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DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS  
OF PURCHASE UNDER  
INSTALLMENT AGREEMENT FOR WARRANTY DEED DATED AUGUST 18, 1981

Whereas, on the 25th of November, 1985, GREGORY LEWIS, as Seller under an Installment Agreement for Warranty Deed Dated August 18, 1981 concerning the herein legally described property with CLIFFORD RUBIN, as Purchaser (referred as "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT, such Notice being served by Gerald Yohanna; and

Whereas, said Notice stated that Purchaser is in default under the provisions of the Contract for failure to pay \$72,500.00 for the property in monthly installments of \$951.03 until paid by failing to pay monthly installments since July, 1985; and

Whereas, CLIFFORD RUBIN, the Purchaser under said Contract has failed to cure the defaults set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

Therefore, GREGORY LEWIS, as Seller under the Installment Agreement for Warranty Deed dated August 18, 1981 with CLIFFORD RUBIN, as Purchaser, concerning the following described property:

Unit 3A as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): Lot 12 and the South 35 feet of Lot 11 in Block 5 in John Lewis Cochran's Subdivision of the West half of the North East Quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit A in Declaration made by Exchange National Bank, as Trustee under Trust Agreement dated August 11, 1970 and known as Trust no. 24172, recorded in the Office of the Recorder of Deeds on November 15, 1979 as document no. 25243297 and amendment thereto recorded in the Office of the Recorder of Deeds on November 19, 1979 as doc. 25247409; together with and undivided .0334788 interest in said parcel (excepting from said parcel all in property and space comprising

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all the units defined and set forth in said Declaration and Survey).

Commonly known as 1038-52 W. Balmoral, Unit 3A,  
Chicago, Illinois

Tax I. D. # 14-08-205-025-1003 *RP*

HEREBY DECLARES that all of the rights of the said CLIFFORD RUBIN, as Purchaser, under said Installment Agreement for Warranty Deed Dated August 18, 1981 are hereby forfeited and extinguished, and that all payments made by, CLIFFORD RUBIN, as Purchaser under said Installment Agreement for Warranty Deed Dated August 18, 1981 will be retained by Seller pursuant to their rights under said Installment Agreement for Warranty Deed Dated August 18, 1981 and all of the rights of CLIFFORD RUBIN as Purchaser thereunder, are hereby forfeited.

In Witness Whereof, GREGORY LEWIS by and through his attorney ROBERT R. BENJAMIN, sets his hand and seal at Chicago, Illinois on this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

GREGORY LEWIS

By: \_\_\_\_\_

Robert R. Benjamin,  
his attorney

ROBERT R. BENJAMIN & ASSOCIATES, LTD.  
205 West Randolph, Suite 650  
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