

UNOFFICIAL COPY

93672281

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

93672281

To: Edward Mazzei, Jr. and Nicholas Torres
2813 W. Cermak Road, Chicago, Illinois 60623

DEPT-01 RECORDINGS \$23.50
T#7777 TRAN 5843 08/25/93 11:23:00
#9369 # *-93-672281
COOK COUNTY RECORDER

YOU ARE HEREBY NOTIFIED THAT:

Whereas, on the 15th day of June, 1989, Edward Mazzei, Jr. and Nicholas Torres, (hereinafter "Purchasers") did enter into a certain Installment Agreement for Warranty Deed (hereinafter "Contract") with Frank J. Dombrowski and Violet M. Dombrowski, (hereinafter "Seller"), which Contract was recorded as document #89283678 in the Office of the Recorder of Deeds of Cook County, Illinois, concerning the following legally described real estate:

LEGAL DESCRIPTION

Lot 33 and Lot 34 (Except the East 2 feet thereof) in Block 11 in Hawthorne Land and Improvement Company's Addition to Morton Park, being the East 1/2 of the Northwest 1/4 of Section 28, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

DEPT-01 RECORDINGS \$23.50
T#7777 TRAN 5843 08/25/93 11:23:00
#9369 # *-93-672281
COOK COUNTY RECORDER

PIN 16-28-122-022 & 16-28-122-023
Commonly known as 5328-30 W. 25th Street, Cicero, Illinois 60650
(hereinafter "Property"); and

Whereas, Purchasers in the Contract agreed to pay the sum of \$18,250.00 in monthly installments of \$ 472.00 plus 1/12 of the real estate taxes until paid, and

Whereas, the contract provides in part that time is of the essence, and that in the event of Purchasers defaulting in any payment of principal and/or interest when due, or if Purchasers should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of the Sellers be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller;

Whereas Purchaser ceased making payments on the 1st day of May, 1990, and have failed to pay any installments due thereafter, and there is now due and owing Sellers the sum of \$15,074.11 for the period from 4-1-1990 to Present.

Now therefore, Purchasers, you are hereby notified:

1. Unless all defaults under the contract are cured on or before the 1st day of August, 1993, that 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. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under an Act relating to Forcible Entry and Detainer, unless you remedy the aforesaid defaults on or before the 11th day of August, 1993.

In Witness Whereof, Martin J. Drechen, Attorney at Law, 2528 S. Austin Blvd., Cicero, Illinois 60650, as agent and attorney for Sellers, as hereunto set his hand and seal this 12th day of July, 1993.


Martin J. Drechen

93672281

23 50
DW

UNOFFICIAL COPY

12050107

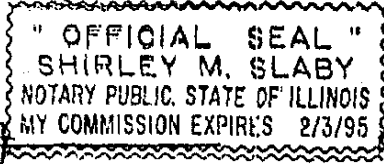
Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 3 6 7 2 2 8 1

Subscribed and Sworn to before me
by Martin J. Drechen, this 12th
day of July, 1993.

Shirley M. Slaby
Notary Public



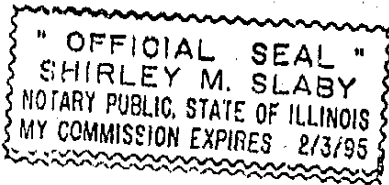
Affidavit of Service

Martin J. Drechen, Attorney at Law, being duly sworn on oath deposes and says that on the 12th day of July, 1993, I served copy of 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 upon Edward Mazzei and Nicholas Torres by sending a copy thereof to the last known address of the said Edward Mazzei and Nicholas Torres by certified mail with request for return receipt from the addressee.

Martin J. Drechen

Subscribed and Sworn to before
me this 12th day of July, 1993.

Shirley M. Slaby
Notary Public



93672281

THIS INSTRUMENT WAS PREPARED BY MARTIN J. DRECHEN
ATTORNEY AT LAW, 2528 S. AUSTIN BLVD, CICEKO, IL 60630

UNOFFICIAL COPY

Property of Cook County Clerk's Office

93672281