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DECLARATION OF FORFEITURE
AND EXTINGUISHMENT OF ALL
RIGHTS OF PURCHASER UNDER
ARTICLES OF AGREEMENT FOR WARRANTY DEED

WHEREAS, on the 3rd day of February, 1986, Weil Pump Company, an Illinois corporation, as Seller, under Articles of Agreement for Warranty Deed dated the 22nd day of January, 1985, concerning herein legally described property with Cory Lazzaroni, as Purchaser (hereinafter "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 FORCEABLE DETAINER SUIT such notice being served by certified mail with request for return receipt from the addressee; and

WHEREAS, Purchaser has ceased making payments of principal and interest on October 1, 1985 and has failed to pay any installments due thereafter; and

WHEREAS, Cory Lazzaroni, 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.

NOW, THEREFORE, Weil Pump Company, an Illinois corporation, as seller under that certain Articles of Agreement for Warranty Deed dated the 22nd day of January, 1985, with Cory Lazzaroni, as Purchaser, concerning the real estate described on the Legal Description Rider attached hereto as Exhibit "A" and hereby made a part hereof, commonly known as 1535 North Kingsbury, Chicago, Illinois.

HEREBY DECLARES that all the rights of said Cory Lazzaroni, as Purchaser, under said Articles of Agreement for Warranty Deed are hereby forfeited and extinguished and that all payments made by Cory Lazzaroni, as Purchaser, under said Articles of Agreement for Warranty Deed will be retained by Seller pursuant to their rights under said Articles of Agreement for Warranty Deed and all the rights of Cory Lazzaroni, as Purchaser thereunder, are hereby forfeited.

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IN WITNESS WHEREOF, Weil Pump Company, an Illinois corporation, by and through its attorneys, Wolfe, Wolfe & Simon, have set its hand and seals at Chicago, Illinois this 17th day of *March*, 1986.

Address of Property: 1535 N. Kingsbury
P.I.N. #'s 17-05-213-005-0000
17-05-213-006-0000
17-05-213-004-0000 (4)

WEIL PUMP COMPANY

This instrument prepared by Earl L. Simon of the firm of Wolfe, Wolfe & Simon 120 S. Riverside Plaza, Chicago, IL 60606 312/454-6100

[Signature]
By
Earl L. Simon of the Firm of Wolfe, Wolfe & Simon, its attorneys.

State of Illinois)
) SS
County of DuPage)

I, the undersigned, a notary public, in and for said county, in state aforesaid, do hereby certify that Earl L. Simon personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Weil Pump Company for the uses and purposes therein set forth including the release of waiver of the right of homestead.

GIVEN UNDER my hand and official seal this 17th day of *March*, 1986.

[Signature]
Notary Public

86105956

AFFIDAVIT OF SERVICE

I, Earl L. Simon, being duly sworn on oath, deposes and said that on the 17th day of *March*, 1986, I served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED upon Cory Lazzaroni by sending a copy thereof to the last known address of the said Cory Lazzaroni by certified mail with request for return receipt from the addressee.

[Signature]
Earl L. Simon

Subscribed and Sworn to before me this 17th day of *March*, 1986.

[Signature]
Notary Public

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WARNING NOTICE

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

To: Mr. Cory Lazzaroni
Harbor Construction Company
1543 North Kingsbury
Chicago, Illinois 60622

You are hereby notified that:

WHEREAS, on the 22nd day of January, 1985, Cory Lazzaroni, (hereinafter "Purchaser") did enter into a certain Installment Agreement for Warranty Deed (hereinafter called "Contract") with Weil Pump Company, an Illinois corporation (hereinafter "Seller"), which Contract was not recorded in the Office of the Recorder of Deeds of Cook County, Illinois concerning the real estate legally described on Exhibit "A" attached hereto and hereby made a part hereof commonly known as 1535 North Kingsbury, Chicago, Illinois (hereinafter "Property"); and

WHEREAS, Purchaser in the Contract agreed to pay the sum of Seventy Thousand (\$70,000.00) Dollars for the Property in quarterly installments of Five Thousand (\$5,000.00) Dollars until paid; and

WHEREAS, the Contract provides in part that time is of the essence and that in the event of Purchaser's default in any payment of principal and/or interest when due, or if Purchaser should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of the Seller, be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller; and

WHEREAS, Purchaser has ceased making payments of principal and interest on October 1, 1985 and has failed to pay any installments due thereafter and there is now due and owing Seller the sum of Twelve Thousand Eight Hundred and Seventy Eight Dollars and 70/100 (\$12,878.70) including interest, for the period July 1, 1985 to December 31, 1985.

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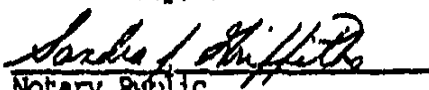
NOW, THEREFORE, Purchaser, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 15th day of March, 1986, that it is the intention of Seller to declare all your rights under the Contract to be forfeited and all payments made by you will be retained by Seller; and
2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under an Act relating to Forcible Entry and Detainer, unless you remedy the aforesaid defaults on or before the 15th day of March, 1986.

IN WITNESS WHEREOF, Earl L. Simon of the firm of Wolfe, Wolfe & Simon, 120 South Riverside Plaza, Chicago, Illinois, as agent and attorney for Well Pump Company, has hereunto set his hand and seal this 5th day of February, 1986.


Earl L. Simon

SUBSCRIBED AND SWORN to
before me this 3rd day
of February, 1986.


Notary Public

AFFIDAVIT OF SERVICE

Earl L. Simon being duly sworn on oath deposes and says that on the day of February, 1986, he served a copy of NOTICE OF INTENTION TO DECLARE FOREFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT upon Cory Lazzaroni by sending a copy thereof to the last known address of the said Cory Lazzaroni by certified mail with request for return receipt from the addressee.


Earl L. Simon

SUBSCRIBED AND SWORN to
before me this 3rd day
of February, 1986.


Notary Public

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LEGAL DESCRIPTION RIDER

Lot 26 in Yales Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, (Excepting that Part of Lot 26, Described as Follows: Beginning at the Most Southerly Corner of Said Lot on Kingsbury Street and Running Thence Northwesterly Along the Lot Line 15 Feet; Running Thence Northeasterly Along a Line Drawn Parallel to the Lot between Lots 26 and 27 to the Alley; Thence Southeasterly Along Said Alley to the Most Southerly Corner of Said Lot 26 on Said Alley; Thence Southwesterly Along Lot Line to Place of Beginning.) Also Lot 2 and That Part of Lot 1 in the Resubdivision of Lots 23, 24 and 25 in Yale's Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5 Aforesaid, Lying North of a Line Drawn from a Point in the Southwesterly Line of Said Lot, 17.0 Feet Southerly of the Northwesterly Corner thereof, to a Point in the Northeasterly Line of Lot 1 Aforesaid, 16.62 Feet Southerly of the Northeasterly Corner Thereof All in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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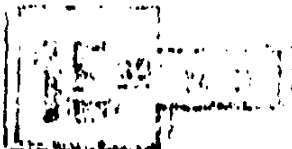


EXHIBIT A

105956

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Property of Cook County Clerk's Office



MAIL TO:
EARL L. SIMON & SIMON
WOLF, WOLF & SIMON
120 S. Riverside Plaza Suite 430
Chicago IL 60606

UNOFFICIAL COPY

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86105956

Lot 26 in Yates Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, (Excepting that Part of Lot 26, Described as Follows: Beginning at the Most Southerly Corner of Said Lot on Kingsbury Street and Running Thence Northwesterly Along the Lot Line 15 Feet; Running Thence Northwesterly Along a Line Drawn Parallel to the Lot between Lots 26 and 27 to the Alley; Thence Southeasterly Along Said Alley to the Most Southerly Corner of Said Lot 26 on Said Alley; Thence Southeasterly Along Lot Line to Place of Beginning.) Also Lot 2 and That Part of Lot 1 in the Resubdivision of Lots 23, 24 and 25 in Yale's Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5 Aforesaid, Lying North of a Line Drawn from a Point in the Southwesterly Line of Said Lot, 17.0 Feet Southerly of the Northwesterly Corner thereof, to a Point in the Northwesterly Line of Lot 1 Aforesaid, 16.62 Feet Southerly of the Northwesterly Corner thereof. Thereof All in Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

LEGAL DESCRIPTION RIDER

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Property of Cook County Clerk

UNOFFICIAL COPY

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LEGAL DESCRIPTION RIDER

Lot 26 in Yales Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, (Excepting that Part of Lot 26, Described as Follows: Beginning at the Most Southerly Corner of Said Lot on Kingsbury Street and Running Thence Northwesterly Along the Lot Line 15 Feet; Running Thence Northeasterly Along a Line Drawn Parallel to the Lot between Lots 26 and 27 to the Alley; Thence Southeasterly Along Said Alley to the Most Southerly Corner of Said Lot 26 on Said Alley; Thence Southwesterly Along Lot Line to Place of Beginning.) Also Lot 2 and That Part of Lot 1 in the Resubdivision of Lots 23, 24 and 25 in Yale's Resubdivision of Block 45 in Elston's Addition to Chicago in the Northeast Quarter of Section 5 Aforesaid, Lying North of a Line Drawn from a Point in the Southwesterly Line of Said Lot, 17.0 Feet Southerly of the Northwesterly Corner thereof, to a Point in the Northeasterly Line of Lot 1 Aforesaid, 16.62 Feet Southerly of the Northeasterly Corner thereof All in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

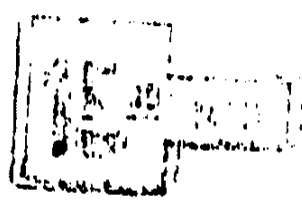
17-05-213-006 N. Lot 26
005 Lot 2
004 Lot 1

RECORDED
INDEXED
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COOK COUNTY CLERK'S OFFICE

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EXHIBIT A



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Property of Cook County Clerk's Office



MAIL TO:

EARL L. SIMON

Wolfe, Wolfe & Simon

120 S. Riverside Plaza Suite 430

Chicago IL 60606

APR 1 1987