

# UNOFFICIAL COPY



Doc#: 1105322075 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/22/2011 01:39 PM Pg: 1 of 3

## NON CONFORMING RECORDING COVER SHEET

The property identified as:

**Address:**

**Street:** 4026 W. Potomac Ave.

**City:** Chicago **State:** IL **Zip Code:** 60651

**PIN:** 16-03-227-027-0000

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## Declaration of Default and Waiver of Rights under Articles of Agreement for Warranty Deed dated December 20, 2007

We, the undersigned, Jose L. Guartan, Diego Guartan, Paolo Guartan, Lucio Guartan, and Gabino Guartan contract purchasers pursuant to the above-referenced Articles of Agreement for Warranty Deed for the property commonly known as 4026 W. Potomac Ave., Chicago, Illinois, hereby acknowledge that we are in default of said Articles of Agreement, and that we have been given by Chanena Tapia, and have received from Chanena Tapia all required notices of said default.

We authorize, agree, consent, and direct the seller, Chanena Tapia, to record in the office of the Cook County Recorder of Deeds a Declaration of Forfeiture, as required in the Articles of Agreement for Deed, and we acknowledge that we have signed a Quit Claim Deed conveying our interest in 4026 W. Potomac Ave., Chicago, Illinois, to Chanena Tapia, and we authorize, consent, agree, and direct her to record said Quit Claim Deed in the office of the Cook County Recorder of Deeds. We relinquish, waive, and quit claim unto Chanena Tapia any and all interest, rights, claims, or causes of action, that we might have had in said property or in connection with said property.

Jose Guartan  
Jose L. Guartan

Diego Guartan  
Diego Guartan

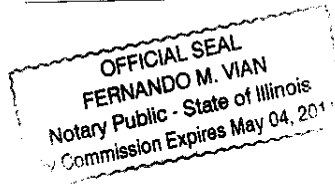
Paolo Guartan  
Paolo Guartan

Lucio Guartan  
Lucio Guartan

Gabino Guartan  
Gabino Guartan

Subscribed and sworn to before  
me by the said Grantor or Agent  
this 31 day of March, 2010.

Fernando M. Vian  
Notary Public



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**LEGAL DESCRIPTION:**

LOT 5 IN T.H. SCHULTZE'S SUBDIVISION OF LOT 32 TO 46 IN BLOCK 4 IN DEMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4026 WEST POTOMAC, CHICAGO, ILLINOIS 60647

P.I.N. 16-03-227-027-0000

Property of Cook County Clerk's Office