



Doc#: 0913148014 Fee: \$40.00
Eugene "Gene" Moore III's Fee \$10.00
Cook County Recorder of Deeds
Date: 05/11/2009 10:07 AM Pg: 1 of 3

NOTICE OF FORFEITURE
AND TERMINATION

TITLE OF DOCUMENT

Property of Cook County

THIS INSTRUMENT WAS PREPARED BY:

MICHAEL WEDZIEN

458 MADISON

WALWORTH, WIS. 53184

262-394-5044

UNOFFICIAL COPY

NOTICE OF FORFEITURE AND TERMINATION

TO: MENAHAJ AHMED ARSAL AHMED
2072 DEE COOK RD 2072 DEE COOK RD
PARK RIDGE, IL. 60068 PARK RIDGE, IL. 60068

Commercial Property

1311 N. 25th Ave. Melrose Park, Ill. 60160

PIN - 15-03-308-005-0000

Lot 5 in Block 148 in Melrose, in the West ½ of the Southwest 1/4 of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

PLEASE TAKE NOTICE AND BE ADVISED THAT THE INSTALLMENT AGREEMENT for WARRANTY DEED between Menahaj Ahmed, Arsal Ahmed, Buyers and Scott Bailey, Lineli Bailey and Ann Bailey, Sellers for the above described property is hereby FORFEITED AND TERMINATED as of this 30th day of April, 2009, as provided for in the Agreement, paragraph 3, Default, A. Purchaser Default (a) (1) (ii), Event of Default:

1. On 12/15/2008 a 30 Day Notice to Correct and Cure Deficiencies was served on you by U.S. Mail on 1/10/2009 at 11:06 a.m.. Said Notice cited Failure to Close the Agreement with a Balloon Payment; Failure to pay Taxes and allowed them to be Forfeited and the Sellers had to pay them on the date of Sale; Failure to pay Current Taxes; and Failure to Secure the Building.
2. As of April 30, 2009, the Deficiencies were not cured or corrected and no closing was set by the Buyer's Attorney.
3. There is still outstanding an amount in excess of \$22,923.54 in Monies that Sellers had to pay to Redeem the taxes and outstanding taxes unpaid and late. The agreement provides that these charges are to be reimbursed to Seller.
4. Sufficient time has past since the Notice to Cure was served upon the Buyers and despite assurances from the Buyer's Attorney they still refuse to Cure the Defects as provided in the Agreement for Installment Purchase.

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As provided in the Agreement the Sellers of said property hereby Declare the Agreement Forfeited and Terminated.


Immediate Possession of the property is demanded and your personal property removed from the premises.

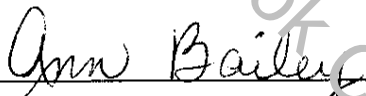
As provided in the Agreement, the payments made by the Sellers herein, in an amount in Excess of \$22,923.54 is hereby demanded of you.

Dated this 30th day of April, 2009

Sellers:

Scott Bailey 

Linell Bailey 

Ann Bailey 

THIS DOCUMENT PREPARED BY:

MICHAEL WELZIEN
458 MADISON
WALWORTH, WISCONSIN 53184
262-394-5044

Property of County Clerk's Office