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

WHEREAS, on the 5th day of September, 1987, on JOSEPH WILAS, and on the 10th day of September, 1987, on JOSEPH M. JAKUBOW, CHRISTOPHER KOWALSKI, as Seller under an Installment Agreement for Deed dated the 25th day of April, 1985, concerning the herein legally described property with JOSEPH WILAS and JOSEPH M. JAKUBOW, 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 FORCIBLE DETAINER SUIT, such Notice being served by registered mail; and

WHEREAS, said Notice stated that Purchaser was in default under the provisions of the Contract as follows: Purchaser failed to pay the final payment consisting of the entire principal balance and any accrued interest due no later than April 5, 1987.

WHEREAS, JOSEPH WILAS and JOSEPH M. JAKUBOW, 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, CHRISTOPHER KOWALSKI, as Seller under the certain Installment Agreement for Deed dated the 25th day of

This document prepared by CHESTER H. PRZYBYLO, 5339 N. Milwaukee, Chicago, IL 60630

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April, 1985, with JOSEPH WILAS and JOSEPH M. JAKUBOW, as Purchaser, concerning the following described property:

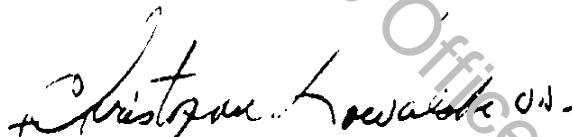
Lot 381 in Grayland Park Addition to Chicago, being a Subdivision of the North 1/2 of the North East 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3858 North Cicero Avenue,
Chicago, Illinois.

Permanent Index No.: 13-21-211-028

HEREBY DECLARES that all of the rights of the said JOSEPH WILAS and JOSEPH M. JAKUBOW, as Purchaser, under said Installment Agreement for Deed are hereby forfeited and extinguished, and that all payments made by JOSEPH WILAS and JOSEPH M. JAKUBOW, as Purchaser under said Installment Agreement for Deed will be retained by Seller pursuant to his rights under said Installment Agreement for Deed and that all of the rights of JOSEPH WILAS and JOSEPH M. JAKUBOW, as Purchaser thereunder, are hereby forfeited.

IN WITNESS WHEREOF, CHRISTOPHER KOWALSKI has set his hand and seal at Chicago, Illinois, this 19 day of October, 1987.



CHRISTOPHER KOWALSKI

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AFFIDAVIT OF SERVICE

Harold L. Streater, being duly sworn on oath
 deposes and says that on the 20th day of October, 1987, he
 served copies of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF
 ALL RIGHTS OF PURCHASER UNDER Installment Agreement for Deed upon
 JOSEPH WILAS and JOSEPH M. JAKUBOW by sending copies thereof to
 the last known address of the aforesaid by registered mail with
 request for return receipt from the addressee.

Harold L. Streater

SUBSCRIBED AND SWORN TO
 before me this 21st day
 of October, 1987.

Barbara Krzywda
 NOTARY PUBLIC



DEPT-CL RECORRING 117 25
 (RECORDS SECTION) 10/21/87 10 48 00
 REC'D ALB 8-07-87 570716
 COOK COUNTY RECORDER

\$17.00 MAIL

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

TO: JOSEPH WILAS and JOSEPH M. JAKUBOW

You are hereby notified that:

WHEREAS, on the 25th day of April, 1985, JOSEPH WILAS and JOSEPH M. JAKUBOW (hereinafter "Purchaser") did enter into a certain Installment Agreement for Deed (hereinafter "Contract") with CHRISTOPHER KOWALSKI, (hereinafter "Seller"), which Contract was not recorded, concerning the following legally described real estate:

Lot 381 in Grayland Park Addition to Chicago, being a Subdivision of the North 1/2 of the North East 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 3858 N. Cicero Avenue, Chicago, Illinois, Permanent Index Number 13-21-211-028 (hereinafter "Property"); and

WHEREAS, Purchaser in the Contract agreed to pay the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) for the Property in monthly installments as set forth in Exhibit "A" attached hereto and made a part hereof.

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 Con-

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tract, 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;

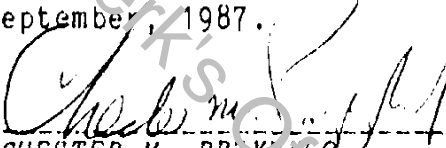
WHEREAS, Purchaser failed to pay the final payment consisting of the entire principal balance and any accrued interest due no later than April 5, 1987.

NOW, THEREFORE, Purchaser, you are hereby notified:

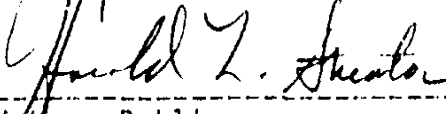
1. Unless all defaults under the Contract are cured on or before the 4th day of October 1987, that it is the intention of Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.

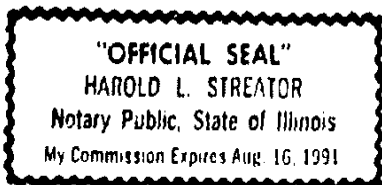
2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under an Act relating to Forcible Entry and Detainer, unless you remedy the aforesaid defaults on or before the 4th day of October 1987.

IN WITNESS WHEREOF, CHESTER M. PRZYBYLO, 5339 N. Milwaukee Avenue, Chicago, Illinois, as agent and attorney, has hereunto set his hand and seal this 4th day of September, 1987.


CHESTER M. PRZYBYLO

Subscribed and Sworn to
before me this 4th day
of September, 1987.


Notary Public



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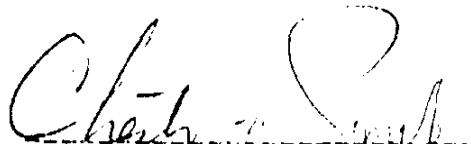
Property of Cook County Clerk's Office

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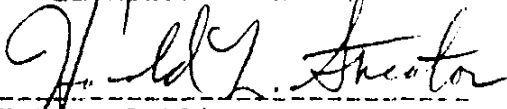
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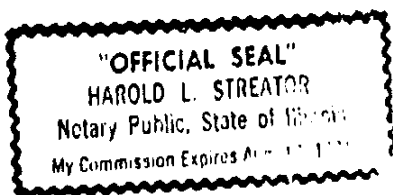
AFFIDAVIT OF SERVICE

CHESTER M. PRZYBYLO being duly sworn on oath deposes and says that on the 4th day of September, 1987, he served copy of NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT AGREEMENT FOR DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT upon JOSEPH WILAS and JOSEPH M. JAKUBOW by sending a copy thereof to the last known address of the said JOSEPH WILAS and JOSEPH M. JAKUBOW by registered mail with request for return receipt from the addressee.


CHESTER M. PRZYBYLO

Subscribed and Sworn to
before me this 4th day
of September, 1987.


Notary Public



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C. Pazyrd

5339 Milwaukee

CHGO, 142 60630



Property
Cook County Clerk's Office