

FISHER AND FISHER
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CHICAGO, ILLINOIS 60602

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AREA CODE 312
372-4784
FAX # (312) 372-4398

LAFAYETTE FISHER (1911-1986)

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Elgin James, 7670 South Coles, Chicago, Illinois 60649
States Attorney of Cook County, Richard J. Daley Center, Civil Division, Chicago, IL 60602, the
attorney for the People of the State of Illinois.

REGULAR MAIL

Elgin James, 7670 South Coles, Chicago, Illinois 60649
States Attorney of Cook County, Richard J. Daley Center, Civil Division, Chicago, IL 60602, the
attorney for the People of the State of Illinois.

RE: 7670 South Coles, Chicago, Illinois 60649
OUR FILE NO. 34028

DECLARATION OF FORFEITURE

This is an attempt to collect a debt and any information obtained will be used for that purpose.

WHEREAS, by virtue of that certain installment contract dated April 27, 1993, made by and between the ADMINISTRATOR OF VETERANS AFFAIRS, as Seller, and Elgin James, ("James"), as Buyer, whereby James contracted to buy the property commonly known as 7670 South Coles, Chicago, Illinois 60649 (and legally described below); and

WHEREAS, James has not performed the covenants and agreements on his part to be performed and has failed to make payments agreed to be made in accordance with the terms of said contract and is in default for failure to make payments at the time provided in said contract; and

WHEREAS, the undersigned on January 30, 1998, and February 19, 1998, caused to be deposited in the U.S. Post Office located at 120 North LaSalle Street, Chicago Illinois, a Final Notice to Comply with Contract, mailed by certified and regular mail, and thereby made demand upon James to comply with said contract to all of its terms and thereby notified James that if he failed to comply with said contract within thirty days from the date of said notice or to pay within said period all of the same then due under said contract, the undersigned would declare all payments made by him on said contract to be forfeited and would retain said payments in satisfaction and liquidation of damages sustained by the undersigned and would re-enter and take possession of the premises; and



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7570 South Coles, Chicago, Illinois 60649
Page Two

WHEREAS, James has not performed the covenants and agreements on his part to be kept and performed, and has not made the payments therein agreed to be made and is in default under the terms of said contract:

NOW THEREFORE, James is hereby notified that the undersigned hereby elects to and does declare said contract to be forfeited and terminated, and the same is hereby forfeited and terminated and the undersigned hereby elects to and does declare all payments made on said contract forfeited and the same hereby are retained by the undersigned in full satisfaction and in liquidation of all damages sustained by the undersigned, and the undersigned hereby declares its right to re-enter and take possession of the premises aforesaid and hereby demands possession of said premises from James.

Dated at Chicago, Illinois this 24th day of March, 1998.

By Barry M. Fisher
FISHER AND FISHER
Attorneys At Law P C
120 North LaSalle Street
Chicago, IL 60602
773-854-8055

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Renee F. Meltzer, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Barry M. Fisher, personally known to me to be the signatory on whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of March, 1998.



[Signature]
Notary Public

7670 South Coles, Chicago, Illinois 60649
Page Three

Legal Description

LOT 3 IN FOLSOM'S SUBDIVISION OF LOT 28 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO: 31-30-317-035

PROOF OF SERVICE BY MAIL

I, the undersigned, an attorney, certify that I served this notice by causing to mail a copy to the above named parties at the addresses listed above by depositing the same in the U.S. Mail at 120 North LaSalle Street, Chicago, Illinois at 5:00 p.m. on March 24, 1998.


An Attorney

PREPARED BY:

FISHER AND FISHER
ATTORNEYS AT LAW, P.C.
120 NORTH LASALLE STREET
25TH FLOOR
CHICAGO, ILLINOIS 60602.

MAIL TO:

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