

UNOFFICIAL COPY

DECLARATION OF FORFEITURE AND EXTINGUISHMENT  
OF ALL RIGHTS OF PURCHASER UNDER  
INSTALLMENT CONTRACT FOR DEED

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Whereas, on the August 6, 1991 and August 7, 1991, the Bank of Chicago/Garfield Ridge, not personally, but as Trustee under Trust Number 90-6-7, as Seller under an Installment Contract for Deed dated March 22, 1991 concerning the herein legally described property with Gabriel Jackson (the "Purchaser"), as Purchaser (the "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT CONTRACT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT PURSUANT TO ILL. REV. STAT., Chapter 110, Par. 9-104.1, such Notice being served by Certified Mail, Return Receipt Requested on August 6, 1991 and by personal delivery to Purchaser, on August 7, 1991.

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

Unless all defaults under the Contract are cured on or before the 8th day of September, 1991, that it is the intention of the Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.

Whereas, the Purchaser has failed to cure the defaults set forth in said Notice and more than thirty days have elapsed from the date of service.

Now, Therefore, Bank of Chicago/Garfield Ridge, not personally, but as Trustee under Trust Number 90-6-7, as Seller under that certain Installment Contract for Deed dated March 22, 1991 with Gabriel Jackson, as Purchaser concerning the following described property:

Lot 8 and the North 3 feet of Lot 9 in Block 3 in Garrett's Subdivision of Blocks 7 to 9 of Assessor's Division, a Subdivision in the North West 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.



Commonly known as: 1319 South Michigan Avenue,  
Chicago, Illinois ("Property");

PIN:

17-22-105-028

DEPT-91 RECORDING \$21.29  
TRW-8519 09/24/91 16:17:00  
#0907 # B \* 91 496500  
COOK COUNTY RECORDER

This Document has been prepared by  
And after recording return to:  
DAVID L. GOLDSTEIN, ATTORNEY AT LAW  
35 East Wacker Drive, Suite 1750  
Chicago, Illinois 60601  
(312) 236-5689

2/00 mail

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HEREBY DECLARES that all of the rights of the said Gabriel Jackson, as Purchaser under the Installment Contract for Deed are hereby forfeited and extinguished, and that all payments made by Gabriel Jackson, as Purchaser under said Contract will be retained by Seller pursuant to its rights under said Contract and that all rights of Gabriel Jackson, as purchaser thereunder, are hereby forfeited.

In Witness Whereof, the Bank of Chicago/Garfield Ridge, not personally, but as Trustee under Trust Number 90-6-7, has hereunto set their hand and seal this 13th day of September, 1991.

Bank of Chicago/Garfield Ridge  
not personally but as Trustee  
under Trust Agreement dated June 7,  
1990 and known as Trust Number 90-6-7

By: Freeman J. Basan  
its: Land Trust Officer

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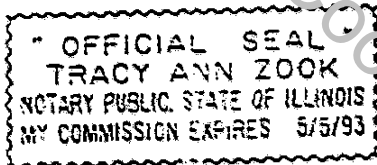
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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosemarie J. Baran, personally known to me to be the Land Trust Officer of Bank of Chicago/Garfield Ridge, a ILL. Banking corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Land Trust Officer, she signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of September, 19 91.



*Tracy Ann Zook*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/5/93

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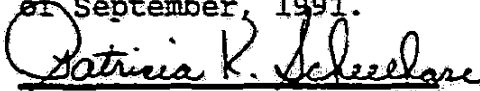
## AFFIDAVIT OF SERVICE

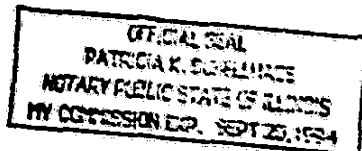
DAVID L. GOLDSTEIN, being duly sworn on oath deposes and says that on the 19 day of September, 1991 he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR DEED upon Gabriel Jackson by sending a copy thereof to the last known address by certified mail with request for return receipt from the addressee.

  
\_\_\_\_\_  
DAVID L. GOLDSTEIN

91496500

Subscribed and Sworn to  
before me this 19 day  
of September, 1991.

  
\_\_\_\_\_  
NOTARY PUBLIC



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AFFIDAVIT OF SERVICE

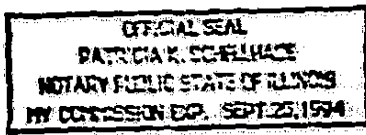
CORY ARONOVITZ, being duly sworn on oath deposes and says that on the 19 day of September, he served a copy of the DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR DEED upon Gabriel Jackson by personally delivering a copy thereof to him at 9 East Superior Street, Chicago, Illinois 60611.

*[Handwritten Signature]*  
CORY ARONOVITZ

Subscribed and Sworn to before me this 19 day of September, 1991

*[Handwritten Signature]*  
PATRICIA K. SCHEELHASE  
NOTARY PUBLIC

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**NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS  
UNDER INSTALLMENT CONTRACT FOR DEED AND NOTICE OF INTENTION  
TO FILE FORCIBLE DETAINER SUIT PURSUANT TO ILL. REV. STAT.,  
Chapter 110, Par. 9-104.1**

To: Mr. Gabriel Jackson  
9 East Superior Street  
Chicago, Illinois 60611

You are hereby notified that:

Whereas, on the 22nd day of March, 1991, Gabriel Jackson ("purchaser") did enter into a certain Installment Contract For Deed ("Contract") with Bank of Chicago/Garfield Ridge, not personally, but as Trustee under Trust Number 90-6-7, ("Seller"), which Contract was recorded the 27th day of March, 1991 as Document No. 9137409 in the Office of the Recorder of Deeds of Cook County, Illinois, concerning the following legally described real estate:

Lot 8 and the North 1/2 of Lot 9 in Block 3 in Garrett's Subdivision of Blocks 7 to 9 of Assessor's Division, a Subdivision in the North West 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 1319 South Michigan Avenue,  
Chicago, Illinois ("Property");

Whereas, Purchaser in the Contract agreed to pay the sum of \$135,000.00 for the Property, with a \$25,000.00 down payment (plus or minus prorations); monthly installments of \$1,1061.53 until paid; and a final payment due July 1, 1994;

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 Seller may forfeit the Purchaser's interest in the Contract and Seller may retain any and all payments theretofore made by Purchaser as liquidated damages;

Whereas, Purchaser failed to make the first payment due on the 1st day of July, 1991 and has failed to pay any installments due thereafter, and there is now due and owing Seller the sum of \$2,229.21 for the period from July, 1, 1991 to August 6, 1991.

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Whereas, Purchaser failed to make payment, in the months of July, 1991 and August, 1991, of a sum equal to one-twelfth of the yearly taxes on the Property and there is now due and owing Seller the sum of \$385.02 for the months of July, 1991 and August, 1991: and

Whereas, pursuant to the provisions of Ill. Rev. Stat., Chapter, Par. 9-104.1, demand for possession is hereby made upon you for possession if you fail to cure the defaults herein set forth by the time herein set forth.

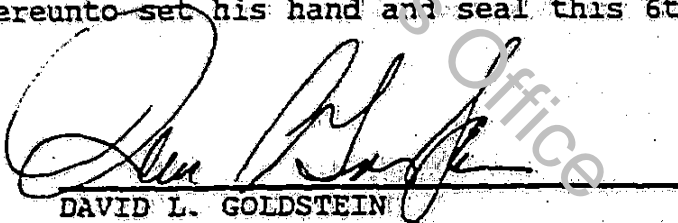
Now, Therefore, Purchaser, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 8th day of September, 1991, that it is the intention of the Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.

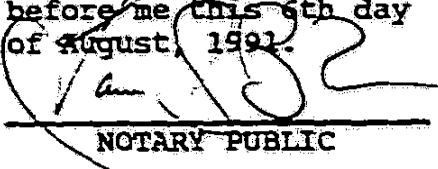
2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under the act relating to forcible entry and detainer, unless you remedy the aforesaid defaults on or before the 8th day of September, 1991.

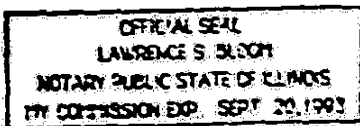
3. Demand is hereby made of you for possession of the Property.

In Witness Whereof, David L. Goldstein of the firm of David L. Goldstein, Attorney at Law, 35 East Wacker Drive, Suite 1750, Chicago, Illinois, as agent and attorney for Bank of Chicago/Garfield Ridge, not personally, but as Trustee under Trust Number 90-6-7, has hereunto set his hand and seal this 6th day of August, 1991.

  
DAVID L. GOLDSTEIN

Subscribed and Sworn to  
before me this 6th day  
of August, 1991.

  
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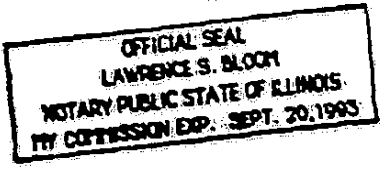
AFFIDAVIT OF SERVICE

DAVID L. GOLDSTEIN, being duly sworn on oath deposes and says that on the 6th day of August, 1991, he served a copy of NOTICE OF INTENTION TO DECLARE FOREFEITURE OF ALL RIGHTS UNDER INSTALLMENT CONTRACT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT PURSUANT TO ILL. REV. STAT., Chapter 110, Par. 9-104.1, upon Gabriel Jackson by sending a copy thereof to the last known address by certified mail with request for return receipt from the addressee.

*David L. Goldstein*  
\_\_\_\_\_  
DAVID L. GOLDSTEIN

Subscribed and Sworn to before me this 6th day of August, 1991.

*Lawrence S. Bloch*  
\_\_\_\_\_  
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RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Send to	<i>Gabriel Jackson</i>	
Street and No.	<i>9 E. Superior</i>	
P.O., State and ZIP Code	<i>60611</i>	
Postage		\$
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt showing to whom and Date Delivered		
Return Receipt showing to whom Date and Address of Delivery		
TOTAL Postage and Fees		\$ <i>2.00</i>
Postmark or Date	<i>9-19-91</i>	

PS Form 3800, June 1985

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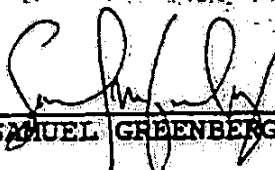
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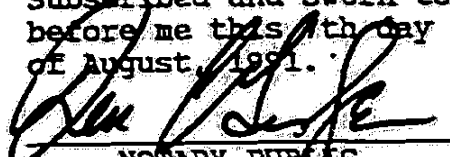
## AFFIDAVIT OF SERVICE

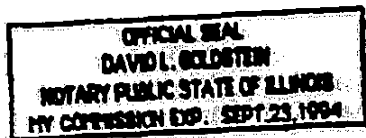
SAMUEL GREENBERG, being duly sworn on oath deposes and says that on the 7th day of August, 1991, he served a copy of NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT CONTRACT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT PURSUANT TO ILL. REV. STAT., Chapter 110, Par. 9-104.1, upon Gabriel Jackson by personally delivering a copy thereof to him at 9 East Superior Street, Chicago, Illinois 60611.

  
\_\_\_\_\_  
SAMUEL GREENBERG

91496500

Subscribed and Sworn to  
before me this 7th day  
of August, 1991.

  
\_\_\_\_\_  
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