

UNOFFICIAL COPY

REINSTATEMENT MEMORANDUM OF AND AMENDMENT
TO ARTICLES OF AGREEMENT FOR DEED

90227273

WHEREAS, on the 15th day of April, 1988, SAMUEL L. THOMPSON, married to LUELLA THOMPSON, (hereinafter "Purchaser"), did enter into a certain Articles of Agreement for Deed (hereinafter "Contract") with A.J. SMITH FEDERAL SAVINGS BANK (hereinafter "Seller"), which Contract was recorded as Document #88287531 in the Office of the Recorder of Deeds of Cook County, Illinois, concerning the following legally described real estate:

Unit 10-T-108 in the English Valley Condominium as delineated on a survey of the following described real estate:

Certain lots in Martha's Park and Martha's Park Addition, both being subdivisions of part of the West 1/2 of the Northwest 1/4 of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 25187929, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as: 17005 Albany, Unit 10-T-108
Hazelcrest, Illinois 60429

Permanent Tax Index No.: 28-25-117-029 DEPT-01 RECORDING \$13.25
#3333 TRAN 6959 05/16/90 13:14:00
(hereinafter "Property"), and : \$5514 * -90-227273
COOK COUNTY RECORDER

WHEREAS, on September 31, 1989, Purchaser ceased making the required monthly installment payments under the Contract in the sum of \$241.57 per month;

WHEREAS, pursuant to the Contract, on the 29th day of December, 1989, Seller served upon Purchaser a NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT, and pursuant thereto a DECLARATION OF FORFEITURE was further issued to Purchaser and recorded as Document #90082337 in the Office of the Recorder of Deeds of Cook County, Illinois, on February 21, 1990.

WHEREAS, on March 2, 1990, Purchaser tendered and Seller accepted all delinquent payments then due and owing under the Contract, plus reasonable costs and attorneys fees pursuant to the further agreement of Seller and Purchaser to reinstate the Contract on the following modified terms and conditions.



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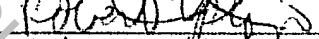
NOW, THEREFORE, the Seller and Purchaser agree to cancel the DECLARATION OF FORFEITURE recorded as Document #90082337 and to reinstate the Contract upon the following amended terms:

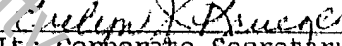
1. The 6.9% rate of interest as reflected in paragraph 3 shall be amended so that buyer is now obligated to pay interest at a rate of 10.5%.
2. The principle balance as of May 1, 1990 is \$29,876.22; Buyer hereby agrees to pay the principal and interest in equal monthly installments of \$307.44 each, commencing May 1, 1990 and on the first day of each month thereafter until the purchase price is paid in full.
3. In addition to the principal and interest payments mentioned in number 2 above, Purchaser is obligated to make a monthly escrow payment pursuant to paragraph 18 of the Contract.
4. The parties hereby reinstate all terms and provisions previously agreed upon in the Contract.

IN WITNESS WHEREOF, the undersigned have set their hands and seals at Midlothian, Illinois this 30th day of April, 1990.

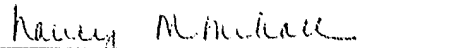

SAMUEL L. THOMPSON

A.J. SMITH FEDERAL SAVINGS
BANK

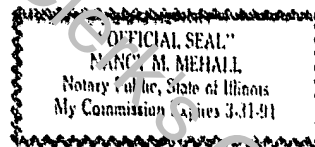
BY: 
Its Vice President

ATTEST: 
Its Corporate Secretary

The undersigned, being duly sworn on oath, deposes and says that on the 8th day of May 1990, Robert Upton, Vice President, and Evelyn J. Krueger, Corporate Secretary of A.J. SMITH FEDERAL SAVINGS BANK, and Samuel L. Thompson, executed this REINSTATEMENT INSTRUMENT AND AMENDMENT TO ARTICLES OF AGREEMENT FOR DEED.


NOTARY PUBLIC

Prepared By:
Terrence P. Faloon
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