

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 NOVEMBER 10, 1993, the Administrator of Veterans Affairs as Seller, and LEANARD POTTS as Purchaser (hereinafter "Purchaser"), entered into an Installment Contract for Sale of Real Estate (hereinafter "Contract"), concerning the real estate legally described as follows:

LOT FIVE (5) IN BLOCK EIGHT (8), IN MAURER'S FIRST ADDITION TO DOLTON, BEING PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 429 MONROE, DOLTON ILLINOIS 60419.

PERMANENT INDEX NUMBER 29-03-310-007

The Contract was subsequently assigned to the VENUE MORTGAGE TRUST 1994-1 (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 JUNE 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.

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

Box 254

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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.

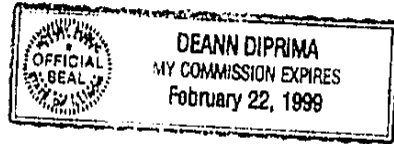
IN WITNESS WHEREOF, the BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE VENDEE MORTGAGE TRUST 1994-1, by its attorney Rosemary Kopriva of SHAPIRO & KREISMAN, has executed this document this 11th day of June, 1997.

Rosemary Kopriva
Rosemary Kopriva

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Subscribed and Sworn
before me this 11th
day of June

Deann Diprima
Notary Public



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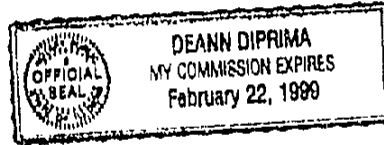
AFFIDAVIT OF SERVICE

Rosemary Kopriva, being first duly sworn on oath, states that a copy of the above DECLARATION OF FORFEITURE 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 LEANARD POTTS at their last known address by personal service, by certified mail or by posting at the subject property.

Rosemary Kopriva

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

Subscribed and Sworn
before me this 5th
day of November, 1997.



Deann Diprima
Notary Public

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

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at Chicago, Illinois, this _____ day of _____, 19____.

Notary Public

STATE OF ILLINOIS

NOTARY PUBLIC

My Commission Expires _____

Property of Cook County Clerk's Office

John Lewellyn

526
John Lewellyn

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

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: LEANARD POTTS
429 MONROE, DOLTON, IL 60419

On NOVEMBER 10, 1993, the Administrator of Veterans Affairs as Seller, and LEANARD POTTS 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:

LOT FIVE (5) IN BLOCK EIGHT (8), IN MAURER'S FIRST ADDITION TO DOLTON, BEING PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 429 MONROE, DOLTON, ILLINOIS 60419.

PERMANENT INDEX NUMBER 29-03-310-007

The Contract was subsequently assigned to the VENDEF MORTGAGE TRUST 1994-1 (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 of principal and interest of \$248.09 plus escrow for taxes and insurance of \$130.71 for a total payment of \$378.80, on JANUARY 1, 1994, and on the 1st day of each month thereafter through and including DECEMBER 1, 2023. Purchasers defaulted under the terms of the Contract by failing to make payments for the months of JUNE 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

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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 JUNE 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 FEBRUARY 28, 1997 is \$2,498.48, plus attorneys fees and costs. From FEBRUARY 28, 1997 THROUGH MARCH 31, 1997, the amount necessary to cure the default is \$3,887.20, plus attorneys fees and costs.
4. Unless the default is cured by tendering said amount to the undersigned on or before MARCH 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 MARCH 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.

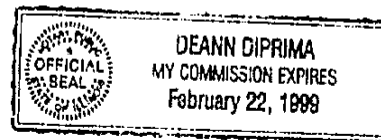
BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE VENDEE MORTGAGE TRUST 1994-1

By: *Rosemary Kepner*
Its Attorneys

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Subscribed and Sworn
before me this 6th
day of February, 1997.

Deann Diprima
Notary Public



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

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STATE OF ILLINOIS

NOTARY PUBLIC

COUNTY OF COOK

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Chicago, Illinois, this 10th day of March, 1997.

I, JOHN LEWELLYN, do hereby certify the following:

JOHN LEWELLYN, Notary Public, State of Illinois, Commission Expires 5/15/98

JOHN LEWELLYN, Notary Public, State of Illinois, Commission Expires 5/15/98

John Lewellyn

STATE OF ILLINOIS

COUNTY OF COOK

NOTARY PUBLIC

JOHN LEWELLYN

3-10-97

John Lewellyn



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