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#### WARNING NOTICE

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

TO: JERRY PAYTON
10:4 N. Waller
Chicago, Illinois 60651

YOU ARE HEREBY NOTIFIED THAT:

WHEREAS, or the 3rd day of August, 1985, "Purchaser") did enter into a certain PAYTON. (hereinafte: "Installment Agreement for Deed" (hereinafter "Contract") with Midwest Bank and Trust Company under Trust Number "Seilar"), concerning the following 80-05-3340, (hereinafter legally described real estate:

Lots 11 and 12 in Block 4 in Strayhorn's Subdivision of the South Half of the Southeast Quarter of the Northeast Quarter of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinos.

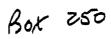
Community known as 4027-29 W. Crystal. Chicago.
Illinois (hereinafter "Property"); and

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

LAWOFFICES

JESS E, FOLLES!

7224 WEST NORTH AVENUE
ELMWOOD PARK, ILL. 60638
PHONES: 486 - 4810/0444



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## UNOFFICIAL COPY,

the Seller be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller; and

Whereas, Purchasers made no payments on said Agreement April and May of 1988, and there is now due and owing Seller the sum of \$2,051.48 for the period from April 1, 1988 to May 31, 1988; and

Now, Therefore, Purchaser, you are hereby notified:

- 1. Unless all defaults under the Contract plus late charges and Attorney's Fees are cured on or before the 26th day of June, 1986, that it is the intention of 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 presession of the Property under an Act relating to Forcible Entry and Detainer, unless you remedy the aforesaid defaults on or before the 26th day of June, 1988.

IN WITNESS WHEREOF, JESS E. FORREST, 7234 W. North Avenue, Elmwood Fark, Illinois, as agent and attorney for Seller, has hereunto set his hand and seal this 26th day of May, 1988.

Subscribed and gworn to before me this 26th day of May, 1988.

Witary Public

Jess E. Forrest

7284 WEST HOSTH AVENUE ELMWOOD PARK, ILL. 60636 PHONES: 454 - 4910/9444

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#### AFFIDAVIT OF SERVICE

FORREST, being first duly sworm on dath, and says that on the 26th day of May, 1988, he served OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND FORCIBLE NOTICE INTENTION TO FILE DETAINER SULT **JERRY** PAYTON, 1024 N. Waller mailing chereof to Chicago, Illinois 60.51, by Certified Mail # F 714 623 073.

SESS E. FORREST

Subscribed and Sworn to before me

this La day of May, 1988.

Notary Public

Jess E. Forresi

7234 WEST HORTH AVENUE RLMWOOD PARK, ILL. 60638 PHONES: 486 - 4910/9444

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Area or Coot County Clert's Office





# SENDER INSTRUCTIONS

Print your name, address, and 21P Code in the spece balow.

- Complete items 1, 2, 3, and 4 on the reverse.
  - Attach to front of erticle if macy emits, otherwise effix to be-t.
- Endone erticle "Retron hecejot Requested" edjacent to manber.

Print Sender's name, address, and ZIP Code in the space below.

JESS E. FORREST

7234 W. North Avenue

Elemond Park, Illinois 60635

RETURN 2

In re: Oyen

County Clerk's Office

