

UNOFFICIAL COPY

Prepared by and read to Howard Hoffman & Associates
2000-001-001
May 7 1997

HOWARD
HOFFMAN
& ASSOCIATES

Recorded - Previous recording was Meretricious

3298/0054 22 001 1997-10-08 14:31:21
Cook County Recorder
59.50

97748026

Page 1 of 1

WHEREAS, on the 15th day of May, 1997, FRED L. DAVIS, as Seller under Installment Agreement for Warranty Deed dated the 1st day of March, 1994 concerning the herein legally described property with EQUILLA SPARKS, RODNEY THOMAS, ENOCH THOMAS and TAMMARA THOMAS, as Purchasers, (hereinafter "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED, such notice being served by regular and certified mail; and WHEREAS, said Notice stated that Purchaser was in default under the provisions of the Contract as follows:

WHEREAS, Purchasers ceased making payments on the 1st day of May, 1996 and have failed to pay any installments due thereafter, and there is now due and owing Seller the sum of \$4,800.00 plus interest at 10% per annum for the period from June 1, 1996 to May 1, 1997; and

WHEREAS, Purchasers have failed to maintain insurance coverage, pay insurance premiums, or maintain the property and further have failed to deposit with the Seller, as escrowee, each month, 1/12th of the annual real estate taxes as covenanted in the Contract; and WHEREAS, EQUILLA SPARKS, RODNEY THOMAS, ENOCH THOMAS and TAMMARA THOMAS, the Purchasers under said Contract, have failed to cure the defaults set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

DECLARATION OF FORFEITURE AND EXTINGUISHMENT
OF ALL RIGHTS OF PURCHASE UNDER INSTALLMENT
AGREEMENT FOR WARRANTY DEED

97658629

2000-001-001
Cook County Recorder
59.50

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Property of Cook County Clerk's Office

FRED L. DAVIS

Fred L. Davis

SEPT 1997

at Chicago, Cook County, Illinois this 5 day of
IN WITNESS WHEREOF, FRED L. DAVIS, has set his hand and seal

as purchasers thereunder, are hereby forfeited,
of EQUILLA SPARKS, RODNEY THOMAS, ENOCH THOMAS and TAMMARA THOMAS,
Installment Agreement for Warranty Deed and that all of the rights
will be retained by Seller pursuant to their rights under said
as purchasers under said Installment Agreement for Warranty Deed
EQUILLA SPARKS, RODNEY THOMAS, ENOCH THOMAS and TAMMARA THOMAS,
hereby forfeited and extinguished, and that all payments made by
purchasers, under said Installment Agreement for Warranty Deed are
SPARKS, RODNEY THOMAS, ENOCH THOMAS and TAMMARA THOMAS, as
HEREBY DECLARES that all of the rights of the said EQUILLA

P.I.N.: 20-16-322-004

Commonly known as: 545 West 62nd Street, Chicago, IL 60621

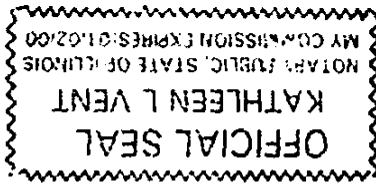
LOT 15 (EXCEPT THE WEST 31 FEET THEREOF) AND LOT 16 (EXCEPT
THE EAST 31 FEET THEREOF) IN BLOCK 1 IN HIGH SCHOOL
SUBDIVISION OF LOTS 4 TO 10, INCLUSIVE, AND PART OF LOT 3
IN LINSBURN'S SUBDIVISION OF LOT 36 IN SCHOOL TRUSTEE'S
SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property:

NOW, THEREFORE, FRED L. DAVIS, as Seller under that certain
Installment Agreement for Warranty Deed dated the 1st day of
March, 1994 with EQUILLA SPARKS, RODNEY THOMAS, ENOCH THOMAS and
TAMMARA THOMAS, as purchasers, concerning the following described

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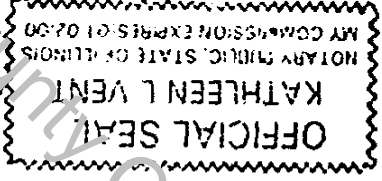
Property of Cook County Clerk's Office



SUBSCRIBED and SWORN to before me this 8 day of September, 1997.

GERALD H. COHEN

GERALD H. COHEN, being duly sworn on oath, deposes and says that on the 8th day of SEPTEMBER, 1997, he served copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT FOR WARRANTY DEED UPON EDUILA SPARKS, RODNEY THOMAS, ENOCH THOMAS and TAMMARA THOMAS by sending a copy thereof to the last known address of the said by certified mail with request for return receipt from the addressee.



NOTARY PUBLIC

given under my hand and official seal this 5th day of SEPTEMBER, 1997.

I, the undersigned, a Notary Public, in and for said County, in the state aforesaid, DO HEREBY CERTIFY that FRED L. DAVIS, 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS)
) SS:
) COUNTY OF COOK)

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HOWARD
HOFFMAN
& ASSOCIATES

WHEREAS, purchasers in the contract agreed to pay the sum of \$50,000.00 for the property in the manner following, to-wit: \$1,400.00 down and the balance payable in monthly installments of

P.I.N.: 20-16-322-004 (hereinafter "Property"), and

commonly known as 545 West 62nd Street, Chicago, Illinois 60621

LOT 15 (EXCEPT THE WEST 31 FEET THEREOF) AND LOT 16 (EXCEPT THE EAST 31 FEET THEREOF) IN BLOCK 1 IN HIGH SCHOOL SUBDIVISION OF LOTS 4 TO 10, INCLUSIVE, AND PART OF LOT 3 IN LINSBURN'S SUBDIVISION OF LOT 36 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

estate:

of Cook County, Illinois concerning the following described real estate: Document Number: 94324493 in the Office of the Recorder of Deeds which contract was recorded the 12th day of April, 1994 as (hereinafter "Contract") with FRED L. DAVIS (hereinafter "Seller") did enter into a certain installment agreement for warranty deed THOMAS, ENOCH THOMAS and TAMARA THOMAS (hereinafter "Purchasers")

WHEREAS, on the 1st day of March, 1994, EQUILLA SPARKS, RODNEY

YOU ARE HEREBY NOTIFIED THAT:

TO: Equilla Sparks
529 West 62nd Street
Chicago, Illinois 60621
Rodney Thomas
529 West 62nd Street
Chicago, Illinois 60621
Enoch Thomas
529 West 62nd Street
Chicago, Illinois 60621
Tammara Thomas
529 West 62nd Street
Chicago, Illinois 60621

NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED

WARNING NOTICE

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Property of Cook County Clerk's Office

HOWARD
HOFFMAN
& ASSOCIATES

HOWARD HOFFMAN & ASSOCIATES, 105 West Madison Street, Suite 1001,

In witness whereof, GERALD H. COHEN, of the Law Offices of

all payments made by you will be retained by seller.

to declare all your rights under the contract to be forfeited, and

the 25TH day of June, 1997, that it is the intention of seller

Unless all defaults under the contract are cured on or before

NOW, THEREFORE, PURCHASERS, YOU ARE HEREBY NOTIFIED:

of the annual real estate taxes as covenanted in the contract.

failed to deposit with the seller, as escrowee, each month, 1/12th

pay insurance premiums, or maintain the property and further have

WHEREAS, Purchasers have failed to maintain insurance coverage,

1, 1997; and

interest at 10% per annum for the period from June 1, 1996 to May

and there is now due and owing seller the sum of \$4,800.00 plus

May, 1996 and have failed to pay any installments due thereafter,

WHEREAS, Purchasers ceased making payments on the 1st day of

therefore made by Purchasers shall be retained by seller; and

seller be forfeited and determined and any and all payments

of the contract, then the contract shall at the option of the

If Purchasers should fail to perform any of the other covenants

default in any payment of principal and/or interest when due, or

shall be of the essence, and that in the event of Purchasers'

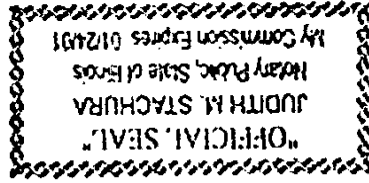
WHEREAS, the contract provides in part that time of payment

of any balance due to be paid on March 1, 1999; and

\$400.00 or more commencing on March 1, 1994, with a final payment

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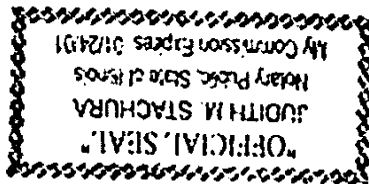


SUBSCRIBED and SWORN to
before me this 16 day
of May, 1997.
Judith M. Stachura
NOTARY PUBLIC

Property of

GERALD H. COHEN, being duly sworn on oath, deposes and says that on the 16 day of May, 1997, he served a copy of NOTICE OF INTENTION TO DECLARE FOREFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARMLEY DEED upon Equilla Sparks, Rodney Thomas, Enoch Thomas and Tamara Thomas by sending a copy thereof to their last known address by certified mail with request for return receipt from the addressee.

Gerald H. Cohen
GERALD H. COHEN



SUBSCRIBED and SWORN to
before me this 16 day
of May, 1997.
Judith M. Stachura
NOTARY PUBLIC

Chicago, Illinois 60602, as agent and attorney for FRED L. DAVIS, has hereunto set his hand and seal this 16 day of May, 1997.

Gerald H. Cohen
GERALD H. COHEN

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Property of Cook County Clerk's Office

