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NOTICE OF INTENTION TO DECLARE FORFEITURE
OF ALL RIGHTS UNDER INSTALLMENT
LAND CONTRACT FOR WARRANTY DEED AND NOTICE
OF INTENTION TO FILE FORCIBLE DETAINER
SUIT PURSUANT TO ILLINOIS REVISED STATUTES, CH. 110, § 9-104.2

TO: Country Club Associates, Ltd. . DEPT-01 RECORDING 425.50
a Georgia limited partnership . (1983) TRAN 2752 04/24/92 15:34:00
YOU ARE HEREBY NOTIFIED THAT: . 418+42 *-92-279552
COOK COUNTY RECORDER

WHEREAS, on the Fifth day of October, 1983, Country Club Associates, Ltd., a Georgia limited partnership, did enter into a certain installment land contract (hereinafter "contract") with Richard R. Kuschell and Betty M. Kuschell (hereinafter "seller"), concerning the following described real estate:

THE SOUTH 30 FEET OF EAST 204 1/2 FEET OF BLOCK 7 IN SOUTH SHORE DIVISION NUMBER 5 BEING A SUBDIVISION OF EAST 1/4 OF SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 27-4-420-113

commonly known as 6930 S. South Shore Drive, Chicago, Illinois (hereinafter "property"); and

WHEREAS, purchaser in the contract agreed to pay all bills and accounts payable up to and including the date of the contract, for management and/or operation of the property; and

WHEREAS, such bills and accounts payable on the Fifth day of October, 1983 totalled \$233,669; and

WHEREAS, purchaser has failed to make such payments on said date or on any date thereafter and there is now due and owing the seller the sum of \$233,699; and

WHEREAS, purchaser has failed to deliver copies of all insurance policies as required under the contract naming seller as an additional insured, and has failed to make monthly payments

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to the seller out of cash generated from the operation of the property; and

WHEREAS, pursuant to the provisions of Ill.Rev.Stat. Ch. 110, § 9-104.2, 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 70th day after the date hereof, it is the intention of seller to declare all your rights under the contract to be forfeited, and all payments made by you will be retained by seller.

2. 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 70 days from the date hereof.

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

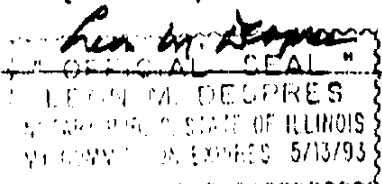
IN WITNESS WHEREOF, the seller has hereunto set the seller's hand and seal this 23rd day of April, 1992.

Richard R. Kuschell
Betty M. Kuschell

By


Their duly authorized agent

Subscribed and sworn to before
me on April 23, 1992

 Notary Public
LEANN M. DESPRES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/13/93

92029552

Affidavit of Service

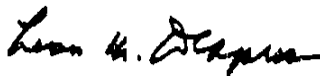
Thomas H. Geoghegan on oath says that on the 23rd day of April, 1992, he served the foregoing Notice by sending a copy thereof to Country Club Associates, Ltd. at each of the following addresses:

- A. 11777 San Vicente Boulevard
-Suite 6666
Los Angeles CA 90049
- B. 5422 El Camino Del Norte
PO Box 2592
Rancho Santa Fe CA 92067
- C. 6930 S. South Shore Drive
Chicago IL 60649
- D. c/o Real Property Services
1935 Camino Vida Roble
Carlsbad CA 92008

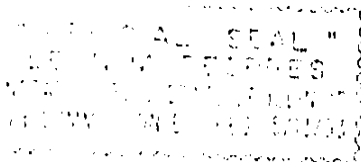
by both ordinary first class mail and certified first class mail, with request for return receipt from the addressee.


Thomas H. Geoghegan

Subscribed and sworn to before me on April 23, 1992.



Notary Public



** sent to: Department of Housing & Urban Development
626 W. Jackson Boulevard
Chicago, IL 60606 (certified mail "rrr")

M. 76 → **LEON M. DESPRES**
ATTORNEY AT LAW
77 W. WASHINGTON STREET-711
CHICAGO, ILLINOIS 60602
(312) 372-2511

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