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NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED

TO: MR. BURTON EPSTEIN,
UNIT 11E
901 N SHERIDAN ROAD,
CHICAGO, ILLINOIS 60660

You are hereby notified that:

Whereas, on the 24th day of July, 1987, Burton Epstein (hereinafter "Purchaser") did enter into a certain Articles of Agreement for Deed with Ruth Levin (hereinafter "Seller"), which Contract concerned the following legally described real estate:

UNIT NUMBER 11E AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 5, 6, 7, AND 8 (EXCEPT THE WEST 14 FEET OF SAID LOTS) IN BLOCK 17; ALSO ALL THE LAND LYING EAST OF AND ADJOINING SAID LOTS 5 TO 8 AND LYING WESTERLY OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS SHOWN ON THE PLAT BY THE COMMISSIONERS OF LINCOLN PARK AS FILED FOR RECORD IN RECORDER'S OFFICE OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 16, 1931 AS DOCUMENT 10938695 ALL IN COCHRAN'S SECOND ADDITION TO EDGEWATER BEING A SUBDIVISION IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 32721, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 19736534 AND AS AMENDED BY DOCUMENT NUMBER 19906755 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AS AMENDED AND SURVEY).

Commonly known as apartment 11E, 5901 N. Sheridan Road, Chicago, Illinois (hereinafter the "Property") (the Articles of Agreement hereinafter referred to as the "Contract"); and

Whereas, Purchaser in the Contract agreed to pay the sum of

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\$45,000.00 for the Property payable as follows: \$1,000.00 down payment; \$4,000.00 plus or minus prorations, at the initial closing; and then monthly installments of \$365.90 on the 14th day of each month commencing on the 14th day of September, 1987, through July 14, 1990; and a balloon payment of the entire balance remaining due on August 14, 1990; and

Whereas, the Contract provides that time is of the essence, and in the event of Purchaser's default in any payment of principal and/or interest when due or if Purchaser shall fail to perform any covenants of the Contract then the Contract shall at the option of the Seller be forfeited and determined and any and all payments thereto made by Purchaser shall be retained by Seller; and

Whereas, Purchaser has failed to make the monthly installment payments of \$365.90 in a timely manner such that there is now an arrearage due and owing to Seller in the sum of \$2,195.40 plus \$30.00 in late charges; and

Whereas, Purchaser has failed to promptly pay the common area assessment charges of the Thorndale Beach North Condominium Association as he is obligated to do under the Contract such that there is now due and owing to the Association the sum of \$1,334.40; and

Whereas, Purchaser has abandoned the Property.

Now, Therefore, Purchaser, you are hereby notified that unless all defaults under the Contract are cured on or before the 21st day of March, 1990, it is the intention of the Seller

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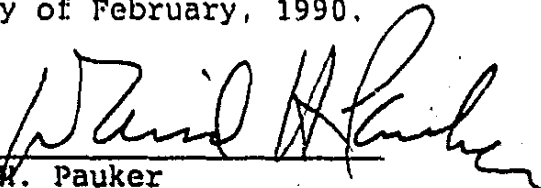
DAVID H. PAUKER
ATTORNEY AT LAW
180 N. LASALLE ST., STE. 1601
CHICAGO, IL 60601

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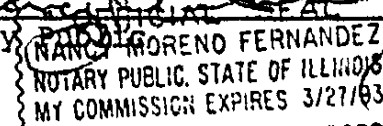
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to declare that all your rights under the Contract are forfeited, and that all payments made by you will be retained by Seller as liquidated damages.

In Witness Whereof, David H. Pauker of the firm of Pauker & Rubin, Ltd., 180 N. LaSalle Street, Suite 1601, Chicago, Illinois 60601, as agent and attorney for Ruth Levin, has hereunto set his hand this 14th day of February, 1990.


David H. Pauker
Attorney and Agent for Ruth Levin

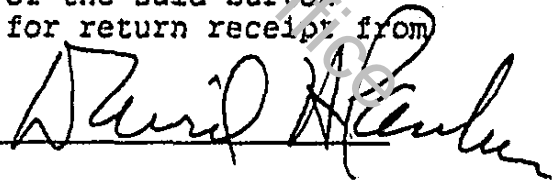
Subscribed and sworn to before me this 14th day of February, 1990.


Notary Public
NANCY MORENO FERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/27/93

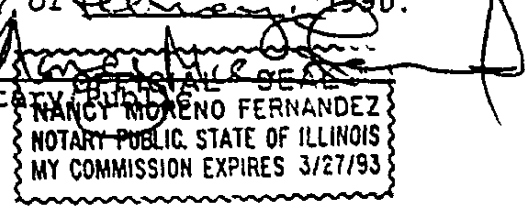
DEPT-01 RECORDING \$14.25
T#3333 TRAN 0024 02/27/90 14:44:00
#8480 * -90-091732
COOK COUNTY RECORDER

Affidavit of Service

David H. Pauker being duly sworn on oath states that on the 14th day of February, 1990, he served a copy of Notice of Intention to Declare Forfeiture of All Rights Under Articles of Agreement for Warranty Deed upon Burton Epstein by sending a copy thereof to the last known address of the said Burton Epstein by certified mail with request for return receipt from the addressee and by regular mail.



Subscribed and sworn to before me this 14th day of February, 1990.


Notary Public
NANCY MORENO FERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/27/93

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