

MAIL TO:  
The Law Offices of  
MICHAEL BROWN, LTD.  
1021 W. ARMITAGE  
CHICAGO, IL 60614

This Instrument Prepared By  
MICHAEL BROWN  
1021 W. ARMITAGE  
CHICAGO, IL 60614

23.00

7133702-02

DECLARATION OF FORFEITURE

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

WHEREAS, on the 6th day of May, 1987, Norman J. Dion, on behalf of Christine Seltz, as Seller under a certain Agreement (hereinafter "Contract"), served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT such Notice being served in person and by Certified Mail with a copy being served Regular Mail to ERNST BARTH, Purchaser; and,

WHEREAS, said Notice stated that Purchaser was in default under the provisions of the Contract as follows:

1) WHEREAS, Purchaser in the Contract agreed to pay the sum of One Hundred Thirty Five Thousand and no/100 (\$135,000.00) DOLLARS for the property as follows: Twenty Thousand and no/100 (\$20,000.00) DOLLARS on May 2, 1986, including the initial earnest money deposit, and the balance of the purchase price, to wit: One Hundred Fifteen Thousand and no/100 (\$115,000.00) DOLLARS to be paid as follows:

The sum of Ninety Thousand and no/100 (\$90,000.00) DOLLARS, together with interest thereon at the rate of fifteen (15%) percent per annum, amortized over 15 years, payable in equal monthly installment commencing on the first day of June, 1986 and continuing on the first day of each and every month thereafter, with a final payment of the principal balance, together with all accrued interest, if not sooner paid, due and payable April 30, 1989; and,

The sum of Twenty Five Thousand and no/100 (\$25,000.00) DOLLARS, together with interest thereon at the rate of ten (10%) percent per annum, amortized over 3 years, payable in equal monthly installments commencing on the first day of June, 1986, and continuing on the first day of each and every month thereafter, with a final payment of the principal balance, together with all accrued interest, if not sooner paid, due and payable April 30, 1989; and,

2) 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,

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# UNOFFICIAL COPY

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CHICAGO, ILLINOIS  
JANUARY 11, 1971  
MAYOR DAVID D. BEVINS  
CITY OF CHICAGO

CHICAGO, ILLINOIS  
JANUARY 11, 1971  
MAYOR DAVID D. BEVINS  
CITY OF CHICAGO

## DEPARTMENT OF FINANCE

TO: MAYOR DAVID D. BEVINS  
FROM: DEPARTMENT OF FINANCE

*Property of Cook County Clerk's Office*

The Department of Finance has the honor to acknowledge the receipt of your letter of January 11, 1971, regarding the proposed ordinance concerning the City of Chicago's financial affairs.

The Department of Finance is currently reviewing the proposed ordinance and will submit a report to the Mayor's Office upon completion of the review.

Very truly yours,  
[Signature]

RECORDED

# UNOFFICIAL COPY

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3) WHEREAS, Purchaser has failed to make the remainder of the January, 1987 payment which was due on January 1, 1987 and has failed to make the February, 1987, March, 1987, April, 1987 and May, 1987 payments which totals together with late charges the sum of Nine Thousand Eight Hundred Twenty-Two and 23/100 (\$9,822.23) DOLLARS.

4) WHEREAS, Purchaser has failed to pay the sum of Four Thousand Two Hundred Thirteen and 40/100 (\$4,213.40) DOLLARS which sum represents escrow arrearages for real estate taxes and insurance premiums; and,

5) WHEREAS, Purchaser has failed to pay the sum of Five Hundred and no/100 (\$500.00) DOLLARS which sum represents attorney's fees for collection efforts on said delinquencies; and,

6) WHEREAS, since the service of the Warning Notice on May 6, 1987 there has also become due the regularly scheduled June, 1987 payments of Two Thousand Sixty-Six and 31/100 (\$2,066.31) DOLLARS; and the tax escrow payment of Four Hundred Ninety Seven and 85/100 (\$497.85) DOLLARS, and the insurance escrow payment of Three Hundred Forty-Four and 83/100 (\$344.83) DOLLARS, resulting in a total deficiency for June, 1987 of Two Thousand Nine Hundred Eight and 99/100 (\$2,908.99) DOLLARS.

7) WHEREAS, ERNST BARTH 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, CHRISTINE SELTZ as Seller under that certain Agreement dated the 9th day of May, 1986, with ERNST BARTH as Purchaser concerning the following described property:

THE SOUTH 25 FEET OF LOT 5, IN THE SUBDIVISION OF BLOCK 18 (EXCEPT THE NORTH 100 FEET OF SAID BLOCK) IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as: 7044 North Clark, Chicago, Illinois (hereinafter "Property"); 11-31-206-011-0000

HEREBY DECLARES that all of the rights of ERNST BARTH, as Purchaser under said Agreement are hereby forfeited and extinguished, and that all payments made by ERNST BARTH, as Purchaser under said Agreement, will be retained by Seller pursuant to her rights under said Agreement and that all of the rights of ERNST BARTH as Purchaser hereunder, are hereby forfeited.

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# UNOFFICIAL COPY

The undersigned, Clerk of Cook County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

Witness my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

\_\_\_\_\_  
Notary Public for Cook County, Illinois

11-11-11

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, CHRISTINE SELTZ has set her hand and seal at Chicago, Illinois, this 11 day of June, 1987.

Christine Seltz  
CHRISTINE SELTZ

STATE OF ILLINOIS)  
  )SS.  
COUNTY OF COOK                  )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CHRISTINE SELTZ appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11 day of June, 1987.

OFFICIAL SEAL  
KATHLEEN BURMEISTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires: 1-14-89

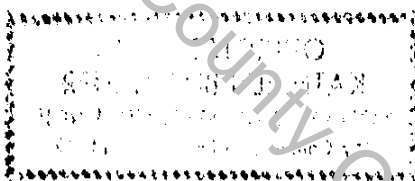
THIS INSTRUMENT PREPARED BY:  
Michael Brown  
1021 West Armitage Ave.  
Chicago, Illinois 60614  
312/ 472-0565  
Attorney No. 21597

Clerk's Office

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Property of Cook County Clerk's Office



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## WARNING NOTICE

### NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT

TO: Ernst Barth  
7606 North Paulina  
Chicago, Illinois 60626

You are hereby notified that:

WHEREAS, on the 9th day of May, 1986, ERNST BARTH, (hereinafter "Purchaser") did enter into a certain Articles of Agreement for Deed (hereinafter "Contract"), with CHRISTINE SELTZ (hereinafter "Seller"), concerning the following described real estate:

The South 25 Feet of Lot 5, in the Subdivision of Block 18 (except the North 100 Feet of said Block) in Rogers Park, in Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

commonly known as 7044 North Clark, Chicago, Illinois (hereinafter "Property") for the sale of the property.

WHEREAS, Purchaser in the Contract agreed to pay the sum of One Hundred Thirty Five Thousand and no/100 (\$135,000.00) DOLLARS for the property as follows: Twenty Thousand and no/100 (\$20,000.00) DOLLARS on May 9, 1986, including the initial earnest money deposit, and the balance of the purchase price, to wit: One Hundred Fifteen Thousand and no/100 (\$115,000.00) DOLLARS to be paid as follows:

The sum of Ninety Thousand and no/100 (\$90,000.00) DOLLARS, together with interest thereon at the rate of fifteen (15%) percent per annum, amortized over 15 years, payable in equal monthly installments commencing on the first day of June, 1986 and continuing on the first day of each and every month thereafter, with a final payment of the principal balance, together with all accrued interest, if not sooner paid, due and payable April 30, 1989; and,

The sum of Twenty Five Thousand and no/100 (\$25,000.00) DOLLARS, together with interest thereon at the rate of ten (10%) percent per annum, amortized over 3 years, payable in equal monthly installments commencing on the first day of June, 1986

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Property of Cook County Clerk's Office



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and continuing on the first day of each and every month thereafter, with a final payment of the principal balance, together with all accrued interest, if not sooner paid, due and payable April 30, 1989.

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 failed to make the remainder of the January, 1987 payment which was due on January 1, 1987 and has failed to make the February, 1987, March, 1987, April, 1987 and May, 1987 payments which totals together with late charges the sum of Nine Thousand Eight Hundred Twenty-Two and 23/100 (\$9,822.23) DOLLARS.

WHEREAS, Purchaser has failed to pay the sum of Four Thousand Two Hundred Thirteen and 40/100 (\$4,213.40) DOLLARS which sum represents escrow arrearages for real estate taxes and insurance premiums; and,

WHEREAS, Purchaser has failed to pay the sum of Five Hundred and no/100 (\$500.00) DOLLARS which sum represents attorney's fees for collection efforts on said delinquencies.

NOW, THEREFORE, Purchaser, you are hereby notified:

1. Pursuant to paragraph 23 of the Contract, unless all defaults under the Contract are cured on or before the 10th day of June, 1987, (including additional sums which may become due on June 1, 1987 under the Contract), 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.

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 10th day of June, 1987.

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, CHRISTINE SELTZ, Seller of the subject property has hereunto set her hand and seal on this 6th day of May, 1987.

x Christine Seltz  
CHRISTINE SELTZ

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 6th DAY  
OF May, 1987.

Kathleen Burmeister  
NOTARY PUBLIC  
KATHLEEN BURMEISTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires: 1-14-89

Cook County Clerk's Office

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Property of Cook County Clerk's Office

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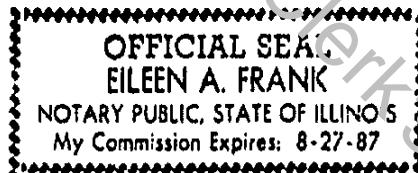
## AFFIDAVIT OF SERVICE

KATHLEEN BURMEISTER, being duly sworn on oath deposes and says that on the 6th day of MAY 1987, she served, by certified mail, a copy of a Notice of Intention to Declare Forfeiture of all rights under the Articles of Agreement For Deed and Notice of Intention to File Forcible Detainer Suit to Ernst Barth, 7606 North Paulina, Chicago, Illinois, 60626 and an additional copy by regular mail with an additional copy being mailed regular mail to Harry Pilewski, 1737 West Howard, Chicago, Illinois, 60626.

Kathleen Burmeister  
KATHLEEN BURMEISTER

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 6th DAY  
OF May, 1987.

Eileen A. Frank  
NOTARY PUBLIC



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Property of Cook County Clerk's Office

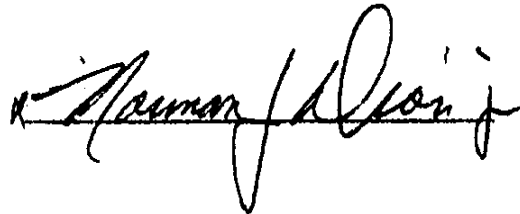
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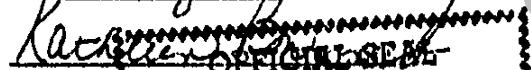
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## AFFIDAVIT OF SERVICE

NORMAN DION, being duly sworn on oath deposes and says that on the 6th day of May, 1987, he served a copy of the Notice of Intention to Declare Forfeiture of all rights under the Articles of Agreement for Deed and Notice of Intention to File Forcible Detainer Suit by delivering a copy thereof to Ernst Barth, 7606 North Paulina, Chicago, Illinois, 60626 by personally handing a copy to him.



SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 6th DAY  
OF May, 1987.

  
NOTARY PUBLIC  
KATHLEEN BURMEISTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires: 1-14-89

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Property of Cook County Clerk's Office

03/10/2011



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## AFFIDAVIT OF SERVICE

CHRISTINE SELTZ, being duly sworn on oath deposes and says that on the 11 day of June, 1987, she served a copy of DECLARATION OF FORFEITURE by delivering a copy thereof to ERNST BARTH, by personally handing him a copy.

*Christine Seltz*  
\_\_\_\_\_  
CHRISTINE SELTZ

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 11 DAY  
OF June 1987  
OF Illinois  
*Kathleen Burmeister*  
KATHLEEN BURMEISTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
Notary Public Commission Expires 1-14-89

Property  
Cook County Clerk's Office

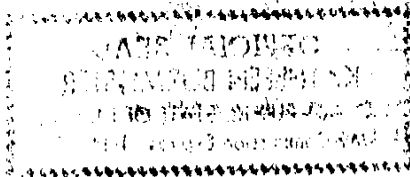
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SECTION 10-10-0104

SECTION 10-10-0104

Property of Cook County Clerk's Office



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## AFFIDAVIT OF SERVICE

KATHLEEN BURMEISTER, being duly sworn on oath deposes and says that on the 11 day of June, 1987, she served by certified mail, a copy of DECLARATION OF FORFEITURE to ERNST BARTH, 1760 West Greenleaf, Chicago, Illinois 60626, and an additional copy by regular mail, with an additional copy being mailed regular mail to Harry Pikowski, 1737 West Howard, Chicago, Illinois, 60626.

Kathleen Burmeister  
KATHLEEN BURMEISTER

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 11 DAY  
OF June 1987.

Notary Public

OFFICIAL SEAL  
MICHAEL I. BROWN  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires: 1-17-89

Property of Cook County Clerk's Office

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# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 15th day of June, 2010.

Property of Cook County Clerk's Office

CLERK OF THE COURT  
MICHAEL J. BROWN  
JULY 1, 2010  
OFFICE OF THE CLERK OF THE COURT  
100 N. LAUREL STREET, 10TH FLOOR  
CHICAGO, ILLINOIS 60602

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## DEMAND FOR POSSESSION

DEMAND is hereby made of you for immediate possession of the following described premises:

THE SOUTH 25 FEET OF LOT 5, IN THE SUBDIVISION OF BLOCK 18 (EXCEPT THE NORTH 100 FEET OF SAID BLOCK) IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

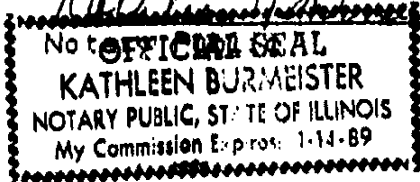
commonly known as: 7044 North Clark, Chicago, Illinois.

Your failure to surrender possession will result in the filing against you of an action for Forcible Entry and Detainer in the Circuit Court of Cook County, Illinois in accordance with the Statutes of the State of Illinois in such case made and provided.

IN WITNESS WHEREOF, Michael Brown of the firm of The Law Offices of Michael Brown, Ltd., 1021 W. Armitage Ave., Chicago, Illinois, as attorney for Christine Seltz has hereunto set his hand and seal this 11 day of June, 1987.

  
MICHAEL BROWN

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 11 DAY  
OF June, 1987.



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# UNOFFICIAL COPY

PROPERTY OF COOK COUNTY

TO THE HONORABLE CLERK OF THE COURT  
IN AND FOR THE COUNTY OF COOK  
STATE OF ILLINOIS

THE STATE OF ILLINOIS, COUNTY OF COOK, DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the Clerk of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Property of Cook County Clerk's Office

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
KATHY B. BROWN  
CLERK OF THE COURT  
COOK COUNTY, ILLINOIS  
JAN 10 2010

3122210

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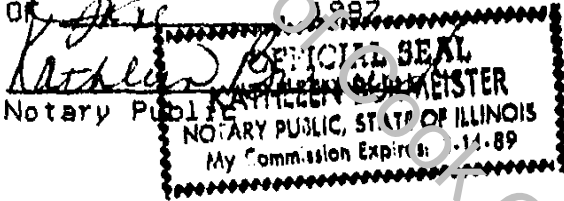
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## AFFIDAVIT OF SERVICE

CHRISTINE SELTZ, being duly sworn on oath deposes and says that on the 11 day of June, 1987, she served a copy of the Demand for Possession by delivering a copy thereof to ERNST BARTH, by personally handing him a copy.

*Christine Seltz*  
CHRISTINE SELTZ

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 11 DAY  
OF June, 1987



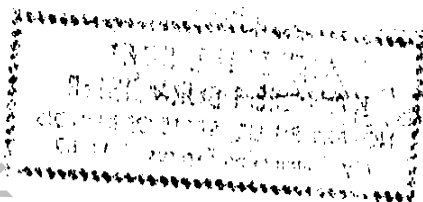
County Clerk's Office

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Property of Cook County Clerk's Office



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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1987 AUG 17 PM 2:26

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## AFFIDAVIT OF SERVICE

KATHLEEN BURMEISTER, being duly sworn on oath deposes and says that on the 11 day of June, 1987, she served a copy of DEMAND FOR POSSESSION by sending a copy thereof by certified mail to ERNST BARTH, 1760 West Greenleaf, Chicago, Illinois, 60626, and an additional copy by regular mail, with an additional copy being mailed regular mail to Harry Pikowski, 1737 West Howard, Chicago, Illinois, 60626.

  
KATHLEEN BURMEISTER

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 11 DAY  
OF June, 1987.

NOTARY PUBLIC



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# UNOFFICIAL COPY

8-20-2018

10:00 AM

## AFFIDAVIT OF SERVICE

I, the undersigned, being a duly qualified and acting Sheriff of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court of Cook County, Illinois.

OFFICIAL SEAL  
MICHAEL J. BRADY  
SHERIFF OF COOK COUNTY  
My Commission Expires 12/31/2019

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Property of Cook County Clerk's Office