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DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

On APRIL 4, 1988, the Administrator of Veterans Affairs as Seller, and SUSIE R. WOFFORD AND MICHAEL A. ROBINSON as Purchasers (hereinafter "Purchasers"), entered into an Installment Contract for Sale of Real Estate (hereinafter "Contract"), concerning the real estate legally described as follows:

LOT 24 IN BLOCK 13 IN WEST AUBURN A RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 13, 14, 15 AND 16 IN OGDENS SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 427.00  
7625 SOUTH MORGAN, CHICAGO, ILLINOIS 60620. #4444 TRAN 4920 08/13/92 15:13:00  
#2376 # 92-4794-601281  
PERMANENT INDEX NUMBER 20-29-412-008, VOL. 436 COOK COUNTY RECORDER

The Contract was subsequently assigned to the AMERICAN HOUSING TRUST I (hereinafter "Seller"). FIRST NATIONAL BANK OF CHICAGO is the sole Trustee of Seller.


Purchasers defaulted under the terms of the Contract by failing to make payments for the months of MARCH 1991, and each month thereafter.

Seller served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT (hereinafter "Notice"), upon the Purchasers pursuant to Illinois Revised Statutes, Chapter 110 Section 9-101 et. seq., by personal delivery.

Purchasers have failed to cure the Default set forth in the Notice and more than 30 days have elapsed from the date of service of the Notice.

NOW THEREFORE, the Seller hereby declares that all rights of Purchasers under the Contract, and anyone claiming through them, are hereby forfeited and extinguished, and that all payments made by the Purchasers under the Contract will be retained by Seller pursuant to its rights under the Contract.

IT WITNESS WHEREOF, the FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE FOR AMERICAN HOUSING TRUST I, by its attorney Richard Aronow of SHAPIRO & KREISMAN, has executed this document this 11th day of August, 1992

  
Richard Aronow

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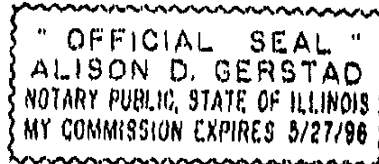
Box 254

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# UNOFFICIAL COPY

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )



Subscribed and Sworn  
before me this 11<sup>th</sup>  
day of August 1992.

Alison D. Gerstad  
Notary Public

### AFFIDAVIT OF SERVICE

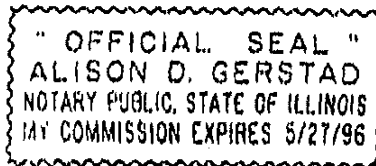
Richard Aronow, being first duly sworn on oath, states that a copy of the above DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR PURCHASE OF REAL ESTATE AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT was served upon SUSIE R. WOFFORD AND MICHAEL A. ROBINSON at their last known address by personal service

Richard Aronow

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Subscribed and Sworn  
before me this 11<sup>th</sup>  
day of August 1992.

Alison D. Gerstad  
Notary Public



County Clerk's Office

92501081

# UNOFFICIAL COPY

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## NOTICE OF INTENTION TO DECLARE FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT

TO: SUSIE R. WOFFORD  
MICHAEL A. ROBINSON  
7625 SOUTH MORGAN, CHICAGO, ILLINOIS 60620

On APRIL 4, 1988, the Administrator of Veterans Affairs as Seller, and SUSIE R. WOFFORD AND MICHAEL A. ROBINSON as Purchasers (hereinafter "Purchasers"), entered into an Installment Contract for Sale of Real Estate (hereinafter "Contract"), a copy of which is attached hereto as Exhibit A, concerning the real estate legally described as follows:

LOT 24 IN BLOCK 13 IN WEST AUBURN A RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 13, 14, 15 AND 16 IN OGDENS SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 7625 SOUTH MORGAN, CHICAGO, ILLINOIS 60620.

PERMANENT INDEX NUMBER 20-23-412-008, VOL. 436

The Contract was subsequently assigned to the AMERICAN HOUSING TRUST I (hereinafter "Seller"). FIRST NATIONAL BANK OF CHICAGO is the sole Trustee of the Seller.

Purchasers agreed under the Contract to make monthly payments of principal and interest of \$271.60 plus escrow for taxes and insurance of \$134.40 for a total payment of \$406.00, on MAY 1, 1988, and on the 1st day of each month thereafter through and including APRIL 1, 2018. Purchasers defaulted under the terms of the Contract by failing to make payments for the months of MARCH 1991, and each month thereafter.

The Contract provides that time is of the essence of this Agreement and that if default be made and continue for a period of 90 days in the payment of any of the installments of principal, interest, or any other items therein stipulated, the Seller may, at its option, terminate by simple declaration of an election to do so, with or without notice, all of Purchasers' rights under this Contract, and all of Purchasers' right, title, and interest in the property.

Notice is hereby given as follows:

1. Default exists under the terms of the Contract in that payments have not been made for the months of MARCH 1991 and thereafter.
2. The Seller has elected to declare the whole unpaid balance immediately due and payable.
3. The amount necessary to cure the default through JUNE 30, 1992 is \$6,755.84, plus attorneys fees and costs. From JULY 1, 1992

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THROUGH JULY 31, 1992, the amount necessary to cure the default is \$7,178.08, plus attorneys fees and costs.

4. Unless the default is cured by tendering said amount to the undersigned on or before JULY 31, 1992, it is the intention of the Seller to declare all of your rights under the Contract to be forfeited, and all payments made by you will be retained by the Seller as provided in the Contract.

5. Demand for possession is hereby made upon you for possession of the subject real estate on JULY 31, 1992, if you fail to cure the above defaults.

6. If you fail to surrender possession, Seller intends to file an action under the Forcible Entry and Detainer Act to obtain possession.

FIRST NATIONAL BANK OF CHICAGO  
AS TRUSTEE FOR AMERICAN HOUSING  
TRUST I

By: *Richard Brown*  
Its Attorneys

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

Subscribed and Sworn  
before me this 22nd  
day of May, 1992.

*Oliver D. Denton*  
Notary Public

" OFFICIAL SEAL  
ALISON D. GIBSON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
ON 12/31/92

SHAPIRO & KREISMAN  
1161 A Lake Cook Road  
Deerfield, IL 60015  
(708) 945-6040

Clerk's Office

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