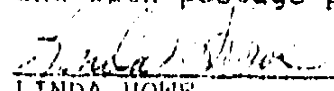

BERNARD ROSENFELD

SUBSCRIBED AND SWORN TO
before me this 3rd day
of August, 1987.


NOTARY PUBLIC

AFFIDAVIT OF SERVICE

LINDA HOWE, being first duly sworn on oath deposes and says that on the 3rd day of August, 1987, she served a copy of the NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT upon NOEL KITCHEN, 4506 N. Francisco, Chicago, Illinois, and LLOYD GUSSIS, 2520 N. Lincoln Avenue, Chicago, Illinois, by sending a copy thereof to the last known addresses of said parties by certified mail with request for return receipt from addresses and with postage prepaid.


LINDA HOWE

SUBSCRIBED AND SWORN TO
before me this 3rd day
of August, 1987.


NOTARY PUBLIC

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10/1/2011

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57502551

JAMES A. GATELY
Attorney for Plaintiff
4309 N. Damen Avenue
Chicago, Illinois 60618
477-4912
ATTY. No. 20589

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

2-11-11

P-570 051 656

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RECEIPT FOR RETURN

NOEL KITCHEN
4506 N. Francisco
Chicago, Illinois
P.O. State and Zip Code

U.S.G.P.O. 153-506

Postage

Carriage Fee

Special Service Fee

Collection Fee

Insurance Fee

Registered Fee

Postmark or Date

PS Form 3800, Jan. 1962

PS Form 3811, July 1963 447-845 ROSENFELD

SENDER: Complete items 1, 2, 3, and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

- Show to whom, date and address of delivery.
- Restricted Delivery.

3. Article Addressed to:
NOEL KITCHEN
4506 N. Francisco
Chicago, Illinois

4. Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail	Article Number P 570-051-656
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Always obtain signature of addressee or agent and **DATE DELIVERED.**

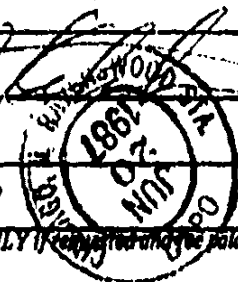
5. Signature - Addressee
X *Noel Kitchen*

6. Signature - Agent
X *[Signature]*

7. Date of Delivery
10/10/63

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT



1. The addressee of this card is advised that the return receipt fee is not refundable and that the return receipt fee is not refundable if the card is not returned to the postmaster.

2. The addressee of this card is advised that the return receipt fee is not refundable and that the return receipt fee is not refundable if the card is not returned to the postmaster.

3. The addressee of this card is advised that the return receipt fee is not refundable and that the return receipt fee is not refundable if the card is not returned to the postmaster.

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10. The addressee of this card is advised that the return receipt fee is not refundable and that the return receipt fee is not refundable if the card is not returned to the postmaster.

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PROPERTY.

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DEMAND FOR POSSESSION

TO: NOEL KITCHEN
4506 N. Francisco
Chicago, Illinois

Demand is hereby made of you for immediate possession of the following described premises:

Lot 1 and the North 8 feet of Lot 4 in Block 2 in Clybourn's Addition to Ravenswood, a Subdivision of the North West 1/4 of the South East 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1905-15 West Foster Avenue, Chicago, IL.

Your failure to surrender possession will result in the filing against you of action in Forcible Entry and Detainer in the Circuit Court of Cook County, Illinois, in accordance with the Statutes of the State of Illinois in such case made and provided.

IN WITNESS WHEREOF, JAMES A. GATELY 4309 N. Damen, Chicago, Illinois as attorney for the Seller, has hereto set his hand and seal this 10th day of September, 1987.

[Handwritten Signature]
JAMES A. GATELY, Attorney for Seller
[Handwritten Signature]
BERNARD ROSENFELD, Secretary

SUBSCRIBED AND SWORN TO before me this _____ day of September, 1987

[Handwritten Signature]

This is a True & Accurate Copy of the Original Document

Page 1

[Handwritten Signature]
Notary Public

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Produced Pursuant to

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NOTARY PUBLIC

AFFIDAVIT OF SERVICE

LINDA HOWE, being duly sworn on oath deposes and says that on the 10th day of September, 1987, she served a copy of DEMAND FOR POSSESSION upon NOEL KITCHEN, by sending a copy thereof by Certified Mail Return Receipt Requested from the addressee with postage prepaid.

Linda Howe
LINDA HOWE

SUBSCRIBED AND SWORN TO
before me this 10 day
of September, 1987.

[Signature]
NOTARY PUBLIC

87502067

MAIL

[Signature]
Clerk's Office

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COOK COUNTY RECORDER

NO 994 # 4 * 07-505067

TH 11 11 1987 09:19/07 12:19:00

DEPT-01 RECORDING

\$88.00

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JAMES A. GATELY
ATTORNEY AT LAW
4309 NO. DAMEN
CHICAGO, ILLINOIS 60618

THIS INSTRUMENT PREPARED BY
JAMES A. GATELY ATTNY,
4309 N. DAMEN CHGO. IL. 60618

MAIL TO



Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE
RECORDED
INDEXED
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