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DECLARATION OF FORFEITURE AND TERMINATION OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT CONTRACT

Page 1

This Declaration of Forfeiture is based on the following:

1. This notice relates to a certain Installment Contract dated February 8, 2008, between [Cezar Flizkiewicz (the "Purchaser") and John Michaels and Jennifer Foley (the "Seller") under which the Purchaser agreed to purchase from the Seller, and the Seller agreed to sell to the Purchaser, according to the terms of the Installment Contract, the following property:

a. Legal Description: Unit 38-187-22-2295 together with its undivided percentage interest in the common elements in Towne Place West Condominium as delineated in the Declaration recorded as Document No. 01233253, in part of the east ½ of section 24, township 41 north, range 9, east of the third principle meridian, in Cook County, Illinois

b. Common Address: 2925 Oak Court, Schaumburg, IL 60193

2. Such Installment Contract, or memorandum thereof, was duly recorded with the Cook County Recorder on the 21st day of February, 2008, as Document 0805250063.

3. Under the Installment Contract, the Purchaser agreed to pay \$275,000.00 for the Property described above, in monthly installments of \$1600.00 until the entire purchase price, together with accrued interest, was paid in full.

4. The Installment Contract states that time is of the essence.

5. The Installment Contract provides that, in the event of Purchaser's failure to make any payment due under the Contract, or for any other failure of the Purchaser to perform under the contract, the Seller may give Purchaser notice of any such payment or other default 30 days to cure all such defaults.

6. Purchaser has failed to make the following payments under the Contract as of February 1, 2010.

7. Purchaser has failed to perform under other covenants of the Contract including payment of Homeowner's Association fees and real estate property taxes.

8. On the 15th day of November, 2009, and on the 27th day of April, Seller John Michaels, served a certain Warning Notice, by sending a copy of the Warning Notice to Cezar Fliskiewicz at Purchaser's last known address.

9. The Warning Notice stated that Purchaser was in default under the provisions of the Installment Contract, reciting the specific defaults as set forth above.

10. The Purchaser under the Installment Contract failed to cure the defaults identified in the Warning Notice, and more than thirty (30) days have passed since the date on which Purchaser was served with the Warning Notice.

THEREFORE, John Michaels, Seller, under the Installment Contract, hereby declares that all of the rights of Cezar Flizkiewicz, as Purchaser under the Installment Contract, are hereby forfeited and terminated, and that all payments made by Cezar Flizkiewicz, under the Installment Contract will be retained by Seller pursuant to the Installment Agreement.



1036249036

Doc#: 1036249036 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2010 10:04 AM Pg: 1 of 2

[Handwritten signature] 12/24/2010

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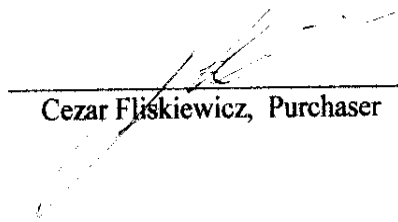
Page 2

Seller: Michaels/Foley

Purchaser: Fliskiewicz



John Michaels, Seller



Cezar Fliskiewicz, Purchaser

STATE OF ILLINOIS)
)
COUNTY OF DePage

The foregoing instrument was acknowledged before me this 24 day of December, 2010.



Notary Public



Property of Cook County Clerk's Office