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

87277427

TO: Cruz Colon and
Maria Colon
2643 West Armitage
Chicago, Illinois 60647

Cruz Colon and
Maria Colon
2721 North Mozart
Chicago, Illinois 60647

YOU ARE HEREBY NOTIFIED THAT:

WHEREAS, on the 21st day of July, 1984, Cruz Colon and Maria Colon (hereinafter "Purchaser") did enter into a certain Instalment Agreement for Warranty Deed, (hereinafter "Contract") with Donald Kurtz (hereinafter "Seller") concerning the following legally described real estate:

13-36-402-007
G 90 NO
Lot 12 in Goodrich and Young's Subdivision of Lots 4, 5 and 6 in Block 1 in Borden's Subdivision of the West Half (1/2) of the South East Quarter (1/4) of Section 36 Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

commonly known as 2643 West Armitage, Chicago, Illinois (hereinafter "Property"); and

WHEREAS, Purchaser in the Contract agreed to pay the sum of Forty-Six Thousand Five Hundred Dollars and 00/100 (\$46,500.00) for the Property in monthly instalments of Six Hundred Five Dollars and 96/100 (\$605.96) until paid; and

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

WHEREAS, Puchaser ceased making payments on November, 1986 and has failed to pay any instalments due thereafter and there is now due and owing Seller, the sum of Four Thousand Two Hundred Forty-One Dollars and Seventy-Two cents (\$4,241.72) for the period from July, 1986 to March, 1987; and

ALLEN R. SLUTSKY

ATTORNEY AT LAW

SUITE 737

111 WEST WASHINGTON STREET

CHICAGO, ILLINOIS 60602

(312) 368-1100

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WHEREAS, the Contract requires that the Purchaser make equal monthly escrow payment to pay general real estate taxes and hazard insurance premiums as they come due and Purchaser has failed to make said payments.

NOW THEREFORE, Purchaser, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 20th day of April, 1987 than it is the intention of the Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.

2. That it is the intention of 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 the 20th day of April, 1987.

IN WITNESS WHEREOF, Allen R. Slutsky, 111 West Washington Street, Chicago, Illinois, as agent and attorney for Seller, has hereunto set his hand and seal this 16th day of March, 1987.

Allen R. Slutsky

ALLEN R. SLUTSKY

SUBSCRIBED and SWORN to
before me this 16th day
of March, 1987.

Charles A. Cederoff

NOTARY PUBLIC

Clerk's Office

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WHEREAS the undersigned Clerk of Cook County, Illinois, has received from the undersigned a copy of the original of the within and above entitled instrument, and the same has been duly filed for record in the office of the Clerk of Cook County, Illinois, and the same has been duly indexed and the same is hereby certified to be a true and correct copy of the original as the same appears from the records of the Clerk of Cook County, Illinois.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Clerk of Cook County, Illinois, at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Property of Cook County Clerk's Office

19____

AFFIDAVIT OF SERVICE

ALLEN R. SLUTSKY, being first duly sworn on oath deposes and says that on the 16th day of March, 1987, he served a copy of this NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT upon CRUZ COLON and MARIA COLON at 2643 West Armitage, Chicago, Illinois.

Allen R. Slutsky

SUBSCRIBED and SWORN to before me this 16th day of March, 1987.

Suzanne M. Rodriguez
NOTARY PUBLIC

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11-1-2010

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

TYPE OR PRINT

DONALD KURTZ, SUZANNE R. BOATMAN and MICHAEL BOATMAN,

Plaintiff-

CRUZ COLON and MARIA COLON

Defendant-

NO. 87.MI.713485

Amount Claimed \$

ORDER FOR POSSESSION

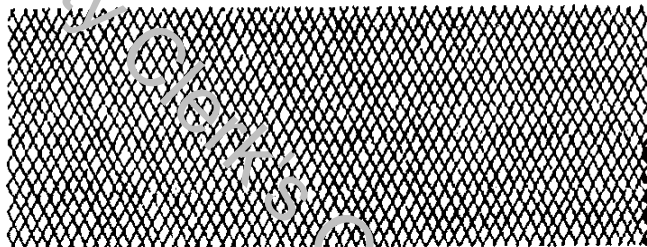
This cause coming on to be heard upon the complaint of the plaintiff, DONALD KURTZ, SUZANNE R. BOATMAN and MICHAEL BOATMAN and the issues thereof having been heard and determined by the Court and said Court having found that the

plaintiff DONALD KURTZ, SUZANNE R. BOATMAN and MICHAEL BOATMAN is entitled to the possession of the premises described herein.

It is therefore ordered and adjudged:

1. That the plaintiff have and recover of and from the defendant CRUZ COLON and MARIA COLON the possession of the following described premises:

Name: Address: 2643 W. Armitage City - Zip: Chicago, Illinois 60647 Floor - Apt. No.



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2. That the plaintiff have and recover of and from the defendant, damages in the sum of Dollars and his costs and charges in his behalf expended.

3. Enforcement of this judgment is stayed until MAY 21, 1987 (date).

I hereby certify the above to be correct

Dated 5/21/87 (Seal of Clerk of Circuit Court)

DATE ENTERED 5/6/87

ENTER: [Signature] Judge

Judge's No. 197

Clerk of the Circuit Court of Cook County, Illinois.

This order is the command of the Circuit Court and violation thereof is subject to the penalty of the law, IRS, Ch. 45, Sec. 32, Ch. 57, Sec. 13 (1979).

NAME: ALLEN R. SLUTSKY ATTORNEY FOR PLAINTIFF ADDRESS 111 West Washington Street CITY Chicago, Illinois 60602 TELEPHONE (312) 368-1100 Atty No. 25944

MORGAN M. FINLEY, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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COMPLAINT IN FORCIBLE DETAINER AND RENT OR DAMAGE CLAIMS

(2-81) CCMD-204

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, FIRST . . . DISTRICT

DONALD KURTZ, SUZANNE R. BOATMAN
and MICHAEL BOATMAN,

plaintiff...

No. 87MI 713488

CRUZ COLON and MARIA COLON

Rent or damage claimed \$

Return date .. May 6, 1987

defendant...

COMPLAINT

The plaintiff's claim is as follows:

Set for trial call 9:30 A.M.
Room 1402

1. The plaintiff is entitled to the possession of the following described premises in the City or Village of Chicago: 2643 West Armitage Chicago, Illinois 60647

2. The defendant unlawfully withhold possession thereof from the plaintiff

3. There is due to plaintiff from the defendant for rent of or for damages for withholding possession of said premises from 19 to 19 after allowing the defendant all just credits, deductions and set-offs, the sum of \$

The plaintiff's claim possession of the property and \$ as rent or damages.

DEPT-01 RECORDING \$0.05
TR 1111 TRAN 05/22/87 10:04:00
#335 # 87-277427
COOK COUNTY RECORDER

Name ALLEN R. SLUTSKY
Attorney for Plaintiffs
Address 111 West Washington Street
City Chicago, Illinois 60602
Telephone (312) 368-1100
Atty.No. 25944

Attorney for plaintiff
DEPT-01 RECORDING \$15.00
TR 1111 TRAN 05/22/87 10:04:00
#335 # 87-277427
COOK COUNTY RECORDER

I, ALLEN R. SLUTSKY, Attorney for plaintiff in the above entitled action. The allegations in this complaint are true based on information and belief.

Signed and sworn to before me

Notary public