

# UNOFFICIAL COPY

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COOK COUNTY, ILLINOIS  
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## DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT FOR DEED

13<sup>00</sup>

WHEREAS, on the 6th day of January, 1988, on JOSEPH WILAS, and 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

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CENTENNIAL TITLE INCORPORATED

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DECLARATION OF INTEREST AND  
ESTABLISHMENT OF ALL RIGHTS OF PURCHASER  
UNDER INSTALLMENT AGREEMENT FOR DEED

Property of Cook County Clerk's Office

CELLULAR JUNE 11 2008 10:01 AM

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

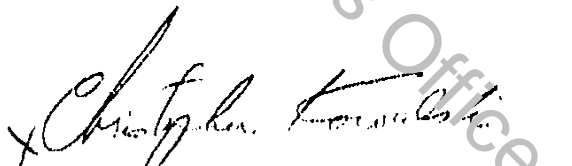
Lot 381 in Grayland Park Addition to Chicago, being a Subdivision of the North 1/2 of the North East 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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 21<sup>st</sup> day of March, 1988.

  
-----  
CHRISTOPHER KOWALSKI

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STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTOPHER KOWALSKI, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of March, 1988.

*Barbara Krzywo*  
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NOTARY PUBLIC



This document prepared by:  
CHESTER M. PRZYBYLO  
Attorney at Law  
5339 N. Milwaukee Avenue  
Chicago, Illinois 60630

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This Declaration of Forfeiture is being recorded to correct errors in the original Notice of Intention and Declaration of Forfeiture recorded 10/27/87 as document B7-578716. *Harold L. Avato*

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