

UNOFFICIAL COPY



1122222012

Doc#: 1122222012 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/10/2011 08:53 AM Pg: 1 of 3

This Instrument Prepared by
JESS E. FORREST
2853 North Pulaski Rd #CN
Chicago, IL 60641

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR DEED

Whereas, on the 14th day of September, 2010, BARRY W. KOLLER Seller under Articles of Agreement for Deed, concerning the herein described property with DELACI WITHERSPOON as Purchaser (hereinafter: "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT, such Notice being served by personal service; and

Whereas, said Notice stated that Purchaser was in default under the provisions of the Contract as follows:

Non payment of monthly amount for December 1, 2010 thru May, 2011, and

Whereas, DELACI WITHERSPOON has failed to cure the defaults set forth in said notice and more than thirty (30) days have elapsed from the date of service.

NOW THEREFORE, BARRY W. KOLLER, as Seller under that certain Articles of Agreement for Deed, dated the 14th day of September, 2010, with DELACI WITHERSPOON as Purchaser, concerning the following described property:

The West 14 feet of Lot 4 and the East 15 feet of Lot 5 in Block 2 in Griffins Subdivision of Blocks 1,2,3 and 4 in Street's Subdivision of the North ½ of the Northeast ¼ of the Northwest ¼ of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 1311 West 111th Street, Chicago, IL

PIN 25-20-103-020-0000

UNOFFICIAL COPY

HEREBY DECLARES that all of the rights of DELACI WITHERSPOON as Purchaser, under said ARTICLES OF AGREEMENT FOR DEED, are hereby forfeited and extinguished, and that all payments made by DELACI WITHERSPOON as Purchaser, will be retained by Seller pursuant to its rights under said Articles of Agreement for Trustee's Deed, and that all of the rights of DELACI WITHERSPOON, as Purchaser, are hereby forfeited.

In Witness Whereof, BARRY W. KOLLER, has set his hand and seal this 21st day of May, 2011

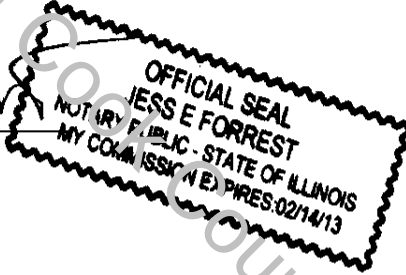


Barry W. Koller

Subscribed and Sworn to before me this 21st day of May, 2011



Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

DEMAND FOR IMMEDIATE POSSESSION

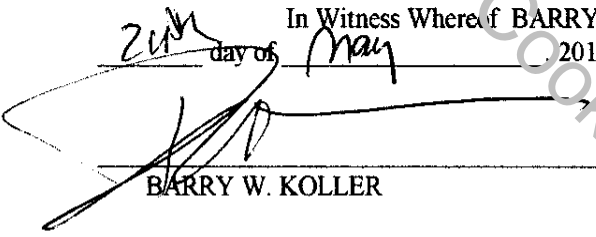
To: Delaci Witherspoon
35 West 81st Street
Chicago, IL

DEMAND IS HEREBY MADE OF YOU FOR THE IMMEDIATE POSSESSION OF THE FOLLOWING DESCRIBED PREMISES

1311 West 111th Street, Chicago, Illinois

YOUR FAILURE TO SURRENDER POSSESSION WILL RESULT IN THE FILING AGAINST YOU OF AN ACTION IN FORCIBLE ENTRY AND DETAINER IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS. IN ACCORDANCE WITH THE STATUTES OF THE STATE OF ILLINOIS IN SUCH CASE MADE AND PROVIDED.

In Witness Whereof BARRY W. KOLLER, has set his hand and seal this
24th day of May, 2011


BARRY W. KOLLER

Subscribed and Sworn to before me this
24th day of May, 2011


Notary Public



Property of Cook County Clerk's Office