

UNOFFICIAL COPY

. DEPT-01 RECORDING \$29.00
. 157777 TRAN 6280 07/10/97 12:25:00
. 4993 CT #97-497742
COOK COUNTY RECORDER

97497742

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

On OCTOBER 31, 1994, the Administrator of Veterans Affairs as Seller, and CALVITA J. FREDERICK A/K/A CALVITA FREDERICK as Purchaser (hereinafter "Purchaser"), entered into an Installment Contract for Sale of Real Estate (hereinafter "Contract"), concerning the real estate legally described as follows:

THE WEST 6 FEET OF LOT 31 AND LOT 32 (EXCEPT THE WEST 3 FEET THEREOF) IN CHERRILL H. WELL'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 10 AND THE NORTH 1/2 OF LOT 15 (EXCEPT THE NORTH 8 FEET OF THE SOUTH 1/2 OF LOT 10 AND EXCEPT THE WEST 67 FEET OF THE SOUTH 1/2 OF LOT 10 AND EXCEPT THE EAST 125 FEET OF THE SOUTH 37.5 FEET OF THE NORTH 45 1/2 FEET WEST OF WENTWORTH AVENUE OF SAID SOUTH 1/2 OF LOT 10, AND EXCEPT THE WEST 67 FEET OF THE NORTH 1/2 OF SAID LOT 15) IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 326 WEST 104TH PLACE, CHICAGO, IL 60628.

PERMANENT INDEX NUMBER 25 16 206 018

The Contract was subsequently assigned to the VENDEE MORTGAGE TRUST 1995 1 (hereinafter "Seller"). BANKERS TRUST COMPANY OF CALIFORNIA, N.A. is the sole Trustee of Seller.

Purchasers defaulted under the terms of the Contract by failing to make payments for the months of MARCH 1, 1996, and each month thereafter.

Seller served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT (hereinafter "Notice"), upon the Purchasers pursuant to Illinois Revised Statutes, Chapter 110, Section 9-101 et. seq., by personal delivery.

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Purchasers have failed to cure the Default set forth in the Notice and more than 30 days have elapsed from the date of service of the Notice.

NOW THEREFORE, the Seller hereby declares that all rights of Purchasers under the Contract, and anyone claiming through them, are hereby forfeited and extinguished, and that all payments made by the Purchasers under the Contract will be retained by Seller pursuant to its rights under the Contract.

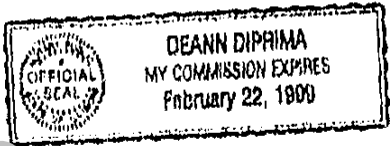
IN WITNESS WHEREOF, the BANKERS TRUST COMPANY OF CALIFORNIA, N. A., TRUSTEE FOR VENDEE MORTGAGE TRUST 1995-1, by its attorney Rosemary Kopriva of SHAPIRO & KREISMAN, has executed this document this 27 day of June, 1997.

Rosemary Kopriva
Rosemary Kopriva

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

Subscribed and Sworn
before me this 27
day of June, 1997

Deann Diprima
Notary Public



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AFFIDAVIT OF SERVICE

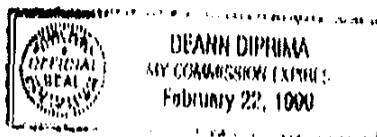
Rosemary Kepriwa, being first duly sworn on oath, stated that a copy of the above DECLARATION OF FORECLOSURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR PURCHASE OF REAL ESTATE AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT was served upon CALVITA J. FREDERICK A/K/A CALVITA FREDERICK at their last known address by personal service, by certified mail or by postpaid at the subject property.

Rosemary Kepriwa

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Subscribed and sworn
before me this 28
day of February, 1900.

Notary Public



3/2/00

Prepared By:
SHAPIRO & KREISMAN
Attorney for Plaintiff
4201 Lake Cook Road
Northbrook, IL 60062
(847) 498-9990
Atty #91140

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CERTIFIED

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MAIL

Law Offices of
Shapiro & Kreisman

4201 Lake Cook Road
1st Floor
Northbrook, Illinois 60062

Mortenson Roofing Co, Inc
53 W. Jackson, Suite 523
Chicago, IL 60604

6/21/97
Mortenson
523

6/21/97

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at Chicago, Illinois, this 15th day of May, 1998.

JOHN LEWELLYN
Notary Public, State of Illinois

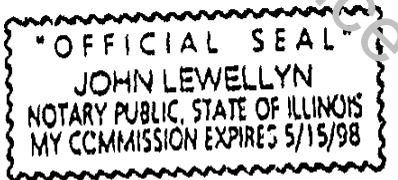
My Commission Expires 5/15/98

Notary Public, State of Illinois

My Commission Expires 5/15/98

Notary Public, State of Illinois

John Lewellyn
526



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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF INTENTION TO DECLARE FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT

TO: CALVITA J. FREDERICK A/K/A CALVITA FREDERICK - 326 W. 104TH PLACE, CHICAGO, IL 60628
(MAILING ADDRESS) - 4753 S. DORCHESTER, CHICAGO, IL 60515

MORTENSON ROOFING CO., INC. - 57 W JACKSON, SUITE 523, CHICAGO, IL 60604

On OCTOBER 31, 1994, the Secretary of Veterans Affairs as Seller, and CALVITA J. FREDERICK A/K/A CALVITA FREDERICK as Purchaser (hereinafter "Purchaser"), entered into an Installment Contract for Sale of Real Estate (hereinafter "Contract"), a copy of which is attached hereto as Exhibit A, concerning the real estate legally described as follows:

THE WEST 6 FEET OF LOT 31 AND LOT 32 (EXCEPT THE WEST 3 FEET THEREOF) IN CHERRILL H. WELL'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 10 AND THE NORTH 1/2 OF LOT 15 (EXCEPT THE NORTH 9 FEET OF THE SOUTH 1/2 OF LOT 10 AND EXCEPT THE WEST 67 FEET OF THE SOUTH 1/2 OF LOT 10 AND EXCEPT THE EAST 125 FEET OF THE SOUTH 37.5 FEET OF THE NORTH 45 1/2 FEET WEST OF WENTWORTH AVENUE OF SAID SOUTH 1/2 OF LOT 10, AND EXCEPT THE WEST 67 FEET OF THE NORTH 1/2 OF SAID LOT 15) IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 326 WEST 104TH PLACE, CHICAGO, IL 60628.

PERMANENT INDEX NUMBER 25-16-206-038

The Contract was subsequently assigned to the VENDEE MORTGAGE TRUST 1995-1 (hereinafter "Seller"). BANKERS TRUST COMPANY OF CALIFORNIA, N.A. is the sole Trustee of the Seller.

Purchasers agreed under the Contract to make monthly payments

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of principal and interest of \$223.75 plus escrow for taxes and insurance of \$93.23 for a total payment of \$316.98, on DECEMBER 1, 1994, and on the 1st day of each month thereafter through and including NOVEMBER 1, 2024. Purchasers defaulted under the terms of the Contract by failing to make payments for the months of MARCH 1, 1996, and each month thereafter.

The Contract provides that time is of the essence of this Agreement and that if default be made and continue for a period of 30 days in the payment of any of the installments of principal, interest, or any other items therein stipulated, the Seller may, at its option, terminate by simple declaration of an election to do so, with or without notice, all of Purchasers' rights under this Contract, and all of Purchasers' right, title, and interest in the property.

Notice is hereby given as follows:

1. Default exists under the terms of the Contract in that payments have not been made for the months of MARCH 1, 1996 and thereafter.
2. The Seller has elected to declare the whole unpaid balance immediately due and payable.
3. The amount necessary to cure the default through APRIL 30, 1997 is \$4,237.09, plus attorneys fees and costs. From APRIL 30, 1997 THROUGH MAY 31, 1997, the amount necessary to cure the default is \$4,563.02, plus attorneys fees and costs.
4. Unless the default is cured by tendering said amount to the undersigned on or before MAY 31, 1997, it is the intention of the Seller to declare all of your rights under the Contract to be forfeited, and all payments made by you will be retained by the Seller as provided in the Contract.
5. Demand for possession is hereby made upon you for possession of the subject real estate on MAY 31, 1997, if you fail to cure the above defaults.
6. If you fail to surrender possession, Seller intends to file an action under the Forcible Entry and Detainer Act to obtain possession.
7. NOTICE TO LIENHOLDERS - You are hereby notified that your interest in the property will be forfeited by Declaration of Forfeiture unless purchaser reinstates as set forth above:

Mortenson Roofing Co., Inc, by virtue of:

Memorandum of Judgment recorded February 1, 1996 as Document Number 96102809

Memorandum of Judgment recorded February 1, 1996 as Document Number 96102810

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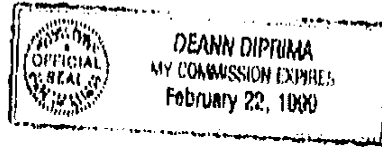
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BANKERS TRUST COMPANY OF
CALIFORNIA, N. A., TRUSTEE FOR
VENDEE MORTGAGE TRUST 1995-1

By: Loismary Lopez
Its Attorneys

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Subscribed and Sworn
before me this 3/17
day of March, 1996.



Notary Public

SHAPIRO & KREISMAN
4201 Lake Cook Road
Northbrook, IL 60062
(847) 498-9990

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Law Offices of
Shapiro & Kreisman
4201 Lake Cook Road
1st floor
Northbrook, Illinois 60062

CERTIFIED

P 134 001 289

MAIL

MORRISON ROOFING CO., INC.
53 W. Jackson, Suite 523
Chicago, IL 60604

MAY 10 1991

PL 44-91
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523
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11-19

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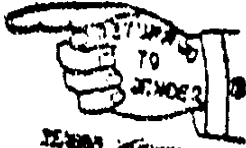
CERTIFIED

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MAIL

Law Offices of
Shapiro & Kreisman

4201 Lake Cook Road
1st Floor
Northbrook, Illinois 60062



SEARCHED _____ INDEXED _____
SERIALIZED _____ FILED _____
MAY 15 1983
FBI - CHICAGO

MORTENSON ROOFING CO., INC.
53 W. Jackson, Suite 523
Chicago, IL 60604

Handwritten notes:
ML 5-8-83
NR
5/15
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NOTICE OF INTENT

"OFFICIAL SEAL"
JOHN LEWELLYN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/15/98

4/13
[Handwritten signature]

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