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Doc#: 0935131131 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2009 02:55 PM Pg: 1 of 3

DECLARATION OF FORFEITURE AND RELEASE OF INTEREST

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

THIS DECLARATION OF FOREFEITURE AND RELEASE OF INTEREST ("Declaration") references and pertains to that certain Installment Agreement for Warranty Deed dated August 16, 2005, and recorded in the Cook County Recorded of Deeds as docket number 0524147085 on August 29, 2005, by and between ANSCO, INC. ("Seller"), and, SALVATORE SCIORTINO ("Purchaser") (the "Contract"), for the sale of the property commonly known as and as more fully described below:

1916 South Laramie, Cicero, Illinois (the "Property")

The permanent real estate tax number is:

16-21-309-010-0000

and more specifically described by the legal description shown on Exhibit A attached hereto and incorporated herein.

IT IS HEREBY AGREED by and between the Seller and Purchaser that the Contract is hereby null and void, and shall be of no further force or effect, subject to the terms of the Settlement and Release Agreement executed simultaneously herewith. Purchaser further agrees that any and all sums paid to Seller in accordance with the Contract, through April, 2009, with interest accrued, if any, shall be retained by Seller. Seller hereby waives any additional sums due and owing under the Contract by Purchaser.

PURCHASER HEREBY QUIT CLAIMS TO SELLER AND RELEASE any and all interest they had, if any, in the Property. Purchaser hereby transfers any and all interest in the Property, if any, to Seller.

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DAVID AXELROD

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IT IS HEREBY FUTHER AGREED that this Declaration shall be deemed effective on the date set forth herein.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this ____ day of November, 2009.

SALVATORE SCIORTINO

By: 

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, JACQUELYN SUE NYE, a notary public in and for the County of Cook, State of Illinois, do hereby certify that SALVATORE SCIORTINO, personally known to me to be the same person whose name is subscribed to the foregoing Declaration of Forfeiture and Release of Interest, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the Declaration of Forfeiture and Release of Interest as his free and voluntary act for the uses and purposes therein set forth.

Subscribed and sworn to before me this 9th day of ~~November~~, 2009.


Notary Public



This document has been prepared by and after recording should be returned to:

Law Offices of Peter Anthony Johnson, P.C.
4 E. Huron Street
Chicago, Illinois 60611

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GATEWAY AGENT

A Policy Issuing Agent of Chicago Title Insurance Company

ALTA COMMITMENT - SCHEDULE A (CONT.)**ORDER NUMBER:**

1301 004358083 GATEL

EFFECTIVE DATE:

July 6, 2005

EXHIBIT "A"

PART OF BLOCK 13 OF GRANT LAND ASSOCIATION'S RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SOUTH 52ND AVENUE (SOUTH LARAMIE AVENUE) 916.8 FEET NORTH OF NORTH RIGHT OF WAY LINE OF THE METROPOLITAN WEST SIDE ELEVATED RAILWAY COMPANY; THENCE WEST PARALLEL TO AND 916.8 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF SAID METROPOLITAN WEST SIDE ELEVATED RAILWAY COMPANY, 602.86 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 279.9 FEET, TO A POINT OF TANGENCY IN A LINE PARALLEL TO AND 8.0 FEET EAST OF THE CENTER LINE OF THE EASEMENT GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILWAY COMPANY, SAID POINT BEING 1014.70 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF THE METROPOLITAN WEST SIDE ELEVATED RAILWAY COMPANY; THENCE WEST AT RIGHT ANGLES TO SAID EASEMENT 8.0 FEET; THENCE NORTH ON THE CENTER LINE OF SAID EASEMENT, 215.1 FEET; THENCE EAST AT RIGHT ANGLES TO THE CENTER LINE OF SAID EASEMENT, 9.0 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 228.6 FEET TO A POINT IN A LINE PARALLEL TO AND 1016.8 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF SAID METROPOLITAN WEST SIDE ELEVATED RAILWAY COMPANY; THENCE EAST ON LAST DESCRIBED LINE, 537.3 FEET TO THE WEST LINE OF SOUTH 52ND AVENUE (SOUTH LARAMIE AVENUE); THENCE SOUTH ON SAID WEST LINE OF SOUTH 52ND AVENUE (SOUTH LARAMIE AVENUE) 100.0 FEET TO THE POINT OF BEGINNING.

16-21-309-010-0000

This commitment valid only if Schedule B is attached.