



Doc#: 0618734089 Fee: \$46.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2006 02:24 PM Pg: 1 of 2

12988

DECLARATION OF FORFEITURE

That heretofore on the 18th day of FEBRUARY, 19 2004,  
an agreement was entered into in writing by and between the undersigned,  
TERRENCE BEY as Seller,  
and KIMBERLY TAYLOR as Buyer,  
for the sale of the following described real estate:

LOT 7 IN THE RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 TO 14,  
BOTH INCLUSIVE, IN BLOCK 22 IN HENRY WELP'S HALSTED STREET ADDITION  
TO WASHINGTON HEIGHTS, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP  
37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.  
COMMONLY KNOWN AS 9522 S. GREEN STREET, CHICAGO, ILLINOIS 60643  
PIN: 25-08-205-055

situate in the CITY OF CHICAGO, County of COOK, Illinois,  
wherein the Buyer agreed to pay Seller the sum of ONE HUNDRED THOUSAND AND  
NO/100-----(\$100,000.00), payable as follows:

and further agreed to deposit with the Seller each month one-twelfth of the estimated real  
estate taxes and insurance premiums, and Buyers further covenanted that in the event of  
HER failure to make any of the payments required, or to perform any of the other  
covenants to be performed by Buyer, in such case, said contract, at the Seller's option,  
should be forfeited and determined, and all payments made by Buyer should be forfeited  
to Seller, and Seller should have the right to re-enter and take possession of said real  
estate.

The Buyer having defaulted under the terms of said agreement, as follows:  
BUYER HAS DEFAULTED ON ALL PAYMENTS EXCEPT THE FIRST ONE

the Seller by virtue of the terms of said contract and by reason of said breach aforesaid,  
has elected to declare said agreement of sale determined, and by these presents do  
hereby declare said contract determined and all the payments made by Buyer forfeited  
to Seller, and further hereby demands immediate possession of the aforesaid described  
premises.

In Witness Whereof, I have hereunto set MY hand this 30TH  
day of MAY 19 2006 .....

TERRENCE BEY  
BY: *Robert D. Gordon*  
ROBERT D. GORDON Seller

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

ANTONIETA MENDEZ RODRIGUEZ being duly sworn deposes  
and says that he served the foregoing Declaration of Forfeiture upon

by:

( ) personally delivering a true copy of thereof to said aforesaid Buyer  
on the day of  
19 .

(XX) placing a true copy in an envelope addressed to  
KIMBERLY TAYLOR, 9522 S. GREEN, CHICAGO, ILLINOSI 60643

and depositing the same in the U. S. Mails as CERTIFIED mail,  
with prepaid postage, on the 6th day of JULY, 2006  
before the hour of 5:00 P.M. at 105 W. MADISON ST., CHICAGO, ILLINOIS.

*Antonieta Mendez Rodriguez*

Subscribed and sworn to before me  
this 6th day of JULY 19 2006

*Beverly J. Carlson*  
Notary Public, State of Illinois  
My Commission Exp. 07/22/2009

NOTE: Whether the service of Declaration of Forfeiture, notice should be given, as well as a Demand for Possession at least 30 days before instituting forcible detainer proceedings. Chap. 57, Sec 3, Ill. Rev. Stat.

Property of Cook County Clerk's Office



Robert D. Gordon  
105 W Madison Suite 102  
Chicago, IL 60602  
312-236-0688