

# UNOFFICIAL COPY

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86423306

## DECLARATION OF FORFEITURE

TO: Charlie Green  
8043 S. Racine Avenue  
Chicago, IL 60621

You are again notified that you are in default of the terms and conditions of the Installment Agreement for Warranty Deed dated October 26, 1983, entered into between FRANK HUBER and MARGUERITE HUBER, his wife, as sellers, and CHARLIE GREEN, as purchaser, and wherein said Purchaser agreed to purchase a certain parcel of real estate legally described as follows:

Lots 24 and 25 in Block 5 in Subdivision of Blocks 3, 5 and 6 in High Ridge Addition to Auburn, Hanson, and Raymond's Subdivision of North West  $\frac{1}{4}$  of North East  $\frac{1}{4}$  of Section 32, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

*20.32.208.018 all. dm.*

Commonly known as 8043 S. Racine Avenue, Chicago, Illinois 60621

You are further notified that your defaults consist of but are not limited to the following:

1. That the payment due on March 1, 1985, and each subsequent monthly payment due, each payment in the sum of \$400.00, has not been paid resulting in an arrearage including the June 1, 1986 payment of \$6,400.00.

A warning notice of intention to declare forfeiture of said Installment Agreement was duly served on you on June 18, 1986. A copy of same is attached. You have failed to cure the defaults set forth in that notice. You are therefore hereby notified that said Installment Agreement for Deed dated October 26, 1983 entered into between FRANK HUBER and MARGUERITE HUBER, his wife, as sellers, and CHARLIE GREEN, as purchaser, is hereby declared forfeited, that any and all payments made by CHARLIE GREEN under said Installment Agreement for Deed will be retained by the Sellers pursuant to their rights under said agreement, and that all of the rights of CHARLIE GREEN as purchaser thereunder are hereby forfeited.

Dated July 24, 1986

Prepared by and mail to:

Gerald R. Czarobski  
9138 S. Commercial Ave.  
Chicago, IL 60617

*Virginia Hildebrand*  
Virginia Hildebrand  
Independent Executor of the Estate  
of Marguerite Huber, deceased



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01/18/2018

Property of Cook County Clerk's Office

01/18/2018



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I, the undersigned notary public in Cook County, Illinois, do hereby certify that VIRGINIA HILDEBRAND personally known to me to be the person whose name is subscribed above, appeared before me this day in person and acknowledged that she signed, sealed, and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth. Given under my hand and seal this 24<sup>th</sup> day of July, 1986.

Gerald R. Gzarobski  
NOTARY PUBLIC

## PROOF OF SERVICE BY DELIVERY

I, HARRY F. BUOSCIO, on oath state that on August 20, 1986, I served this Declaration of Forfeiture by delivering a copy personally to the person to whom it is directed.

Harry F. Buoscio

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 20<sup>th</sup>  
DAY OF August, 1986.

Gerald R. Gzarobski  
NOTARY PUBLIC

This instrument prepared by:

Gerald R. Czarobski  
9138 S. Commercial Avenue  
Chicago, Illinois 60617

86423306

# UNOFFICIAL COPY

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WARNING NOTICE OF INTENTION TO DECLARE FORFEITURE OF  
INSTALLMENT AGREEMENT FOR WARRANTY DEED DATED OCTOBER  
26, 1983 BETWEEN FRANK HUBER AND MARGUERITE HUBER, HIS  
WIFE, SELLERS, AND CHARLIE GREEN, PURCHASER

TO: CHARLIE GREEN  
8043 S. Racine Ave.  
Chicago, IL 60621

You are hereby notified that you are in default of the terms and conditions of the Installment Agreement for Warranty Deed dated October 26, 1983, entered into between FRANK HUBER and MARGUERITE HUBER, his wife, as Sellers, and CHARLIE GREEN, as Purchaser, and wherein said Purchaser agreed to purchase a certain parcel of real estate legally described as follows:

Lots 24 and 25 in Block 5 in Subdivision of Blocks 3, 5 and 6 in High Ridge Addition to Auburn, Hanson, and Raymond's Subdivision of North West  $\frac{1}{4}$  of North East  $\frac{1}{4}$  of Section 32, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 8043 S. Racine Avenue, Chicago, Illinois 60621

You are further notified that your defaults consist of but are not limited to the following:

1. That the payment due on March 1, 1985, and each subsequent monthly payment due, each payment in the sum of \$400.00, has not been paid resulting in an arrearage including the June 1, 1986 payment of \$6,400.00.

NOW THEREFORE, unless the above default under said Installment Agreement for Warranty Deed is cured within thirty (30) days from the date of this notice, said Installment Agreement for Warranty Deed and all rights thereunder and all payments made by you will be forfeited and proceedings will be instituted to evict you under an act relating to Forcible Entry and Detainer of the State of Illinois.

You are further notified that FRANK HUBER died on June 14, 1984 leaving MARGUERITE HUBER as the sole seller thereof through the laws of joint tenancy, and that MARGUERITE HUBER died on April 8, 1985 and that her estate is still pending in the Circuit Court of Cook County, Illinois as case number 85 P 3789 Docket 915 Page 401. VIRGINIA HILDEBRAND is the duly authorized and acting independent executor of the estate.

DATED: JUNE 11, 1986

  
VIRGINIA HILDEBRAND

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2016/01/01

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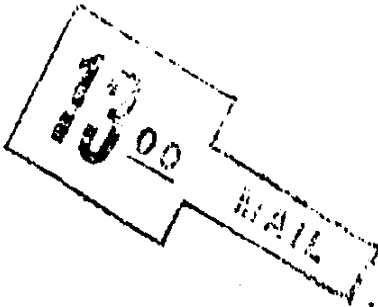
## PROOF OF SERVICE BY DELIVERY

I, Harry F. Buoscio, on oath state that on 6-13-86, 1986, at \_\_\_\_\_, I served this Warning Notice of Intention to Declare Forfeiture by delivering a copy personally to the person to whom it is directed.

Harry F. Buoscio

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 18th  
DAY OF June, 1986.

Gerald R. Czaro  
NOTARY PUBLIC



DEPT-01 RECORDING

\$13.25

6/22/86 TRAN 0244 09/18/86 15:05:00  
14387 8 \*-86-423306  
COOK COUNTY RECORDER

This instrument prepared by:

GERALD R. CZAROSKI  
9138 S. Commercial Avenue  
Chicago, Illinois 60617  
768-3157

86423306

