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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  
1024 N. Waller  
Chicago, Illinois 60651

YOU ARE HEREBY NOTIFIED THAT:

WHEREAS, on the 3rd day of August, 1985, JERRY PAYTON, (hereinafter "Purchaser") did enter into a certain "Installment Agreement for Deed" (hereinafter "Contract") with Midwest Bank and Trust Company under Trust Number 80-05-3340, (hereinafter "Seller"), concerning the following 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, Illinois.

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

LAW OFFICES

Jess E. Forrest

7224 WEST NORTH AVENUE  
ELMWOOD PARK, ILL. 60638  
PHONE: 466-4610/9444

Box 250

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-89-038547

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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, 1988, 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 possession 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 Park, Illinois, as agent and attorney for Seller, has hereunto set his hand and seal this 26th day of May, 1988.

  
JESS E. FORREST

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

  
Notary Public

LAW OFFICES

Jess E. Forrest

7234 WEST NORTH AVENUE  
ELMWOOD PARK, ILL. 60638  
PHONE: 484-4010/9444

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AFFIDAVIT OF SERVICE

JESS E. FORREST, being first duly sworn on oath, deposes and says that on the 26th day of May, 1988, he served a copy of 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 by mailing a copy thereof to JERRY PAYTON, 1024 N. Waller, Chicago, Illinois 60651, by Certified Mail # P 714 623 073.

89098517

*Jess E. Forrest*

JESS E. FORREST

Subscribed and Sworn to before me this 26<sup>th</sup> day of May, 1988.

*Jane Ditch*

Notary Public

LAW OFFICES

Jess E. Forrest

7234 WEST NORTH AVENUE  
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PHONES: 486 - 4910/9444

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UNITED STATES POSTAL SERVICE  
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE USE, \$300

RETURN TO: 

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

JESS E. FORREST

7234 W. North Avenue

Ellewood Park, Illinois 60635

In re:  
Oyen

Cook County Clerk's Office

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SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this information being returned to you. IM For additional services see the following:  
1.  Restricted Delivery  
2.  Restricted Delivery  
(Extra charge!)

3. Article Addressed to:  
89098517

JERRY PAYTON  
1024 N. WALLER  
CHICAGO, ILLINOIS 60651

4. Article Number  
P714 623 073

Type of Service:  Insured  
 Registered  COD  
 Registered Mail  
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.  
B. Addressee's Address (ONLY if requested and fee paid)

5. Signature - Addressee  
X *Jerry Payton* 6/14

6. Signature - Agent  
X

DOMESTIC RETURN RECEIPT

Cook County Clerk's Office