

UNOFFICIAL COPY

UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

UNITED STATES OF AMERICA,)

v.)

STEPHEN DYER)



Doc#: 0521703042
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 08/05/2005 11:21 AM Pg: 1 of 3

No. 05 CR 650-14
Magistrate Judge Arlander Keys

FORFEITURE AGREEMENT

Pursuant to the Pretrial Release Order entered in the above-named case on August 1, 2005, and for and in consideration of bond being set by the Court for defendant STEPHEN DYER in the amount of \$98,000 being partially secured by real property, **LORENA BURTON (GRANTOR)** hereby warrants and agrees:

1. LORENA BURTON warrants that she is the sole record owner and titleholder of the real property located at 10834 South Indiana Avenue, Chicago, Illinois, and described legally as follows:

LOT 1 IN BLOCK 1 OF THE HOMESTEAD ADDITION TO PULLMAN IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

P.I.N: 25-15-311-031-0000

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LORENA BURTON warrants that there is one outstanding mortgage against the subject property and that her equitable interest in the real property approximately equals \$98,000.

2. LORENA BURTON agrees \$98,000 of her equitable interest in the above-described real property, shall be forfeited to the United States of America, should the defendant STEPHEN DYER fail to appear as required by the Court or otherwise violate any condition of the Court's order of release. LORENA BURTON further understands and agrees that, if the defendant STEPHEN DYER should violate any condition of the Court's release order, she will be liable to pay the difference between the bond amount of \$98,000 and her equitable interest in the property, and LORENA BURTON hereby agrees to the entry of a default judgment against her for the amount of any such difference. LORENA BURTON has received a copy of the Court's release order and understands its terms and conditions. Further, the surety understands that the only notice she will receive is notice of court proceedings.

3. LORENA BURTON further agrees to execute a quitclaim deed in favor of the United States of America, which deed shall be held in the custody of the Clerk of the United States District Court, Northern District of Illinois, until further order of the Court. LORENA BURTON understands that should defendant STEPHEN DYER fail to appear or otherwise violates any condition of the Court's order of release, the United States will obtain an order from the Court authorizing the United States to file and record the above-described deed, and to take whatever other action that may be necessary to perfect its interest in the above-described real property and satisfy the obligation arising from a breach of the bond.

4. LORENA BURTON further agrees that she will maintain the subject property in good repair, pay all taxes and obligations thereon when due, and will take no action which could

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encumber the real property or diminish her interest therein, including any effort to sell or otherwise convey the property without leave of Court.

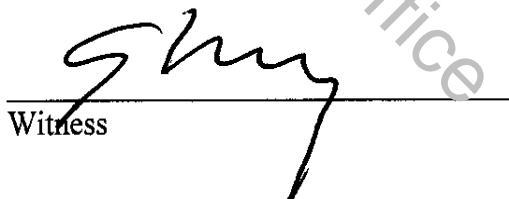
5. LORENA BURTON further understands that if she has knowingly made or submitted or caused to be made or submitted any false, fraudulent or misleading statement or document in connection with this Forfeiture Agreement, or in connection with the bond set for defendant STEPHEN DYER she is subject to a felony prosecution for making false statements and making a false declaration under penalty of perjury. LORENA BURTON agrees that the United States shall file and record a copy of this Forfeiture Agreement with the Cook County Recorder of Deeds as notice of encumbrance in the amount of the bond.

6. LORENA BURTON hereby declares under penalty of perjury that she has read the foregoing Forfeiture Agreement in its entirety, and the information contained herein is true and correct. Failure to comply with any term or condition of this agreement will be considered a violation of the release order authorizing the United States to request that the bond posted for the release of the defendant be revoked.

Date: 8-1-2005


LORENA BURTON
Surety/Grantor

Date: 8-1-05


Witness

Return to:
Ann Bissell, US Attorney's Office
219 S. Dearborn Street, 5th Floor
Chicago, Illinois 60604