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UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION



Doc# 2003845051 Fee \$88.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2020 11:54 AM PG: 1 OF 4

UNITED STATES OF AMERICA,)

v.)

SERGIO VILLEGAS)

No. 20 CR 60

Magistrate Judge Susan E. Cox

FORFEITURE AGREEMENT

Pursuant to the Order Setting Conditions of Release entered in the above-named case on February 4, 2020 for and in consideration of bond being set by the Court for defendant SERGIO VILLEGAS (the "defendant") in the amount of \$ 215,000 ^{J.A} _N being partially secured by real property, **ANDREA VILLEGAS AND JOSE ALVAREZ, GRANTOR(S)** hereby understand, warrant and agree:

1. **ANDREA VILLEGAS AND JOSE ALVAREZ** warrant that they are the sole record owners and titleholders of the real property located at 1522 South 57TH Court, Cicero, Illinois, described legally as follows:

LOT 12 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 5 IN J.C. MCCARTNEY AND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 TOGETHER WITH THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 16-20-228-032-0000
(the "subject property")

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2. **ANDREA VILLEGAS AND JOSE ALVAREZ** warrant that there are no outstanding mortgages against the subject property and that their equitable interest in the real property equals at least \$215,000.

3. **ANDREA VILLEGAS AND JOSE ALVAREZ** have received a copy of the Court's Order Setting Conditions of Release and understand its terms and conditions.

4. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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, **ANDREA VILLEGAS AND JOSE ALVAREZ** waive any right to receive notice of judicial proceedings from the United States or the Court.

6. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** understand and agree that, should the defendant fail to appear as required by the Court or otherwise violates any condition of the Court's Order Setting Conditions of Release, **ANDREA VILLEGAS AND JOSE ALVAREZ** will be liable to pay the difference between the bond amount of \$ 215,000 and their equitable interest in the subject property, and **ANDREA VILLEGAS AND JOSE ALVAREZ** hereby agree to the entry of a default judgment against them for the amount of any such difference.

11. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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.

J.A.
A.V.

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12. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** agree that the United States shall file and record a copy of this Forfeiture Agreement with the Cook County Recorder's Office as notice of encumbrance in the amount of the bond.

14. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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. **ANDREA VILLEGAS AND JOSE ALVAREZ** 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: 2/4/20

Andrea Villegas
ANDREA VILLEGAS
Surety/Grantor

Date: 2/4/2020

Jose Alvarez
JOSE ALVAREZ
Surety/Grantor

Date: 2/4/2020

[Signature]
WITNESS

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