

# UNOFFICIAL COPY



UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

Doc# 1919306077 Fee \$88.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2019 12:45 PM PG: 1 OF 4

UNITED STATES OF AMERICA, )  
)  
)  
v. )  
)  
ALEJANDRO ALVAREZ )  
)  
)  
)  
)  
)

No. 19 CR 492  
Magistrate Judge Young B. Kim

## FORFEITURE AGREEMENT

Pursuant to the Order Setting Conditions of Release entered in the above-named case on June 26, 2019 for and in consideration of bond being set by the Court for defendant ALEJANDRO ALVAREZ (the "defendant") in the amount of \$50,000, being partially secured by real property, **GILBERTO RUIZ, SR. AND MARGARITA RUIZ, GRANTOR(S)** hereby understand, warrant and agree:

1. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** warrant that they are the sole record owners and titleholders of the real property located at 8006 South Tripp Avenue, Chicago, Illinois described legally as follows:

LOT 144 IN CREST LINE HIGHLANDS SUBDIVISION OF PART OF THE NORTH EAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 19-34-205-038-0000  
(the "subject property")

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2. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** warrant that there is one outstanding mortgage against the subject property and that their equitable interest in the real property equals at least \$50,000.

3. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** have received a copy of the Court's Order Setting Conditions of Release and understand its terms and conditions.

4. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand and agree that the defendant will be subject to the terms and conditions of the Order Setting Conditions of Release until any of the following events: (a) defendant surrenders to serve his sentence; (b) defendant is taken into custody by order of the court in the above-captioned matter; (c) the above-captioned matter is dismissed against defendant in its entirety; or (d) judgment is entered in defendant's favor.

5. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** agree that public docket entries and filings in the above-captioned matter constitute adequate notice to the sureties of all judicial proceedings in the case. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand that modifications to the Court's Order Setting Conditions of Release may occur, and may materially change the conditions of release. In exchange for the entry of the Order Setting Conditions of Release, **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** waive any right to receive notice of judicial proceedings from the United States or the Court.

6. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand and agree that this forfeiture agreement applies to any modified Order Setting Conditions of Release entered by the Court in the above-captioned matter.

7. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** agree that their equitable interest in the above-described real property shall be forfeited to the United States of America

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should the defendant fail to appear as required by the Court or otherwise violate any condition of the Court's Order Setting Conditions of Release, during the pendency of the order.

8. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** agree to execute a quit claim deed in favor of the United States of America, which deed shall be held in the custody of the Clerk of the United States District Court, Northern District of Illinois, until further order of the Court.

9. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand that the United States of America will seek an order from the Court authorizing the United States of America to file and record the above-described deed, and will take whatever other action that may be necessary to perfect its interest in the above-described real property, should the defendant fail to appear as required by the Court or otherwise violate any condition of the Court's Order Setting Conditions of Release, during the pendency of the order.

10. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand and agree that, should the defendant fail to appear as required by the Court or otherwise violate any condition of the Court's Order Setting Conditions of Release, **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** will be liable to pay the difference between the bond amount of \$ 50,000 and their equitable interest in the subject property, and **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** hereby agree to the entry of a default judgment against them for the amount of any such difference.

11. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** agree that they will maintain the subject property in good repair, pay all taxes and obligations thereon when due, and will take no action which could encumber the real property or diminish their interest therein, including any effort to sell or otherwise convey the property without leave of Court.

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12. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand that if they have knowingly made or submitted or caused to be made or submitted any false, fraudulent or misleading statement or document in connection with this Forfeiture Agreement, or in connection with the bond set for defendant, they are subject to a felony prosecution for making false statements and making a false declaration under penalty of perjury.

13. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** agree that the United States shall file and record a copy of this Forfeiture Agreement with the Cook County Recorder of Deeds as notice of encumbrance in the amount of the bond.

14. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** hereby declare under penalty of perjury that they have read the foregoing Forfeiture Agreement in its entirety, and the information contained herein is true and correct.

15. **GILBERTO RUIZ, SR. AND MARGARITA RUIZ** understand and agree that failure to comply with any term or condition of this Forfeiture Agreement will constitute grounds for the United States of America to request that the bond posted for the release of the defendant be revoked.

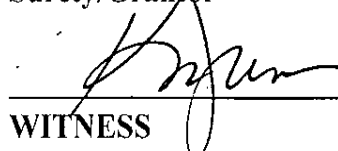
Date: 6-27-2019

  
 \_\_\_\_\_  
**GILBERTO RUIZ, SR.**  
 Surety/Grantor

Date: 6-27-2019

  
 \_\_\_\_\_  
**MARGARITA RUIZ**  
 Surety/Grantor

Date: 6/27/2019

  
 \_\_\_\_\_  
**WITNESS**

**Prepared by and Return to:**  
 Bissell, US Attorney's Office  
 219 S. Dearborn Street, 5th Floor  
 Chicago, Illinois 60604