

UNOFFICIAL COPY

DECLARATION OF FORFEITURE
(Illinois)

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

To: HAK JA OH 4711 N. ST. LOUIS, CHICAGO, IL 60625
MAHMOUD SANOOKA 4152 W. Madison, Chicago, IL 60624
of Chicago, in the County of Cook
State of Illinois

87354343

This Declaration, made this _____ day of January
1987, WITNESSETH:

Whereas, by a contract in writing made and entered into on the
11th day of February, 1984, BY AND BETWEEN
SOOIL LEE & CHUNG JA LEE

of Wood Dale, in the County of Du Page, and
State of ILL. (hereinafter called Seller), and

Above Space For Recorder's Use Only

HAK JA OH, 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
day of _____, 19____, in Book _____, on page _____, as document No. _____

Purchaser, in consideration that Seller would convey to Purchaser the following described
land, situated in the County of COOK, State of Illinois, viz:

Lot 27 in Block 34 in subdivision by the West Chicago
Land Company of the South half of Section 10, Township
39 North, Range 13, East of the Third Principal Meridian,
in Cook County, Ill., Commonly referred to and known as
4152 W. Madison St., Chicago, Ill.

HAO 16-10-424-018.Dm.
H.A.O. 87354343

covenanted and agreed to pay to Seller the sum of Twenty Five Thousand and no/100

(\$25,000.00) ----- Dollars,

as follows: Three Thousand (\$3,000.00) at the closing, Two Thousand
credit for the responsibility of repairing the building at
purchaser's cost, AND Twenty Thousand (\$20,000.00) dollars
payable in monthly installments of \$373.33, beginning Feb. 11,
1984 until Jan 11, 1989, without interest.

and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land
subsequent to the year _____

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 all taxes since 1983, to date, no
repairs made as per contract and no monthly payment since
June 1986

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.

[Signature] (SEAL)

Sooil Lee

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

[Signature] (SEAL)

CHUNG JA LEE

This instrument was prepared by David H. Finkle 205 W. Randolph St. Chicago, IL 60606
(NAME AND ADDRESS)

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STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, David H. Finkle, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Sooil Lee, S. Chung, Ja Lee,

personally known to me to be the same persons whose names are sub-

scribed to the foregoing instrument, appeared before me this day in person,

and acknowledged that they signed, sealed and delivered the said

instrument, as their free and voluntary act, for the uses and purposes

therein set forth.

GIVEN under my hand and official seal, this 25th

day of January, 19 87

David H. Finkle
Notary Public

Property of Cook County Clerk's Office

DEPT-01 RECORDING 012 00
#1111 TRAN 6109 05/25/87 13 12 00
#5976 #14 *-87-354343
COOK COUNTY RECORDER

87354343



David H. Finkle
605 W Randolph - L-130
Chicago, IL 60604

GEORGE E. COLE
LEGAL FORMS

Declaration of Forfeiture

HAK JA OH S TO
MAHMOUD SANDOKA