

Purchaser has failed to make the principal and interest payments due on June 1, 1989, July 1, 1989, August 1, 1989 and September 1, 1989 and there is now due and owing seller the sum of FOUR THOUSAND SIX HUNDRED FORTY EIGHT AND 36/100 (\$4,648.36) for the period from June 1, 1989 to September 1, 1989; and

Purchaser has failed to make the real estate tax payments for the year 1988 in the amount of THIRTEEN THOUSAND TWO HUNDRED NINETY THREE AND 30/100 (\$13,293.30) [FOUR THOUSAND FIVE HUNDRED SEVENTEEN AND 74/100 (\$4,517.74) actually paid by seller to date]; and

Purchaser has failed to maintain insurance on the property; and

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under the provisions of the contract as follows:

WHEREAS, said Notice stated that purchaser was in default

September 25, 1989; and

Receipt Requested which service was accepted by Purchaser on 9-104.1, such Notice being served by certified Mail, Return SUIT PURSUANT TO ILLINOIS REVISED STATUTES, CHAPTER 110, SECTION WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR "contract" served a copy of the attached NOTICE OF INTENTION TO property with WILLIE M. PATTERSON, as Purchaser, (hereinafter 20th day of June, 1988, concerning the herein legally described seller under installment Agreement for Warranty Deed dated the

WHEREAS, on the 22nd day of September, 1989, PETER JENIN, as

DECLARATION OF FORFEITURE AND EXTINGUISHMENT
OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT
FOR WARRANTY DEED DATED JUNE 20, 1988 BETWEEN
PETER JENIN, SELLER AND WILLIE M. PATTERSON, PURCHASER

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UNOFFICIAL COPY

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MARRIAGE CERTIFICATE

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Property of Cook County Clerk's Office

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WILLIE M. PATTERSON, as Purchaser under said installment hereby forfeited and extinguished, and that all payments made by PATTERSON, as Purchaser, under said installment Agreement are HEREBY DECLARES that all of the rights of the said WILLIE M.

P.I.N.: 29-07-303-059 and 29-07-303-012

which property is commonly known as 256 West 147th Street, Harvey, Illinois.

The West 17 feet of Lot 7, all of Lots 8, 9 and 10, the North 1/2 of that part of the vacated East and West alley lying south of and adjoining the aforesaid West 17 feet of Lot 7 and all of Lots 8, 9 and 10, all of Lots 11 and 12 as a tract and also the South 1/2 of that part of the vacated East and West alley lying North of and adjoining aforesaid Lots 11 and 12 as a tract all in Block 1 in Chase's subdivision of the West 1/2 of the South West 1/4 of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

described property:

WILLIE M. PATTERSON, as Purchaser, concerning the following installment Agreement dated the 20th day of June, 1988 with NOW THEREFORE, PETER JENIN, as Seller under that certain the date of service.

In said Notice and more than thirty (30) days have elapsed from installment Agreement, has failed to cure the defaults set forth WHEREAS, WILLIE M. PATTERSON, the Purchaser under said

Purchaser is also in default by the non-payment of the additional interest for the overdue June payment (\$46.48), the overdue July payment (\$29.05) and the overdue August payment (\$11.62). A total sum of EIGHTY SEVEN DOLLARS AND 15/100 (\$87.15) is due as and for this additional interest.

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LETTER OF INTENTIONS TO PURCHASE THE PROPERTY OF THE
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I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that KENNETH A. DEAN, attorney in fact for PETER JENIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal, this 3rd day of November, 1989.

[Signature]

 Notary Public

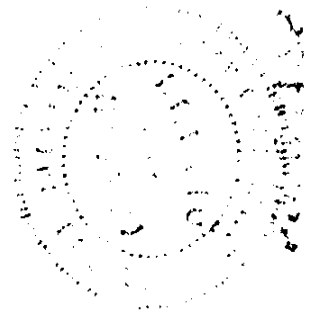
STATE OF ILLINOIS)
)
) SS.)
) COUNTY OF COOK)

IN WITNESS WHEREOF, KENNETH A. DEAN, attorney in fact for PETER JENIN, has set his hand and seal at Chicago, Illinois, this 3rd day of November, 1989.

[Signature]

Agreement will be retained by Seller pursuant to his rights under said installment Agreement and that all of the rights of WILLIE M. PATTERSON, as Purchaser thereunder, are hereby forfeited.

UNOFFICIAL COPY



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 14th day of August, 1924.

CLERK OF COOK)
COUNTY OF COOK)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 14th day of August, 1924.

Property of Cook County Clerk's Office

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Kenneth A. Dean, Esq.
30 North LaSalle Street
Suite 2400
Chicago, Illinois 60602
(312) 782-4844



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COOK COUNTY RECORDS

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Notary Public
1989.

before me this 3rd day of

SUBSCRIBED AND SWORN TO

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regular mail.

KENNETH A. DEAN, being duly sworn on oath, deposes and says that on the 3rd day of November, 1989, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT FOR WARRANTY DEED DATED JUNE 20, 1988, upon Willie M. Patterson by sending a copy thereof to 256 West 147th Street, Harvey, Illinois 60426 by certified mail with request for return receipt from the addressee and by

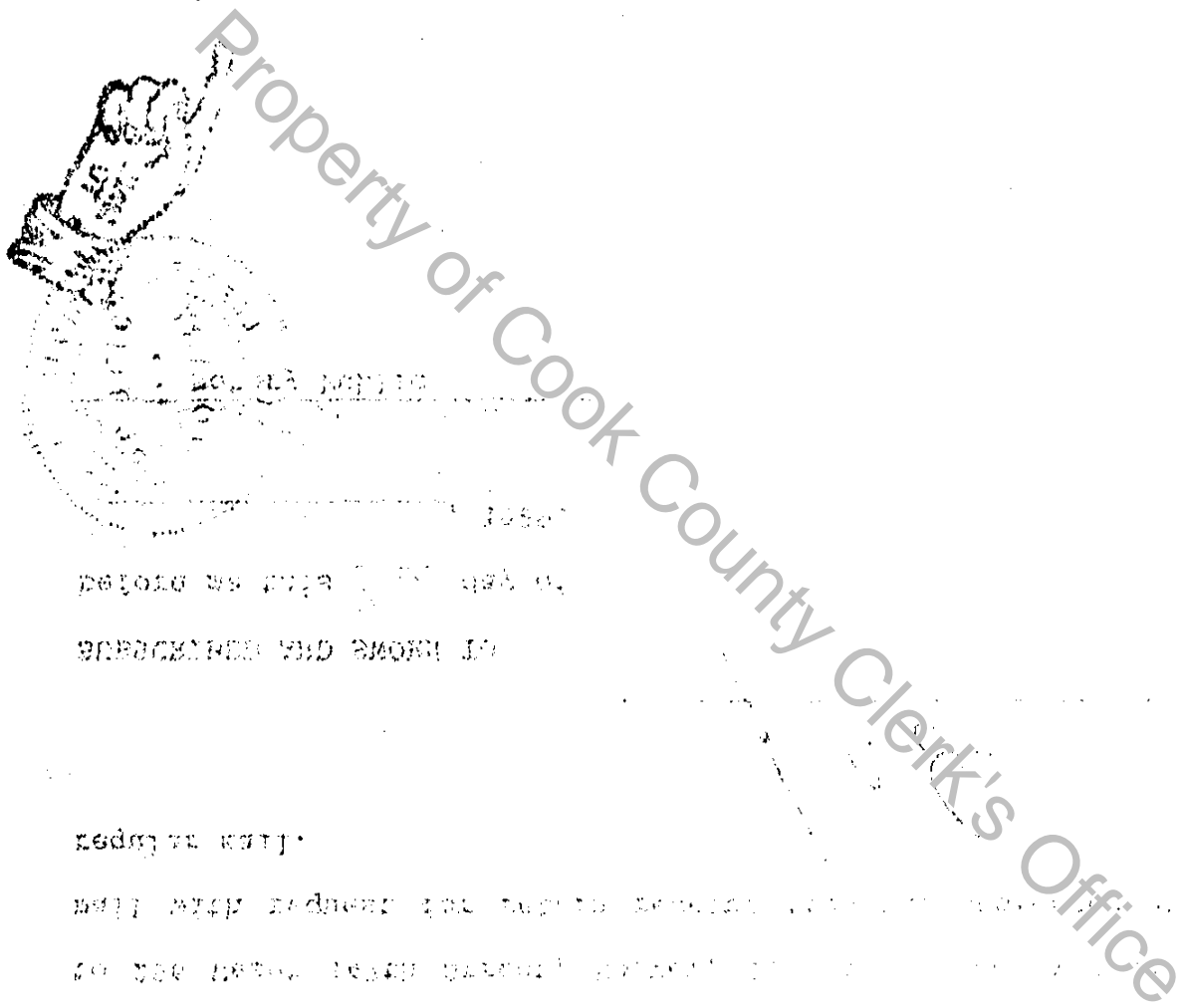
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(775) 103-4117
OFFICE: 1111012 00205
PHONE: 11110
20 NORTH LAUREL STREET
KENNESAW, GA 30144



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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 11th day of November, 2011.

CLERK OF COOK COUNTY

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WHEREAS, Purchaser has failed to make the principal and interest payments due on June 1, 1989, July 1, 1989, August 1, 1989 and September 1, 1989 and there is now due and owing Seller the sum of FOUR THOUSAND SIX HUNDRED FORTY EIGHT AND 36/100 (\$4,648.36) for the period from June 1, 1989 to September 1, 1989; and

WHEREAS, the contract provides in part that time of the essence, and that in the event of Purchaser's default in any payment of principal and/or interest when due, and if such default is not cured within ninety (90) days of said date, that 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, Purchaser in the contract agreed to pay the sum of EIGHTY THOUSAND DOLLARS (\$80,000.00) for the Property in installments of ONE THOUSAND ONE HUNDRED SIXTY TWO AND 09/100 (\$1,162.09) payable monthly as well as to pay all taxes, assessments, and insurance premiums relating to the property.

Which property is commonly known as 256 West 147th Street, Harvey, Illinois (hereinafter "Property"); and

The west 1/2 of Lot 7, all of Lots 8, 9 and 10, the North 1/2 of that part of the vacated East and West alley lying south of and adjoining the aforesaid West 17 feet of Lot 7 and all of Lots 8, 9 and 10, all of Lots 11 and 12 as a tract and also the South 1/2 of that part of the vacated East and West alley lying North of and adjoining aforesaid Lots 11 and 12 as a tract all in Block 1 in Chase's Subdivision of the West 1/2 of the South West 1/4 of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

WHEREAS, on the 20th day of June, 1988, WILLIE M. PATTERSON (hereinafter referred to as "Purchaser"), did enter into a certain Articles of Agreement for Deed (hereinafter "Contract") with PETER JENIN (hereinafter "Seller"), which Contract was recorded. The Articles of Agreement concern the following described real estate:

You are hereby notified that:

TO: Willie M. Patterson
256 West 147th Street
Harvey, Illinois 60426

NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT PURSUANT TO ILLINOIS REVISED STATUTES, CHAPTER 110, SECTION 9-104.1

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Property of Cook County Clerk's Office

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SUBSCRIBED AND SWORN TO before me this 22nd day of September, 1989. Notary Public

KENNETH A. DEAN Attorney for Seller

IN WITNESS WHEREOF, Kenneth A. Dean of 30 North Lasalle Street, Suite 2400, Chicago, Illinois 60602 as agent and attorney for Seller has hereunto set his hand and seal this 22nd day of September, 1989.

3. Demand is hereby made of you for possession of the property after October 31, 1989, unless you remedy the aforesaid default on or before the 31st day of October, 1989.

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 aforesaid defaults on or before the 31st day of October, 1989.

1. Unless all defaults under the contract are cured on or before the 31st day of October, 1989, that it is the intention of Seller to declare your rights under the contract to be forfeited, and all payments made by you will be retained by Seller.

NOW THEREFORE, you are hereby notified as follows:

WHEREAS, Purchaser is also in default by the non-payment of the additional interest for the overdue June payment (\$46.48), the overdue July payment (\$29.05) and the overdue August payment (\$11.62). A total sum of EIGHTY SEVEN DOLLARS AND 15/100 (\$87.15) is due as and for this additional interest.

WHEREAS, Purchaser has failed to maintain insurance on the property; and

WHEREAS, Purchaser has failed to make the real estate tax payments for the year 1988 in the amount of THIRTEEN THOUSAND TWO HUNDRED NINETY THREE AND 30/100 (\$13,293.30) [FOUR THOUSAND FIVE HUNDRED SEVENTEEN AND 74/100 (\$4,517.74) actually paid by Seller to date]; and

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KENNETH A. DEAN, being first duly sworn on oath deposes and says that on the 22nd day of September, 1989, 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 Suite pursuant to Illinois Revised States, Chapter 110, Section 9-104.1 upon WILLIE M. PATTERSON, by sending a copy thereof to 256 West 147th Street, Harvey, Illinois 60426, by certified mail with request for return receipt from the addressee and by regular mail.

AFFIDAVIT OF SERVICE

Kenneth A. Dean

[Handwritten signature]

SUBSCRIBED AND SWORN TO before me this 22nd day of September, 1989.

[Handwritten signature]
Notary Public

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11/10/00

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
11/10/00

COOK COUNTY CLERK'S OFFICE
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COOK COUNTY CLERK'S OFFICE