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DEPT-01 RECORDING
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#7757 + RP *-96-
COOK COUNTY RECORDER

Property of Cook County Clerk's Office
DECLARATION OF FORFEITURE



Handwritten:
HARRIS + HARRIS
S. WACKER DR
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Hj0 IL 60606
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WARNING NOTICE/DEMAND FOR POSSESSION

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 PURSUANT TO ILL.REV.STAT., c. 110, PARAGRAPH 9-104.1

- To: 1) PHYLLIS WILSON, AS INDEPENDANT EXECUTOR OF THE ESTATE OF JASPER WILSON
2) ETHEL WILSON
3) PHYLLIS WILSON
4) YVONNE WILSON
5) DONALD WILSON
6) DANIEL WILSON
7) OTHER UNKNOWN OCCUPANTS

You are hereby notified that:

Whereas, on the 24th day of March, 1988, Jasper Wilson (hereinafter "Purchaser") did enter into a certain Installment Agreement for Deed (hereinafter "Contract") with Bankers Trust Company, not in its individual capacity, but solely as trustee on behalf of American Housing Trust III (hereinafter "Seller"), which Contract was recorded, concerning the following legally described real estate:

LEGAL DESCRIPTION

THE SOUTH 1/2 OF LOT 20 AND ALL OF LOT 21 IN BLOCK 145 IN HARVEY IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN COOK COUNTY, ILLINOIS (hereinafter "Property"), commonly known as 15032 Marshfield, Harvey, IL 60426; and

Whereas, Purchaser in the Contract agreed to pay the sum of \$25,000.00 for the Property in monthly installments of \$454.14 until paid; and, the whole of the existing balance by April 1, 2018.

Whereas, the Contract provides in part that time is of the essence, and that in the event of Purchaser's default in any payment of principal and/or interest when due, or if Purchaser should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of the Seller 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 1 day of March, 1996 and has failed to pay any installments due thereafter, and there is now due and owing Seller the sum of

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\$2,270.70 for the period from March 1, 1996 to July 1, 1996;
and

Whereas, pursuant to the provisions of Ill.Rev.Stat., c. 110, Paragraph 9-104.1, 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 15th day September, 1996, 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 the act relating to forcible entry and detainer, unless you remedy the aforesaid defaults on or before the 15th day of September, 1996.

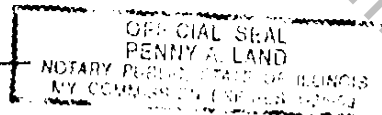
3) Demand is hereby made of you for possession of the Property.

In Witness Whereof, Laura Carey of the firm of Harris & Harris, Ltd., 100 S. Wacker Dr., Ste. 225, Chicago, Illinois, as agent and attorney for Bankers Trust Company, not in its individual capacity, but solely on behalf of American Housing Trust III, has hereunto set his hand and seal this 29th day of July, 1996.

Laura Carey
Laura Carey

Subscribed and Sworn to before me
this 29 day of July, 1996

Penny A. Land
NOTARY PUBLIC



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AFFIDAVIT OF SERVICE

JEFF MILLS being duly sworn on oath deposes and says that on the 6th day of AUGUST, 1996, I served a 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 PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.1, upon PHYLLIS WILSON, as executor by personally delivering a copy thereof to YVONNE WILSON at 600 pm @ 3057 NOTTINGHAM, MARKHAM, IL.

Jeff Mills

Subscribed and sworn to before me this 6 day of Aug, 1996.

Penny A. Land
NOTARY PUBLIC

OFFICIAL SEAL
PENNY A. LAND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/01/99

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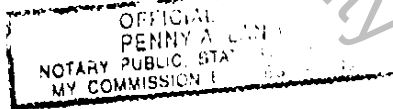
AFFIDAVIT OF SERVICE

JEFF MILLS being duly sworn on oath deposes and says that on the 6th day of AUGUST, 1996, I served a 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 PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 3-104.1, upon PYLLUS WILSON, individually, by personally delivering a copy thereof to YVONNE WILSON at 6:00 p.m. @ 3057 NOTTINGHAM, MARKHAM, IL.

Jeff Mills

Subscribed and sworn to before me this 6 day of Aug., 1996.

Penny A. [Signature]
NOTARY PUBLIC



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AFFIDAVIT OF SERVICE

JEFF MILLS being duly sworn on oath deposes and says that on the 6th day of AUGUST, 1996, I served a 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 PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.1, upon ETHEL WILSON by personally delivering a copy thereof to YVONNE WILSON at 6:00 p.m. @ 3057 NOTTINGHAM, MARKHAM, IL.

Jeff Mills

Subscribed and sworn to before me
this 6 day of August, 1996.

Penny A. Land
NOTARY PUBLIC

OFFICIAL SEAL
PENNY A. LAND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03

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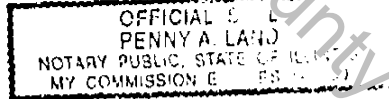
AFFIDAVIT OF SERVICE

JEFF MILLS being duly sworn on oath deposes and says that on the 6th day of AUGUST, 1996, I served a 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 PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.1, upon YVONNE WILSON by personally delivering a copy thereof to her at (P.O. Box # 305) NOTTINGHAM, MARKHAM, IL.

Jeff Mills

Subscribed and sworn to before me this 1st day of July, 1996.

Penny A. Land
NOTARY PUBLIC



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AFFIDAVIT OF SERVICE

Jeff Mills being duly sworn on oath deposes and says that on the 6th day of August, 1996, I served a 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 PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.1, upon DONALD WILSON by personally delivering a copy thereof to YVONNE WILSON at 6:00 pm @ 3057 NOTTINGHAM, MARKHAM, IL.

Jeff Mills

Subscribed and sworn to before me this 6 day of August, 1996.

Richard J. [Signature]
NOTARY PUBLIC

OFFICIAL SEAL
PENNSYLVANIA
NOTARY PUBLIC
MY COMMISSION

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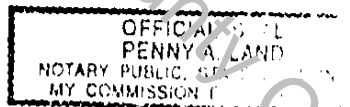
AFFIDAVIT OF SERVICE

JEFF MILLS being duly sworn on oath deposes and says that on the 6th day of AUGUST, 1996, I served a 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 PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.1, upon DANIEL WILSON by personally delivering a copy thereof to him at 6:30 p.m. @ 39 ELM ST., PARK FOREST, IL.

Jeff Mills

Subscribed and sworn to before me this 6 day of August, 1996.

Penny A. Land
NOTARY PUBLIC



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Declaration of Forfeiture

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED.

Whereas, on the 6th day of August 1996, Bankers Trust Company, not in its individual capacity, but solely as trustee, on behalf of American Housing Trust III, as Seller under Articles of Agreement for Warranty Deed dated the 24th day of March, 1988 concerning the herein legally described property with Jasper Wilson, as Purchaser, (hereinafter "Contract") served a copy of the attached 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 PURSUANT TO ILL.REV.STAT., c. 110, PARAGRAPH 9-104.1, such Notice being served by personal service on the heirs at law of Jasper Wilson; Ethel Wilson, Phyllis Wilson, Yvonne Wilson, Donald Wilson, Daniel Wilson; and

Whereas, said Notice stated that Purchaser was in default under the provisions of the Contract as follows:

Whereas, Purchaser ceased making payments on the 1st day of March, 1996 and has failed to pay any installments due thereafter, and there is now due and owing Seller the sum of \$2270.70 for the period from March 1, 1996 to July 1, 1996; and

Whereas, the heirs at law of Jasper Wilson the Purchasers under said Contract has failed to cure the defaults set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

Now, Therefore, Bankers Trust Company, not in its individual capacity, but solely as trustee on behalf of American Housing Trust III, as Seller under that certain Articles of Agreement for Warranty Deed dated the 24th day of March, 1988 with Jasper Wilson, as Purchaser, concerning the following described property;

LEGAL DESCRIPTION

THE SOUTH ¼ OF LOT 20 AND ALL OF LOT 21 IN BLOCK 145 IN HARVEY IN THE SOUTH ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. # 29-07-429-039

Commonly known as: 15032 Marshfield, Harvey, IL 60426

HEREBY DECLARES that all of the rights of the heirs of Jasper Wilson, as Purchaser, under said Articles of Agreement for Warranty Deed are hereby forfeited and extinguished, and that all payments made by Jasper Wilson, as Purchaser under said Contract, will be retained by Seller pursuant to their rights under said Contract and that all of the rights of the heirs of Jasper Wilson, as Purchaser thereunder, are hereby forfeited.

In Witness Whereof, Bankers Trust Company, not in its individual capacity, but solely as trustee, on behalf of American Housing Trust III have set their hands and seals at Chicago, Illinois this 10th day of September, 1996.

Laura A. Carey

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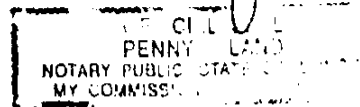
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Laura Loren personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of Sept, 1996.

Penny Land
NOTARY PUBLIC



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AFFIDAVIT OF SERVICE

JEFFREY F. MILLS being duly sworn on oath deposes and says that on the 24th day of SEPTEMBER, 1996, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.2, upon YVONNE WILSON by personally delivering a copy thereof to ETHEL WILSON @ 10:50 A.M. @ 3057 NOTTINGHAM, MARIETTA, IL.

Subscribed and sworn to before me
this 24th day of SEPTEMBER, 1996.

Jeff Mills

NOTARY PUBLIC

OFFICIAL SEAL
PENNY A. LAND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES _____

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AFFIDAVIT OF SERVICE

Jeffrey Mills being duly sworn on oath deposes and says that on the 19th day of September, 1996, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.2, upon DANIEL WILSON by personally delivering a copy thereof to DONALD WILSON @ 8640 W. 39 Elm Ct., Park Forest, IL.

Subscribed and sworn to before me
this 19th day of September, 1996.

Jeffrey Mills

Notary Public
NOTARY PUBLIC

OFFICIAL SEAL
PENNY A. LAND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-31-99

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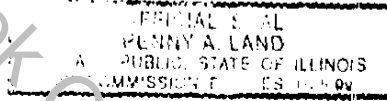
AFFIDAVIT OF SERVICE

JEFFREY MILLS being duly sworn on oath deposes and says that on the 19th day of September, 1996, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.2, upon DONALD WILSON by personally delivering a copy thereof to DONALD WILSON @ 810 P.M. @ 39 Elm Ct, Park Forest, Ill.

Subscribed and sworn to before me
this 19th day of Sept, 1996.

J. E. Miller

NOTARY PUBLIC



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AFFIDAVIT OF SERVICE

Jeffrey F. Mills, being duly sworn on oath deposes and says that on the 24th day of September, 1996, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED PURSUANT TO Ill.Rev.Stat., c. 110, Paragraph 9-104.2, upon PHYLLIS WILSON, as Trustee, by personally delivering a copy thereof to ETHEL WILSON @ 10:50 a.m.
@ 3057 NOTTINGHAM, MARKHAM, IL.

Subscribed and sworn to before me
this 24 day of Sept, 1996.



Jeffrey F. Mills
NOTARY PUBLIC

OFFICIAL SEAL
PENNY A. LAND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/31/97

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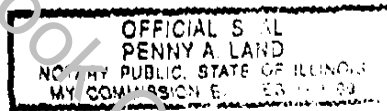
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AFFIDAVIT OF SERVICE

Jeffrey F. Mills being duly sworn on oath deposes and says that on the 24th day of September, 1996, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED PURSUANT TO Ill.Rev.Stat., c.110, Paragraph 9-104.2, upon PHYLLIS WILSON, personally by personally delivering a copy thereof to ETHEL WILSON @ 12:50 A.M. @ 3057 NOTTINGHAM, MARKHAM, IL.

Subscribed and sworn to before me
this 24th day of Sept, 1996.

Jeffrey F. Mills
NOTARY PUBLIC



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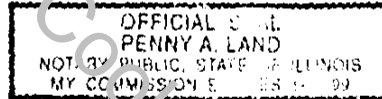
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AFFIDAVIT OF SERVICE

JEFFREY F. MILLS being duly sworn on oath deposes and says that on the 24th day of SEPTEMBER, 1996, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED PURSUANT TO Ill. Rev. Stat., c.110, Paragraph 9-104.2, upon ETHEL WILSON by personally delivering a copy thereof to ETHEL WILSON @ 10.50 a.m. @ 3057 NOTTINGHAM, MARSHFIELD, IL.

Subscribed and sworn to before me
this 24th day of SEPTEMBER, 1996.

Jeff Mills
NOTARY PUBLIC



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