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Doc#: 0935131132 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 ("Agreement"), by and between ANSCO, INC. ("Seller"), and SALVATORE SCIORTINO and MAURIZIO SCIORTINO (collectively "Purchasers") (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.

DEFAULT. Since May, 2009, Purchasers have failed to tender payment of the monthly installments pursuant to Section 2 of the Agreement and in material violation thereof. Pursuant to Section 13 of the Agreement, Seller transmitted a 30 day notice of default to Purchasers. Upon the expiration of the 30 day notice, Purchasers continued to fail to pay all sums due under the Agreement. As of November 30, 2009, the total amount due and owing to Seller from Purchasers is \$16,569.10, plus accruing sums, attorney's fees, and costs.

DECLARATION OF FORFEITURE. By failing to tender all sums due in accordance with the Agreement, Purchasers have breach and are in violation of the Agreement. Pursuant to Section 11 of the Agreement, Seller hereby declares the Agreement null and void, and shall be of no further force or effect.

RELEASE OF INTEREST. Any and all interest Purchasers had, if any, in the Property is hereby relinquished and void due to the material breach of the Agreement.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 16th day of November, 2009.

ANSCO, INC.

By: 

Its agent

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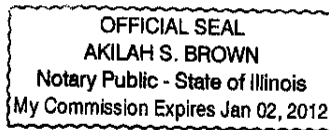
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, Akilah S. Brown, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Mario A. Sullivan, 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 they signed, sealed, and delivered the Declaration of Forfeiture and Release of Interest as their free for the uses and purposes therein set forth.

Subscribed and sworn to before me
this 16th day of December, 2009.

Akilah S. Brown

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

PROPERTY OF COOK County Clerk's Office

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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 NORTH, WESTERLY 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.