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DECLARATION OF FORFEITURE

-85-256266

KNOW ALL MEN BY THESE PRESENTS that,

WHEREAS, on or about April 1, 1981 there was entered into an Installment Agreement for Warranty Deed dated said April 1, 1981 between PAULINE GRIMES and SAMUEL GRIMES, her husband, as Seller and MINNIE LEE BENCHER as Purchaser of the real estate commonly known as 4949 W. Van Buren Street, Chicago, Illinois and legally described as follows:

Lot 122 and the West half of Lot 121 in Mandell's Subdivision of Lots 14 to 19 both inclusive in the Schools Trustees Subdivision of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; commonly known as 4942 W. Harrison Street, Chicago, Illinois

together with all buildings and improvements thereon; and,

WHEREAS, said Installment Agreement for Warranty Deed provides that in case of the failure of Purchaser to make any of the payments or any part thereof or perform any of the Purchaser's covenants thereunder the Agreement shall, at the option of the Seller, be forfeited and determined and the Purchaser shall forfeit all payments made under the Agreement and such payments shall be retained by the Seller in full satisfaction and as liquidated damages, and in such event the Seller shall have the right to reenter and take possession of the premises; and,

WHEREAS, said Installment Agreement for Warranty Deed provides further that in the event the Agreement shall be declared null and void by the Seller on account of any default, breach

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PROPERTY INDEX NUMBERS

16-16-221-038-0000 28
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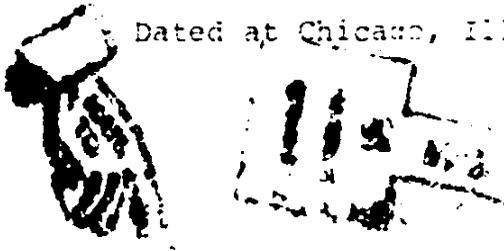
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or violation by the Purchaser in any of the provisions thereof, the Agreement shall be null and void and be so conclusively determined by the filing by the Seller of a written Declaration of Forfeiture in the Recorder's Office of Cook County; and,

WHEREAS, the Purchaser has failed to pay the monthly installments in the sum of \$216.04 each due on the 1st day of August, September and October, totaling \$648.12, and the Purchaser has also failed to pay the real estate taxes so that the real estate had been sold for delinquent taxes for the year 1983; and the Purchaser has also failed to keep all buildings on said real estate in good condition and repair without waste; and has failed to comply with all requirements of law or municipal ordinances with respect to said real estate and the use thereof.

NOW, THEREFORE, said Pauline Grimes and Samuel Grimes, her husband, do hereby and herewith declare said Installment Agreement for Warranty Deed null and void on account of said defaults by the Purchaser and said Agreement is hereby forfeited and determined as of the date hereof and all payments made under said Agreement are hereby forfeited.

Dated at Chicago, Illinois this 28th day of October, 1985.



PAULINE GRIMES and SAMUEL GRIMES,
her husband,
their attorney and agent

DAVID I. SPARK
180 N. LaSalle Street
Chicago, Illinois 60601
372-0957

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COOK COUNTY CLERK'S OFFICE
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