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Doc#: 0328819121  
Eugene "Gene" Moore Fee: \$46.50  
Cook County Recorder of Deeds  
Date: 10/15/2003 02:05 PM Pg: 1 of 2

DECLARATION OF FORFEITURE

To: ORLANDO ROSARIO of the City of Chicago, in the County of Cook, State of Illinois.

This Declaration made this 7<sup>th</sup> day of October, 2003, **WITNESSETH:**

Whereas, by a contract in writing made and entered into on the 23rd day of May, 2000, by and between Jesus Colon of the City of Chicago, in the County of Cook, and State of Illinois, (hereinafter called Seller) and Orlando Rosario, of the City Of Chicago, in the County of Cook, and State of Illinois, (hereinafter called Purchaser), which contract was never recorded. Purchaser, in consideration that Seller would convey to Purchaser the following described land situated in the County of Cook, State of Illinois, viz:

"LOT 27 IN BLOCK 4 IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS"

P.I.N.: 13-34-230-042

Property address: 4108 W. Armitage Chicago, Illinois 60639.

Covenanted and agreed to pay Seller the amount of two hundred thousand dollars and no cents (\$200,000.00), and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land subsequent to the year 2000.

And Whereas Purchaser further covenanted in said contract that in case of failure on his part to make any of the payments or part thereof, or to perform any of the covenants by him agreed therein to be made or performed, then in such case the contract should at the option of seller, be forfeited and determined, all payments made thereon should be forfeited to Seller and Seller should have the right to re-enter and take possession of said land; and it was also agreed and Whereas, Purchaser has made default in the amount of \$22,650.60 plus charges, taxes, insurance and expenses.

Now, therefore, Seller by virtue of the power in said contract mentioned, and by reason of the failure of purchaser to perform as above stated has elected to declare the aforesaid contract, and all payments made thereon, forfeited and determined, and Seller hereby declares his right to retain all payments made on said contract, and his right of re-entry upon and possession of said land. If this declaration is signed by more than one person, the term "Seller" shall apply to all such persons, irrespective of the use of verbs and pronouns importing the singular number.

In Witness Whereof, Seller has hereunto set his hand and seal, the day and year first above written.

  
JESUS COLON

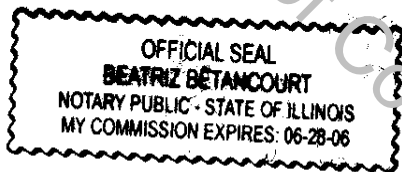
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State of Illinois )

County of Cook )

I, Beatriz Betancourt, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JESUS COLON personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person, and acknowledge 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 *7th of October, 2003*



*Beatriz Betancourt*  
NOTARY PUBLIC

This instrument was prepared by: **Guillermo F. Martinez & Associates**  
Attorneys at law  
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Chicago, Illinois 60647  
773-278-7777

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