

UNOFFICIAL COPY

DECLARATION FORFEITURE

TO: Mr. Walter Ascher
603 S. Addison Road
Addison, Illinois 60101

89357587

This Declaration of Forfeiture is served upon you and simultaneously recorded in connection with an Installment Agreement for Warranty Deed, dated May 8, 1984 ("Agreement"), between JOHN KRISPIN and ANNE M. KRISPIN ("Sellers") and WALTER ASCHER ("Purchaser") relative to the following described real estate: Address: 11955 W. Waveland Bensenville, IL

PARCEL 1: The Easterly 75.0 feet of the most westerly 259.0 feet as measured along the Southerly line thereof Lot 2 in Nuzzo's Subdivision of part of the North West fractional 1/4 of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. 12-19-100-058-0000 M.

ALSO:

PARCEL 2: Easement for the benefit of Parcel 1 over and upon the North 16.50 feet of the most Westerly 184 feet as measured along the Southerly line thereof of Lot 2 in Nuzzo's Subdivision aforesaid as created by Declaration of Easement dated August 12, 1966 and recorded August 22, 1966 as Document No. 19922969 by Joseph Nuzzo and Roselyn Nuzzo, his wife, and Midwest Bank & Trust Company and as created by Warranty Deed in Trust dated September 1, 1966 and recorded September 6, 1966 as Document No. 19944994 from Joseph Nuzzo and Roselyn Nuzzo, his wife, to Elmhurst National Bank, as Trustee under Trust Agreement dated September 1, 1966 and known as Trust No. 2383 all in Cook County, Illinois.

You have heretofore been served with a Notice of Intention to Declare Forfeiture ("Notice"), said Notice having been served upon you on June 16, 1989. Under said Notice you were given an opportunity to discharge the specified defaults enumerated therein and were given a period of thirty (30) days to cure said defaults. You have as of this date hereof, failed to cure the defaults as set forth in the notice.

Accordingly, and pursuant to the terms of the Agreement, the Seller does hereby exercise his option of forfeiting and determining the Agreement as of the date hereof, and all payments heretofore made by you are forfeited to the Seller. Further, the Seller DEMANDS IMMEDIATE POSSESSION OF THE PREMISES.

The Seller declares the Agreement null and void on account of your breaches and defaults and failure to cure.

Dated this 3rd day of August, 1989 at Chicago, Illinois.

LAYFER, COHEN & HANDELSMAN, LTD.

BY: [Signature]
Attorneys for Seller

Sent Certified Mail #P 001 701 958
Return Receipt Requested

This document prepared by: Marc E. Sherwood, Layfer, Cohen & Handelsman, Ltd., 303 W. Madison, #1600, Chicago, IL 60606

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UNIT NO. 51B IN THE 1000 LAKE SHORE PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 'A' DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE WEST PERPENDICULAR TO SAID EAST LINE, 114.58 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT 'A'; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED, 24.603 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID LOT, 55.52 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE 7.93 FEET, MORE OR LESS TO THE CORNER OF THE NORTH PORTION OF SAID LOT; THENCE EAST 32.99 FEET ALONG THE SOUTH LINE OF THE NORTH PORTION OF SAID LOT TO A POINT ON THE WEST LINE OF THE SOUTH PORTION OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH WEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTH EAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING SAID LOT 'A' BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2, POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, IN THE NORTH 1/2 OF BLOCK 7 AND OF PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23675015 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT "A"

County Clerk's Office
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