



Doc#: 1236654001 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2012 11:10 AM Pg: 1 of 3

**NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER  
ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE  
FORCIBLE ENTRY AND DETAINER SUIT PURSUANT TO 735 ILCS 5/9-104.1**

TO:   Ciro Rodriguez and Catalina Avila  
      c/o Taqueria El Ranchito  
      2213 W. Lake Street  
      Melrose Park, IL 60160

YOU ARE HEREBY NOTIFIED THAT:

Whereas, on the 22nd day of December, 2005, **Ciro Rodriguez and Catalina Avila** (hereinafter "Purchaser") did enter into a certain Articles of Agreement for Deed Contract (hereinafter "Contract") with **Sabato and Anna Romeo** (hereinafter "Seller"). A Memorandum of the Contract was recorded on January 5, 2006 as Document No.0600553224 in the Office of the Recorder of Cook County, Illinois, concerning the following legally described real estate:

LOTS 3, 4 AND 5 TAKEN AS A TRACT (EXCEPT THE EAST 30.75 FEET LYING SOUTH OF AND ADJOINING THE NORTH 20.0 FEET THEREOF) ALL IN BLOCK 137 IN MELROSE'S SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10 LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-03-350-011-0000

Commonly known as: 2219 W. Lake Street, Melrose Park, IL 60160

(hereinafter "Property"); and

Whereas, Purchaser in the Contract agreed to pay the sum of \$800,000.00 for the property in monthly installments of \$4,365.93 until paid; and

Whereas, the Contract provides in part that time is of the essence, and that in the event of Purchaser's default in any payment of principal and/or interest when due, or if Purchaser should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of

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the Seller be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller; and

Whereas, Purchaser ceased making payments for the payment due the 1st day of September, 2012 and has failed to pay any installments due thereafter, and there is now due and owing Seller the sum of \$13,097.79 for the period September 2012 to November 2012, inclusive, and

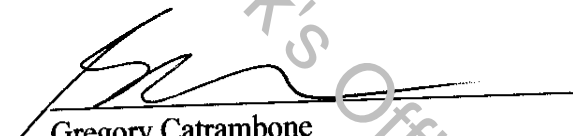
Whereas, Purchaser failed to pay the current insurance premium due for the Property in the sum of \$6,116.00; and

Whereas, pursuant to the provision of 735 ILCS 5/9-104.1, demand for possession is hereby made upon you if you fail to cure the defaults herein set forth by the time herein set forth.

NOW, THEREFORE, PURCHASER, YOU ARE HEREBY NOTIFIED:

1. Unless all defaults under the Contract are cured on or before December 22, 2012, that it is the intention of Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.
2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under the act relating to forcible entry and detainer, unless you remedy the aforesaid defaults on or before December 22, 2012.
3. Demand is hereby made of you for possession of the Property.

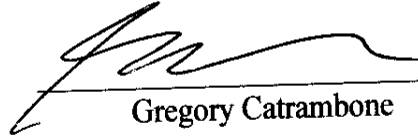
IN WITNESS WHEREOF, the Law Office of Gregory Catrambone, P.C., 10529 West Cermak Road, Westchester, Illinois, 60154 as agent and attorney for Sabato and Anna Romeo, has hereunto set his hand and seal this 15 day of NOVEMBER, 2012.

  
 Gregory Catrambone

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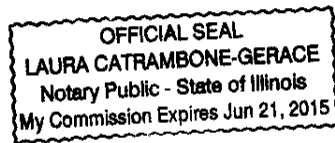
## CERTIFICATE OF SERVICE

I, Gregory Catrambone, an attorney, certify that the above Notice of Intention to Declare Forfeiture was served upon the addressee listed above by mailing same by certified mail return receipt requested, from Westchester, Illinois, in a properly addressed, postage prepaid envelope on November 15, 2012.

  
\_\_\_\_\_  
Gregory Catrambone

Subscribed and sworn to  
before me this 28 day  
of December, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC



Prepared by and Mail to:  
**Law Office of Gregory Catrambone, P.C.**  
10529 W. Cermak Rd.  
Westchester, Illinois 60154  
708-562-1191

Property of Cook County Clerk's Office