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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 081854

2009 DEC 10 AM 9:51

State of Indiana]
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County of Lake]

MICHAEL A. BROWN
RECORDER

**DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS
UNDER CONTRACT FOR DEED**

Whereas, on the 19th day of **October**, 2009 **Thornwood Partners, Ltd., as Beneficiary of Land Trust #5779** (Seller), under **Contract for Deed** dated the 1st day of **September**, 2009, concerning the herein legally described property with **Christopher Mitchell and Assignees**, as Purchaser served a copy of the attached NOTICE OF INTENTION TO DECLARE FOREFITURE OF ALL RIGHTS UNDER CONTRACT FOR DEED, such Notice being served by certified mail.

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

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; and

Whereas, **Christopher Mitchell and Assignees**, the Purchaser under said Contract, has failed to cure the defaults set forth in said notice and more that thirty (30) days have elapsed from the date of service.

Now, Therefore, **Thornwood Partners, Ltd. as Beneficiary of Land Trust #5779**, as Seller under certain Contract, dated the 1st day of **September**, 2009, with **Christopher Mitchell and Assignees**, as Purchaser, concerning the following described property:

LEGAL DESCRIPTION

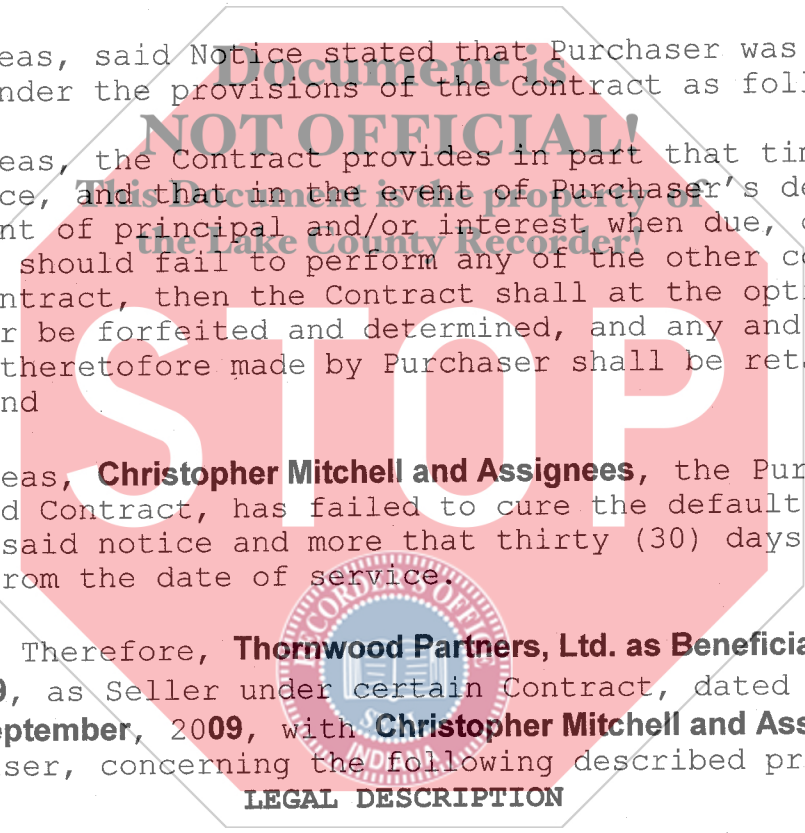
LOTS 1 AND 2, BLOCK 2, ORCHARD HILL ADDITION TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 2 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Commonly known as: **4850-52 Cleveland St. Gary, IN 46408**

021454

DEC 08 2009
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

16.00
CK# 2595
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HEREBY DECLARES that all rights of the said **Christopher Mitchell and Assignees**, as Purchaser, under said Contract are hereby forfeited and extinguished, and that all payments made by said **Christopher Mitchell and Assignees**, as Purchaser under said Contract will be retained by Seller pursuant to Seller's rights under said Contract and that all of the rights of said **Christopher Mitchell and Assignees**, as Purchaser thereunder, are hereby forfeited.

In Witness Whereof, Michael B. Nadler, President of Thornwood Partners, Ltd. of 5225 W. Touhy Ave. #213 Skokie, IL 60077 has hereunto set his hand and seals at **Skokie**, Illinois, this **15th** day of **November**, 2009.


Michael B. Nadler

STATE OF ILLINOIS)

) ss.


COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Michael B. Nadler**, 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.

Given under my hand and official seal,
this 15th day of November, 2009.


OFFICIAL SEAL
WILLIAM D. BERNETT
Notary Public - State of Illinois
My Commission Expires Dec 29, 2010





NOTARY PUBLIC

AFFIDAVIT OF SERVICE

Michael B. Nadler, being duly sworn on oath deposes and says that on the 15th day of November, 2009, served a copy of DECLARATION OF FOREFEITURE AND EXTINGUISHMENT OF ALL RIGHTS UNDER CONTRACT FOR DEED, upon Christopher Mitchell and Assignees by sending a copy thereof to the last known address of the said by certified mail with request for return receipt from the addressee.


Michael B. Nadler

Subscribe and Sworn to before me
this 15th day of November, 2009.


Notary Public

OFFICIAL SEAL
WILLIAM D. BERNETT
Notary Public - State of Illinois
My Commission Expires Dec 29, 2010

