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- . DEPT-01 RECORDING \$25.50
- . T#6666 TRAN 1106 10/03/95 12:38:00
- . #9019 # LC *-95-671045
- . COOK COUNTY RECORDER

DECLARATION OF FORFEITURE AND DEMAND FOR POSSESSION

To: Dishon Storrs and Yvonne Storrs
11319 S. Carpenter Ave.
Chicago, IL
Chicago, IL. 60636

Notice is hereby given that Petro M. Brodycz has declared a forfeiture of the Real Estate Sale Contract and Agreement for Warranty Deed as described as follows:

CONTRACT: That contract for Deed signed June 18, 1994 by Dishon Storrs and Yvonne Storrs to Petro M. Brodycz. Said contract was for a purchase price of \$33,000.00, payable in 24 monthly installments of \$450.00, starting August 1, 1994 with all remaining principal due and owing on June 1, 1996. The interest rate is 11.50%.

DESCRIPTION OF PROPERTY:
LOT 20 IN BLOCK 12 IN JERNEGER'S SUBDIVISION OF BLOCKS 2, 5, 6, 7, 8, 11 TO 28 INCLUSIVE AND RESUBDIVISION OF BLOCK 4 OF ROOD AND WESTON'S ADDITION TO MORGAN PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER, EXCEPT THE NORTH 20 ACRES THEREOF AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER EXCEPT THE NORTH 20 ACRES THEREOF IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 25-20-216-020

Commonly known as: 11319 S. Carpenter, Chicago, IL.

DEFAULT: Debtors are now due for all of the January and March, 1995 payments, \$225.00 of the April, 1995 payment, \$100.00 of the June, 1995 payment and the July and August, 1995 payments plus late fees totalling \$60.00 for a total arrearage of \$2,185.00 plus attorney's fees. Provision for default is contained in the Contract.

FAILURE TO CURE: A Demand and Warning notice was served on the Debtors on July 2, 1995, a copy of which is attached. Debtors were given thirty (30) days within which to cure the arrears and Debtors have failed to do so.

STEVEN J. FINK & ASSOCIATES, P.C. • 343 SOUTH DEARBORN STREET, SUITE 1816 • CHICAGO, IL 60604 • (312) 986-5000

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Declaration page 2.

DECLARATION OF FORFEITURE: As a result of the foregoing and pursuant to the terms of the Contract and to the provisions of the Illinois Forcible Entry and Detainer Statute, Petro Brodycz does hereby declare the above said Contract forfeited.

DEMAND FOR POSSESSION: Petro Brodycz, along with this Declaration of Forfeiture, does hereby make demand for immediate possession.

Dated August 7, 1995

Steven J. Fink, attorney for
Petro Brodycz

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DEMAND AND WARNING NOTICE OF FORFEITURE

To: Dishon Storrs and Yvonne Storrs
11319 S. Carpenter Ave.
Chicago, IL

Notice is hereby given that Petro M. Brodycz, intends to declare a forfeiture of the Real Estate Sale Contract and Agreement for Warranty Deed as described as follows:

CONTRACT: That contract for Deed signed June 18, 1994 by Dishon Storrs and Yvonne Storrs to Petro M. Brodycz. Said contract was for a purchase price of \$33,000.00, payable in 24 monthly installments of \$450.00, starting August 1, 1994 with all remaining principal due and owing on June 1, 1996. The interest rate is 11.50%.

DESCRIPTION OF PROPERTY:
LOT 20 IN BLOCK 12 IN JERGERG'S SUBDIVISION OF BLOCKS 2, 5, 6, 7, 8, 11 TO 28 INCLUSIVE AND RESUBDIVISION OF BLOCK 4 OF ROOD AND WESTON'S ADDITION TO MORGAN PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER, EXCEPT THE NORTH 20 ACRES THEREOF AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER EXCEPT THE NORTH 20 ACRES THEREOF IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 25-20-216-020
Commonly known as: 11319 S. Carpenter, Chicago, IL.

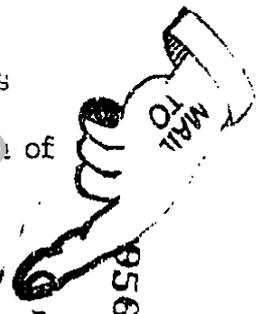
DEFAULT: Debtors are now due for all of the January and March, 1995 payments, \$225.00 of the April, 1995 payment and \$100.00 of the June, 1995 payment plus late fees totalling \$60.00 for a total arrearage of \$1,285.00 plus attorney's fees. Provision for default is contained in the Contract.

CURE: It is the Seller's intention to declare a forfeiture if the default is not cured within 30 days of the date on which this notice is served. Should a forfeiture be declared, Seller intends to file suit under the Illinois Forcible Entry and Detainer Act to obtain possession of the premises.

Dated: June 22, 1995

Steven J. Fink, attorney for
Petro M. Brodycz

Prepared by and Mail To:
Steven J. Fink
343 S. Dearborn
Suite 181b
Chicago, IL 60604



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