

UNOFFICIAL COPY

0 2 9 492949919

**DECLARATION OF FORFEITURE AND EXTINGUISHMENT
OF ALL RIGHTS OF PURCHASER UNDER ARTICLES
OF AGREEMENT FOR WARRANTY DEED AND DEMAND FOR POSSESSION**

To: Motel Investment Group, Inc.
9424 Waukegan Road
Morton Grove, Illinois 60053

DEPT-01 RECORDING \$27.50
145533 TRAN 0548 12/16/92 15:00:08
43523 : C * - 92 - 949919
COOK COUNTY RECORDER

1. Motel Investment Group, Inc. ("Purchaser") has failed to cure the defaults set forth in a certain NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT OR SUIT UNDER ILLINOIS MORTGAGE FORECLOSURE LAW OR BOTH, a copy of which is attached hereto.

2. More than thirty (30) days has elapsed from the date of service of the said notice.

3. Michael W. Wu and Pin-Lin Wu ("Seller"), Seller under the Agreement for Warranty Deed dated September 1, 1990 ("Contract") concerning the following described property:

Lots 1 and 2 in Kylan's Subdivision, being a Subdivision of part of the North West Quarter of Section 18, Township 41 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois,

Commonly known as: 9424 Waukegan Road
Morton Grove, Illinois 60053,

("Property"), hereby declares that all of the rights of Purchaser under the Contract are hereby forfeited and extinguished and that all payments made by Purchaser pursuant to the Contract will be retained by Seller.

92949919

2750

UNOFFICIAL COPY

0 2 9 4 9 9 1 9

4. Seller hereby demands immediate possession of the
Property.

MICHAEL W. WU and PIN-LIN WU

By: Arnold H. Landis
Arnold H. Landis, their agent

Date: December 14, 1992

Property of Cook County Clerk's Office



Arnold H. Landis
77 West Washington Street
Suite 702
Chicago, Illinois 60602
(312) 236-6268

92845919

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY

UNOFFICIAL COPY

1 2 9 4 9 9 1 2

NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT OR SUIT UNDER ILLINOIS MORTGAGE FORECLOSURE LAW OR BOTH

To: Motel Investment Group, Inc.
9424 Waukegan Road
Morton Grove, Illinois 60053

1. On or about the 1st day of September, 1990, Motel Investment Group, Inc. ("Purchaser") entered into an oral Agreement for Warranty Deed ("Contract") with Michael W. Wu and Pin-Lin Wu ("Seller") concerning the following described improved real estate:

Lots 1 and 2 in Kylen's Subdivision, being a Subdivision of part of the North West Quarter of Section 18, Township 41 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois,

Commonly known as: 9424 Waukegan Road
Morton Grove, Illinois 60053

("Property").

2. As of November 10, 1992, Purchaser has failed to make payment to Seller of the following sums due under the Contract,

a. \$6,335.03 for each month from and after September 1, 1990 through and including November 1, 1992 totalling \$171,045.81;

b. Real estate taxes on the Property in the sum of \$24,317.80 paid in 1991, and the sum of \$39,288.18 paid in 1992 totalling \$63,605.98;

c. Premiums for insurance on the Property in the sum of \$5,785; and

92949912

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0-100-1000

UNOFFICIAL COPY

2 2 9 4 9 9 1 9

d. \$4,000 per month for the months of September, October and November 1992 and two additional payments in the sum of \$4,000 each totalling \$20,000.

There is now due and owing Seller from Purchaser under the Contract the total sum of \$260,436.79 representing past due payments.

3. Unless all defaults under the Contract identified in paragraph 2 above are cured on or before the 30th day after service of this notice, it is the intention of Seller to declare all of Purchaser's rights under the Contract forfeited and all payments made by Purchaser will be retained by Seller.

4. It is the intention of Seller to institute proceedings to evict Purchaser from possession of the Property under the Act Relating to Forcible Entry and Detainer or to institute proceedings under the Illinois Mortgage Foreclosure Law or both unless Purchaser remedies the aforesaid defaults on or before the 30th day after service of this notice.

MICHAEL W. WU and PEN-LIN WU

By: _____
Arnold H. Landis, their agent

Date: November 10, 1992

Arnold H. Landis
77 West Washington Street
Suite 702
Chicago, Illinois 60602
(312) 236-6268

UNOFFICIAL COPY

929-539-29

Property of Cook County Clerk's Office

01/01/2025