DECLARATION OF FORFEITURE

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 RENCHER as Purchaser of the real estate commonly known as 4942 W. Harrison Street, Chicago, Illinois and legally described as follows:

Lot 122 and the West half of Lot 121 in Mandells 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 1942 W. Harrison Street, Chicago, Illinois PIN 16-16-221-038-0000

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 85271000

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Jan Daring & Spirit

CHARLET OF FOREFRENCE

CHOW ALL MUM BY THURS PERCENTES TEACH,

WERE RAS, on or about April 1, 1931 there was entered into an installment Apreced for Marranty Deed dated said April 1, 1981 between PAGELIE OFFICE and SAMULT GRINE, her husband, as Salter and HISUIS LED SENCHER as Parchaner of the real estate commonly known as 4942 W. Harrison Street, Chicago, TJAnois and locally described as Follows:

Not 122 and the Yeat half of tot 121 is tended to Subdivision of Lots 14 to 19 both inclusive in the Schools greaters Subdivision of Section 16, Yearship 39 Morth, Range 11, Earshof the Chiral Heridian, in Cook County, Tilipoiss commonly known as 4942 W. Harriwan Street, Chirava, 1114nois Chirava, 114nois Chirava, 114no

concluse wish all building and improvements thereon; and, (ustable), said installment Arrosment for Marcanty Deed Drowids Stat in case of the interest of the particular of the Seller, be confoited and determined and the Parchaser shall the Correct of payments and the formal and such payments shall be retained by the Seller in full satisfaction and as the limitated dazenes, and in sach event the soller shall have the right to receive and the possecution of the presises; and in the passecution of the presises; and in the said that like the common shall be declared with a curber that in the event the Arrosment for Marracty Deed pro-

null and void by the soller on account of any default, breach

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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 and 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 torfeited and determined as of the date hereof and all payments made under said Agreement are hereby forfeited.

Dated at Chicago, Illinois this 6th day of November, 1985.

PAULINE GRIMES and SAMUEL GRIMES, her husband

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their attorney and agent

DAVID I. SPARK 180 N. LaSalle Street Chicago, Illinois 6060

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or violation by the Purchaser in any of the provisions thereof, the Auresment shall be null and wold and be no conclusively determined by the fillin; by the Seller of a written Declaration of Porfeiture in the Recorder's Office of Cook County; and,

WiffREAS, the Purchaser has failed to pay the monthly installments in the sum of \$216.04 each due on the lat day of August, September and October, totaline \$648.12, and the Purchaser has also failed to pay the real estate taxes so that 'me real estate had been sold for delinement tures for the year 1983; and and Purchaser has also failed to keep all bridlings on said real estate in good condition and repair without waste: and bus failed to comply with all requirements of the or municipal ordinances.

200W, THERETOOR, and Paulic Crimes and Samuel Grimes, her busband, do horeby and heavilth declare said Installment Agreement for Warranty Beed and and void on account of said defaults by the Purchaser and and Agreement is hereby Perfeited and determined as of the date knows and all payments made under said Agreement are hereby perfeited.

pared at Chicago, Illinois this 6th day of Movember, 1985.

CAUGINE GREES and SAMUEL GRIMES, bot burdehind β

their atterney and agent

DAVIL 1. SPARK 180 U. LaSalle Street Chicago, Illinots (8603

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