

DECLARATION OF FORFEITURE
(Illinois)

UNOFFICIAL COPY 86004576

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

To: Barbara Wilson
9200 S. Dauphin, Apt. 3F, Chicago, IL 60619
of Chicago, in the County of Cook,
State of Illinois.

This Declaration, made this 6th day of January,
1986, WITNESSETH:

Whereas, by a contract in writing made and entered into on the
11th day of January, 1982, BY AND BETWEEN
Chi Real Estate, an Illinois corporation

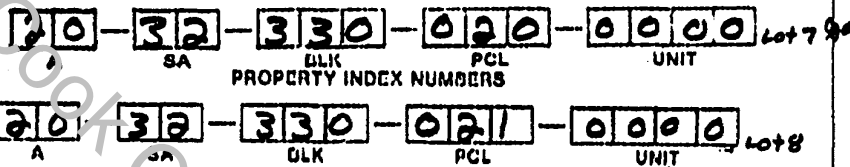
of Chicago, in the County of Cook, and
State of Illinois, (hereinafter called Seller), and

Barbara Wilson

of Chicago, in the County of Cook, and State of Illinois, (hereinafter called
Purchaser), which contract was duly recorded in the recorder's office of Cook County, Illinois, on the
18th day of January, 1982, in Book 413B, on page _____, as document No.
26113432, Purchaser, in consideration that Seller would convey to Purchaser the following described
land, situated in the County of Cook, State of Illinois, viz:

Lots 7 and 8 in Block 1 in Matson Hills Englewood Addition, being
a subdivision of the South 1/2 of the South East 1/4 of the South
West 1/4, Section 32, Township 38 North, Range 14, East of the
Third Principal Meridian.

PROPERTY INDEX NUMBERS



covenanted and agreed to pay to Seller the sum of \$5,500.00

----- Five Thousand Five Hundred ----- Dollars.

as follows: \$500.00 paid November 9, 1981 deposited with Spiekhout Real Estate
brokers; \$500.00 paid at date hereof; and the balance of \$4,500.00
payable monthly at the date of \$145.21, first payment to be made
January 22, 1982 and a like amount on the 22nd day of each month
with interest per annum payable monthly on the whole sum remaining
from time to time unpaid.

and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land
subsequent to the year in the amount of \$25.00 each month for payment of taxes.

And Whereas, Purchaser further covenanted in said contract that in case of a failure on his part to make any of the
payments, or any part thereof, or to perform any of the covenants by him agreed therein to be made or performed, then in
such case the said contract should, at the option of Seller, be forfeited and determined, all payments made thereon should
be forfeited to Seller, and Seller should have the right to re-enter and take possession of said land; and it was also agreed
that the time of payment should be of the essence of said contract.

And Whereas, Purchaser has made default in the payment of \$3,262.62.

Now, Therefore, Seller, by virtue of the power in said contract mentioned, and by reason of the failure of Purchaser to
perform as above stated, has elected to declare the aforesaid contract, and all payments made thereon, forfeited and
determined, and by these presents does declare his election to consider the aforementioned contract forfeited and
determined; and Seller hereby declares his right to retain all payments made on said contract, and his right of re-entry
upon and possession of said land. If this declaration is signed by more than one person, the term "Seller" shall apply to all
such persons, irrespective of the use of verbs and pronouns importing the singular number.

In Witness Whereof, Seller has hereunto set his hand and seal, the day and year first above written.

Arleta W. Mills (SEAL)

Please print or type name(s) below signature(s) (SEAL)

This instrument was prepared by David T. Pence, 135 S. La Salle St, Chicago, IL 60603
(NAME AND ADDRESS)

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, DAVID T. PENCE, a Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
ROBERTA W. MILLS
personally known to me to be the same person whose name is sub-
scribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that she signed, sealed and delivered the said
instrument, as her free and voluntary act, for the uses and purposes
therein set forth.

GIVEN under my hand and official seal, this 30-13th
day of December 1985.

David T Pence
Notary Public

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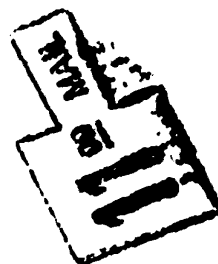
Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.25
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#1164 #A *-86-004576

Declaration of Forfeiture

TO

SANDELL KEMP, KIMMONS,
& KIMBALL
135 S. LaSalle St.
Chicago, IL 60603
Attn: David Pence



86004576

GEORGE E. COLE
LEGAL FORMS