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Doc#: 0527803091 Fee: \$34.50  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/05/2005 02:45 PM Pg: 1 of 6

United States of America )  
Plaintiff, )  
vs. )  
Armando Castillo-Carrillo )  
Also known as Victor Najera et. al. )  
Defendant. )

Case No. 00 CR 274-5

Property Address: 5007-5009 W. Cermak, Cicero, Illinois 60804

PIN: 16-28-201-015-0000 and 16-28-201-016-0000

**Legal Description:**

LOTS 4 AND 5 IN ROBERT W. PARKER'S RESUBDIVISION OF BLOCK 1 IN MORTON PARK IN NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1. Forfeiture Agreement dated October 3, 2000
2. Bond Forfeiture Judgment Order dated May 3, 2005

*PREPARED BY & MAIL TO*

**Earl T. Medansky, Ltd.**  
208 S. LaSalle Street, Suite #1200  
Chicago, IL 60604-1003

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IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

UNITED STATES OF AMERICA,

Plaintiff,

vs.

ARMANDO CASTILLO-CARRILLO,  
also known as VICTOR NAJERA,  
Defendant.

274  
NO. 00 CR 285

JUDGE WILLIAM J. HIBBLER

## FORFEITURE AGREEMENT

Pursuant to the Pretrial Release Order entered in the above captioned case, and for and in consideration of bond being set by the Court for Defendant ARMANDO CASTILLO-CARRILLO, also known as VICTOR NAJERA, being partially secured by real property, YUCCA LEATHER PRODUCTS, INC. and JUAN A. SOLIS, president, hereby warrants and agrees:

1. Yucca Leather Products, Inc. and Juan A. Solis, president, warrants that it is the sole record owner and titleholder of certain real property located at 5007-09 West Cermak, Cicero, Illinois 60804, described legally as follows:

Situated in the City of Cicero, County of Cook, and State of Illinois

LOTS 4 AND 5 IN ROBERT W. PARKER'S RESUBDIVISION OF BLOCK 1 IN MORTON PARK IN NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Parcel Numbers: 16-28-201-015-0000, and  
16-28-201-016-0000.

Yucca Leather Products, inc. and Juan A. Solis, president, further warrant (1) that on April 25, 2000, the above described property was appraised and the value was estimated at \$130,000 to \$150,000;

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and (2) that his equitable interest in the real property at that time equaled approximately \$68,489.58.

2. Yucca Leather Products, Inc. and Juan A. Solis, president, agrees that their equitable interest in the above-described real property shall be forfeited to the United States of America, should Defendant Armando Castillo-Carrillo, also known as Victor Najera, fail to appear as required by the Court or otherwise violate any condition of the Court's Pretrial Release Order and understand its terms and conditions.

3. Yucca Leather Products, Inc. and Juan A. Solis, president, further agree to execute a Quit Claim 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. Defendant Armando Castillo-Carrillo, also known as Victor Najera, and Yucca Leather Products, Inc. and Juan A. Solis, president, understand that should Defendant Armando Castillo-Carrillo, also known as Victor Najera, fail to appear or otherwise violate any condition of the Court's Pretrial Release Order, 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. Yucca Leather Products, Inc. and Juan A. Solis, president, further agrees that he will maintain the subject property in good repair, pay all taxes and obligations thereon when due, and will take no action that could encumber the real property or diminish his interest therein, including any effort to sell or otherwise convey the property without leave of Court.

5. Yucca Leather Products, Inc. and Juan A. Solis, president, further understands that if they have 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

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with the bond set for Defendant Armando Castillo-Carrillo, also known as Victor Najera, they are subject to a felony prosecution for making false statements and making a false declaration under penalty of perjury. Yucca Leather Products, Inc. and Juan A. Solis, president, agree that the United States shall file and record a copy of this Forfeiture Agreement with the appropriate recorder of deeds as notice of encumbrance in the amount of the bond.

6. Defendant Armando Castillo-Carrillo, also known as Victor Najera, Yucca Leather Products, Inc. and Juan A. Solis, president, hereby declare under penalty of perjury that they have 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 Forfeiture Agreement will be considered a violation of the Pretrial Release Order authorizing the United States to request that the bond posted for the release of the defendant be revoked.

Date: October 3, 2000

*Victor Najera*  
Armando Castillo-Carrillo, also known as Victor Najera,

*Juan A. Solis*  
Yucca Leather Products, Inc. and Juan  
A. Solis, president,  
Surety

*Subscribed and sworn  
to me this 3rd day of  
October 2000  
Loren A. Seidner*



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IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

UNITED STATES OF AMERICA )  
)  
)  
)  
v. )  
)  
VICTOR NAJERA, aka )  
ARMANDO CASTILLO-CARRILLO )

No. 00 CR 274-5  
Judge Matthew F. Kennelly

BOND FORFEITURE JUDGMENT ORDER

This matter coming before the Court on the government's motion, and the Court being fully advised, orders as follows:

- a. that notice of this motion be given to the defendant at his last known address, and the sureties in accordance with Rule 46(f)(3) of the Federal Rules of Criminal Procedure;
- b. that a default judgment be entered against the defendant, for the \$50,000 cash bond and the equity in the property located at 5007-09 West Cermak, Cicero, Illinois;
- c. that the Clerk of the Court destroy the quitclaim deed for the real property located at 622 Michigan Drive, Romeoville, Illinois as it was the subject of mortgage foreclosure proceedings and thus is no longer available;
- d. that the Clerk of the Court release the quitclaim deed for the real property located at 5007-09 West Cermak, Cicero, Illinois so that the deed may be recorded transferring the ownership of the real property to the United States;
- 5. that the real property located at 5007-09 West Cermak, Cicero, Illinois is declared forfeit, and the sale of the real property posted as security for the bond is ordered, so that the proceeds of such sale or disposition may be applied towards satisfaction of the judgment arising from the bond;
- f. that any funds posted with the Clerk of the Court as bail plus interest be released to the United States to partially satisfy the outstanding judgment and

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be disposed of according to law;

  
**MATTHEW F. KENNELLY**  
United States District Judge

DATED: 5-3-05

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