

DECLARATION OF FORFEITURE

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)



Doc#: 1004746021 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/16/2010 11:34 AM Pg: 1 of 2

DENNIS BALES AND GANYA BALES
RECORD TITLE OWNER

v.

HAROLD ROSS AND
VANESSA ROSS

DECLARATION OF FORFEITURE

THE OWNER OF RECORD DENNIS BALES AND GANYA BALES, does hereby make this DECLARATION OF FORFEITURE against HAROLD ROSS AND VANESSA ROSS on this 12 day of February, 2010, and hereby STATES UNDER OATH, under PENALTY of PERJURY as to the Following known facts and documents :

- 1) That on the 22nd day of November, 2007, Dennis Bales and Ganya Bales, entered into an Articles Of Agreement For Deed with Harold Ross and Vanessa Ross, (attached hereto as Exhibit "A")
- 2) That on December 29, 2009, a DEMAND Notice of Intention To File Suit was provided and tendered to Harold Ross and Vanessa Ross advising them that they were in Default of the Articles of Agreement For Deed and providing a period of thirty days to cure said default pursuant to said Articles of Agreement For Deed and Pursuant to 735 ILCS 5/9-104.1. (Attached hereto a Exhibit "B")
- 3) That said Notice was mailed Certified Mail, return receipt requested and regular first class mail, postage prepaid, at the Western Springs Post Office, Western Springs, Ill 60558
- 4) That with Harold Ross and Vanessa Ross have failed to rectify nor cure the Default expressed in said Notice.
- 5) The aforementioned Articles Declared: "If purchaser fails to pay any installments of other payment due under this Agreement or to perform any of Purchaser's obligations under this Agreement, this Agreement shall at the option of Seller, be terminated and Purchaser shall forfeit all payments made under this agreement, including all amounts held in escrow by Seller. In such event, Seller shall have the right to re-enter and take possession of the Property. Nothing contained within this Agreement shall act to limit Seller's rights and remedies as provided by law or equity." (Exhibit "A", paragraph 20)
- 6) That the property is legally described as:
LOT 180 IN THE FOURTH ADDITION TO GLENWOOD GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as : 350 East Tulip Drive, Glenwood, IL 60425

Permanent Index Number (PIN): 32-03-416-010-0000

WHEREFORE, A DECLARATION OF FORFEITURE IS HEREBY MADE BY THE BELOW SIGNED THAT ALL RIGHTS, OF HAROLD ROSS AND VANESSA ROSS, LEGAL, EQUITABLE, FINANCIAL OR OTHERWISE ARISING OUT OF THE ARTICLES OF AGREEMENT FOR DEED, PERCEIVED OR DECLARED SPECIFICALLY THEREIN, ARE FORFEITED FOREVER, AND SAID ARTICLES OF AGREEMENT FOR DEED IS TERMINATED.

STATE OF ILLINOIS

UNOFFICIAL COPY

COUNTY OF COOK


)
)SS
)

THE AFFIANT, DENNIS BALES AND GANYA BALES, being first duly sworn on oath deposes and says, that is the Owner of Said aforementioned Property; that he has read the foregoing notice and DECLARATION OF FORFEITURE, knows the contents thereof, and the exhibits attached thereto, and that all the statements therein contained are true and correct to his independent belief and knowledge, and the exhibits attached thereto are true and accurate copies of the originals as they exist.

Subscribed and sworn to before me
this 12 day of February A.D. 2010



Notary Public

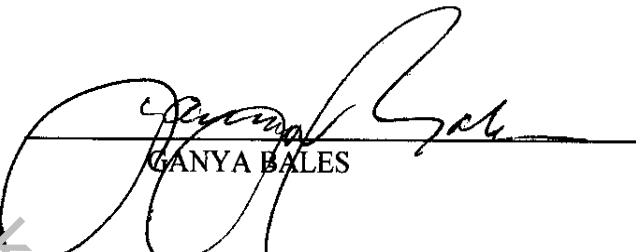


DENNIS BALES

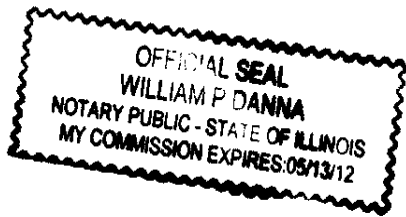
Subscribed and sworn to before me
this 12 day of February A.D. 2010



Notary Public



GANYA BALES



Mail to:

Name William P. Danna, Ltd., S.C.
Address 1105 W. Burlington Avenue
City Western Springs, IL 60558
Phone (708)246-4781

This instrument prepared by:

Name William P. Danna, Ltd., S.C.
Address 1105 W. Burlington Avenue
City Western Springs, IL 60558
Phone (708)246-4781