

UNOFFICIAL COPY

89047620

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

WHEREAS, on the 1st day of November, 1988, MARK G. HARAMIJA and MARIA R. HARAMIJA, as Sellers under Installment Agreement for Warranty Deed dated the 31st day of January, 1986, concerning the herein legally described property, with MATTHEW WEBER and MICHAEL KROPSCH, as Purchasers, (hereinafter "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT AGREEMENT FOR WARRANTY DEED, such Notice being served by U. S. Mail, Certified Return Receipt Requested; and

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

Purchaser ceased making payment on the 1st day of July, 1988 and have failed to pay any installments due thereafter, and there is now due and owing Seller the sum \$55,709.00 for the period from July 1, 1988 to October 31, 1988 and a per diem of \$26.66 every day thereafter.

WHEREAS, MATTHEW WEBER and MICHAEL KROPSCH, the Purchasers under said Contract, have failed to cure the default set forth in said Notice and more than twenty (20) days have lapsed from the date of service.

Now, therefore, MARK G. HARAMIJA and MARIA R. HARAMIJA, as Sellers under that certain Installment Agreement for Warranty Deed dated the 31st day of January, 1986 with MATTHEW WEBER and MICHAEL KROPSCH, the Purchasers, concerning the following legally described property:

Lot 4 in Block 3 in Vaclav P. Kral's Subdivision of Blocks 3 and 4 in Calvin F. Taylor's Subdivision of the East Half of the Southwest Quarter of Section 33, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

commonly known as 5309 W. 35th Avenue, Cicero, Illinois, 60650; Permanent Parcel No. 16-33-304-006-0000;

HEREBY DECLARES that all of the rights of the said MATTHEW WEBER and MICHAEL KROPSCH, as Purchasers, under said INSTALLMENT AGREEMENT FOR WARRANTY DEED are hereby forfeited and extinguished, and that all payments made by MATTHEW WEBER and MICHAEL KROPSCH, as Purchasers under said INSTALLMENT AGREEMENT FOR WARRANTY DEED will be retained by Sellers pursuant to their rights under said INSTALLMENT AGREEMENT FOR WARRANTY DEED and that all of the rights of MATTHEW WEBER AND MICHAEL KROPSCH, as Purchasers thereunder, are hereby forfeited.

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IN WITNESS WHEREOF, MARK G. HARAMIJA and MARTA R. HARAMIJA have set their hands and seals at 1021 75th Street, Darien, Illinois, this 18th day of January, 1989.

Mark G. Haramija
MARK G. HARAMIJA

Marta R. Haramija 89047620
MARTA R. HARAMIJA

SUBSCRIBED AND SWORN to before me this 18th day of January, 1989.

Susan M. Clarkson

" OFFICIAL SEAL "
SUSAN M. CLARKSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/11/91

DEPT-01 \$12.25
T#4444 TRAN 5156 01/31/89 10.56.00
AFFIDAVIT OF SERVICE #0842 # D W-37-047620

STATE OF ILLINOIS)) SS COOK COUNTY RECORDER
COUNTY OF DU PAGE)

LYNNETTE JATCZAK, being duly sworn on oath deposes and says that on the 18th day of January, 1989, she served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER INSTALLMENT AGREEMENT FOR WARRANTY DEED by mailing a certified copy to said MATTHEW WEBER at 375 N. Mission, Villa Park, Illinois, 60181, in a sealed and stamped envelope and placing said envelope in the U. S. Mail in the City of Westmont, Illinois.

Lynnette Jatzak

SUBSCRIBED AND SWORN to before me this 18th day of January, 1989.

Susan M. Clarkson

" OFFICIAL SEAL "
SUSAN M. CLARKSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/11/91

89047620



K. Abraham
1021 75th St
Darien, IL
60521

\$12.00 MAIL

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JAN 00 2014