

Whereas, said notice stated that, Purchaser was in default under the provisions of the Contract as follows:

1. 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 the Purchaser should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of the Sellers be forfeited and determined and any and all payments theretofore made by the Purchaser shall be retained by the Sellers.

Whereas on the 8th day of May 1989 JAMES N. THOMAS and BILLIE THOMAS, his wife, as Sellers under Installment Agreement for Warranty Deed dated the 1st day of September 1988. Concerning the herein legally described property with THEODORE A. JOHNSON, as Purchaser (hereinafter "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED, such notice being served by personal service; and

Robert and Lucile Williams
16153 S. Paulina Ave.
Markham, IL 60426

TO: Mr. Theodore A. Johnson
16153 S. Paulina Ave.
Markham, IL 60426

DECLARATION OF FORFEITURE AND
EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER
UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED

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Property of Cook County Clerk's Office

29-19-219-038-ALL BDO
Markham, Illinois.

and commonly known as 16153 S. Paulina Ave.,
103 East thereof) IN COOK COUNTY ILLINOIS:
THIRD PRINCIPAL MERIDIAN (except the north
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE
1/2 OF THE NORTHEAST 1/4 OF SECTION 19,
ADDITION, BEING A SUBDIVISION OF THE SOUTH
IN BLOCK 7 IN GROISSANT PARK MARKHAM THIRD
THE SOUTH 1/2 OF LOT 14 AND ALL OF LOT 15

Purchaser, concerning the following described property:

dated the 1st day of September 1988 with THEODORE A. JOHNSON, as
Sellers under that certain Installation Agreement for Warranty Deed

Now therefore, JAMES THOMAS and BILLIE THOMAS, his wife, as
and more than thirty (30) days have elapsed from the date of service.
Contract has failed to cure the defaults set forth in said notice
And whereas, THEODORE A. JOHNSON, the Purchaser under said
the Contract.

without the previous written consent of Sellers, in violation of
4. Purchaser has arranged for a quick sale of the property

violation of the Contract.
amount of time without the previous written consent of Sellers, in
3. Purchaser has leased the property for an unspecified
Seller's written consent.

lease the premises, or any part thereof, for any purpose, without
null and void, at the election of Sellers; and Purchaser will not

or hereunder or in the premises, but shall render this contract
in the transferee or assignee any right, title or interest herein
or transfer, without such previous written consent, shall not vest
the previous written consent of the Sellers, and any such assignment
transfer or assign in this agreement or any interest therein, without
2. The Purchaser, in the Contract, agreed that he shall not

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DWIGHT L. BECK

[Handwritten signature]

1989.

HEREBY declares that all of the rights of THEODORE A. JOHNSON, as Purchaser, under said Installment Agreement for Warranty Deed are hereby forfeited and extinguished, and that all payments made by THEODORE A. JOHNSON, as Purchaser under said agreement will be retained by Seller pursuant to their rights under said Contract and that all of the rights of Theodore A. Johnson, as Purchaser thereunder, are hereby forfeited.

IN WITNESS WHEREOF, DWIGHT L. BECK, Attorney at Law, 155 N. Michigan Avenue, Suite 500, Chicago, Illinois 60601, as agent and attorney for JAMES N. THOMAS and BILLIE THOMAS, his wife, has hereunto set his hand and seal this 22nd day of June, 1989.

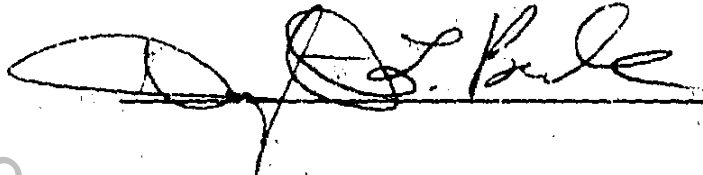
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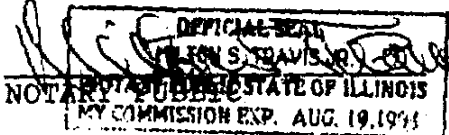
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AFFIDAVIT OF SERVICE 3 5 0

Dwight L. Beck being duly sworn on oath
deposes and says that on the 22nd day of June, 1989,
I served a copy of Declaration of Forfeiture and Extinguishment of
all Rights of Purchaser Under Installment Agreement for Warranty
Deed upon THEODORE A. JOHNSON and ROBERT and LUCILE WILLIAMS by
personally delivering a copy thereof to the last known address of
the aforesaid parties.



Subscribed and Sworn to
before me this 22nd
day of June, 1989.



NOTARY PUBLIC
WILSON S. TRAVIS
1811 N. WILSON ST.
CHICAGO, ILL. 60642
TEL. 312-442-1111

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1560 Beet
Chicago, IL 60601
(312) 565-2020
#500



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