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After Recording Mail to: Paris Fountis 9948 South Wood Palos Hills, IL 60465 Doc#: 0633248122 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 11/28/2006 11:30 AM Pg: 1 of 4

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT FOR TRUSTEE'S DEED

To:

JESUS BIJTO

16 Forest Parkway

Building C-1 i/19

Forest Park, GA 39297

Purchaser's address on October 26, 2006; and

JACK HANCOCK, Esq.

519 Forest Parkway

Suite 100

Forest Park, GA 30297

Whereas, on the 1st day of April 2003, STANDARD BANK & TUST COMPANY, AS TRUSTEE UNDER TRUST AGRELMENT DATED APRIL 8, 1999, KNOWN AS TRUST NO.16230, by PARIS FOUNTIS and DORA FOUNTIS, beneficiaries, (hereinafter referred to as "Seller") under Installment Agreement for Trustee's Deed (hereinafter "Contract") concerning the herein legally described property with JESUS BRITO (hereinafter referred to as "Purchaser"), Seller, served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGP EMENT FOR TRUSTEE'S DEED, to Purchaser and Purchaser's attorney; Such Notice being served by express mail delivery on October 25, 2000 received at

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

Article 7 of the contract states that "In addition to any other payments provided for herein, the Purchaser shall pay to the Seller, commencing on April 1, 2003, and thereforth with each monthly installment of principal and interest due hereunder, a sum equal to One-Twelfth (1/12) of the last ascertainable general real estate tax bill levied against the subject premises plus One-Twelfth (1/12) of the annual premium for the insurance policy

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or policies required to be maintained by Purchaser hereunder. Seller shall pay the actual tax bills and insurance premiums during the term hereof and shall make all payments with the funds held by Seller in escrow on behalf of the Purchaser. In the event that any such payment or payments shall exceed the amount of the Purchaser's escrow or shall deplete such escrow below a reasonable allowance for future payments, Purchaser shall pay any such deficiencies immediately upon demand thereof by the Seller...."

Seller has made a demand of Purchaser to correct the deficiency in the amount of money for taxes and Purchaser has not made said correction.

Whereas, Purchaser under said Contract has failed to cure the default set forth in said Notice and more than thirty (30) days have elapsed from the date of service of said Notice.

Now, Therefore, Seller under that certain INSTALLMENT AGREEMENT FOR TRUSTEE'S DEED dated the 1st day of April 2003 with Purchaser, concerning the following described property

Commonly known as: 7709-11 W. Roosevelt Road, Forest Park, Illinois 60130.

See Legal Descriptions and PIN(s) Attached

HEREBY DECLARES that all of the rights of the said Purchaser under said INSTALLMENT AGREEMENT FOR TRUSTEE'S DEED are hereby forfeited and extinguished, and that all payments made by Purchaser under said Contract, will be retained by Seller pursuant to their rights under said Contract and that all rights of Purchaser thereunder, are hereby forfeited.

Nevember 28th	In Witness Whereof, day of 2006.	Ravis hav	ye set hand and sea July PARIS FOUNTIS	at Miaywood, Illinois this	
STAT	E OF ILLINOIS)			
COU	NTY OF COOK) ss.)			
Given	under my hand and o	fficial this 28	th day of Novem	ber, 2006.	
1	1/28/2006	Conti	va M. S.	tenne	
Date	7 7	Notary Public			
				"OFFICIAL S	EAL

CYNTHIA M. STENNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/26/2009

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Parcel One:

Lots 10 to 14 inclusive in Lehman and Starck's Subdivision of Block 28 in Dunlop's Addition to Oak Park in the South ½ of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Two:

Lots 20, 21, 22, 23 and 24 in Block 29 in Joseph K. Deriop's Subdivision of Blocks 17, 26, 27 and 29 in Dunlop's Addition to Oak Park in the West 2 of the Southeast 4 and the East 1/2 of the Southwest 1/4 East of Des Plaines Avenue, in Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Three:

Lots 16, 17, 18 and 19 in Block 29 in Joseph K. Dunlop's Subdivision of Blocks, 17, 26, 27 and 29 in Dunlop's Addition to Oak Park, a Subdivision of the West ½ of the Southeast ¼ and the that part of the East ½ of the Southwest ¼ lying East of Des Plaines Avenue, in Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 7709 West Roosevelt Road, Forest Park, Illinois 60130

<u>P.I.N.</u>: 15-13-313-018, 15-13-313-019, 15-13-313-020, 15-13-314-012,

15-13-314-013, 15-13-314-014, 15-13-314-015, 15-13-314-030

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AFFIDAVIT OF SERVICE

Paris Fourth's, being duly sworn on oath deposes and says on the 28 day of November, 2006, s/he served a copy of the DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT FOR TRUSTEE'S DEED UPON Purchaser, JESUS BRITO and JACK HANCOCK, ESQ. by sending a copy thereof to the last known address of the said JESUS BRITO and JACK HANCOCK, ESQ by certified mail with request for return receipt from the addressee.

an'

Subscribed and Sworn to before me This 28 day of November, 2006.

NOTARY PUBLIC

ae
,2006.

"OFFICIAL SEAL"
CYNTHIA M. STENNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/26/2009