

UNOFFICIAL COPY

8303091c

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

WHEREAS, on the 8th day of September, 1987, Angeline Jendrusiak, as seller under Articles of Agreement for Warranty Deed dated January 28, 1987, concerning the herein legally described property with Hector R. Aillon and Adriana G. Aillon, as purchasers, 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 Certified Mail; and

WHEREAS, said Notice stated that purchasers were in default under the provisions of the contract as follows:

WHEREAS, purchasers have failed to comply with Article 10 of the Installment Agreement in that they have failed to pay 1987 real estate taxes; and

WHEREAS, pursuant to Article 10, seller has elected to pay said taxes and declare immediately due and payable the amounts for said items plus interest at 14½% per annum; and

WHEREAS, Article 14, among other things, calls for the purchasers to be responsible to pay to seller all costs and expenses including attorney's fees incurred by them for enforcing the covenants and provisions of this agreement; and

WHEREAS, the following amounts are now due and payable:

Payments for July, August and September, 1988	\$2,070.66
Real estate taxes for 1987, approximately	1,500.00
Attorney's fees to Cesar A. Velarde	350.00

NOW THEREFORE, Angeline Jendrusiak, as seller under the certain Articles of Agreement for Warranty Deed dated September 8, 1987, with Hector R. Aillon and Adriana G. Aillon, as purchasers, concerning the following described property:

Lots 22 and 23 in Block 3 in the Subdivision of that Part of Lot 2 lying East of Boulevard and of the West 1/2 of the East 2/3 of Lot 4 (except that part taken by Blvd) in Partition of the East 48 Acres of the North 96 Acres of the North West 1/4 of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 2325 S. Marshall Boulevard, Chicago Illinois.

HEREBY DECLARES that all of the rights of the said Hector R. Aillon and Adriana G. Aillon as purchasers under said Articles of Agreement for Warranty Deed are hereby forfeited and extinguished and that all payments made by Hector R. Aillon and Adriana G. Aillon, as purchasers under said Articles of Agreement for Warranty Deed will be retained by seller pursuant to her rights under said Articles of Agreement for Warranty

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Deed and that all of the rights of Hector R. Aillon and Adriana G. Aillon, as purchasers hereunder, are hereby forfeited.

IN WITNESS WHEREOF, Angeline Jendrusiak, has set her hand and seal this 15th day of October, 1988

Angela Jendrusiak
Angeline Jendrusiak

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Angeline Jendrusiak is personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 15th day of October, 1988



Christine Wiczorek
Notary Public

AFFIDAVIT OF SERVICE

Angeline Jendrusiak, being duly sworn on oath deposes and says that on the 15th day of October, 1988, she served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED, by putting a copy thereof on the main door of the property, no one being in actual possession thereof.

Angela Jendrusiak

69431915

SUBSCRIBED AND SWORN TO
before me this 15th day
of October, 1988.

Christine Wiczorek
Notary Public

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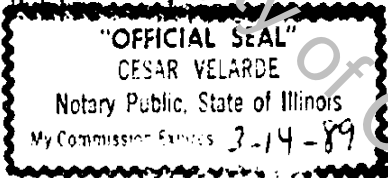
AFFIDAVIT OF SERVICE

Christine Wieczorek, being duly sworn on oath deposes and says that on the 15th day of October, 1988, she served copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED upon Hector R. Aillon and Adriana G. Aillon, by certified mail with request for return receipt from the addressee.

Christine Wieczorek

SUBSCRIBED AND SWORN TO
before me this 15th day
of October, 1988.

Cesar Velarde
Notary Public



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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, ILL. 60602
TELEPHONE (312) 321-1000
FAX (312) 321-1001

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Property of Cook County Clerk's Office



MAIL TO:

REYES, VILLALOBOS & VELARDE
ATTORNEYS AT LAW
324 WEST 18th STREET
CHICAGO, ILLINOIS 60608-2893
666-5137