

DECLARATION OF FORFEITURE  
(Illinois)

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

00093772

To: Charles Cardenas, a/k/a Carlos Cardenas  
5300 North Winthrop Avenue  
of Chicago, in the County of Cook  
State of Illinois

This Declaration, made this 9th day of February  
1990, WITNESSETH:

Whereas, by a contract in writing made and entered into on the  
8th day of May, 1984, BY AND BETWEEN  
Athena Spakianakis and Lambrine Spakianakis  
5424 North Broadway Avenue  
of Chicago, in the County of Cook, and  
State of Illinois (hereinafter called Seller), and  
Charles F. Cardenas, 5300 North Winthrop

DEPT-01 RECORDING \$14.25  
T#3333 TRAN 0098 02/28/90 13:06:00  
#8639 # \*-90-093772  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

of Chicago, 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  
19th day of August, 1987, in Book \_\_\_\_\_, on page \_\_\_\_\_, as document No.  
87452346, Purchaser, in consideration that Seller would convey to Purchaser the following described  
land, situated in the County of Cook, State of Illinois, viz:

Lot 12 (except the North 25 feet thereof) in  
block 9 in John Lewis Cochran's subdivision  
of the West 1/2 of the Northeast 1/4 of Section  
8, Township 40 North, Range 14, East of the  
third principal meridian, in Cook County, Illinois

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P.I.N. 14-08-207-017

covenanted and agreed to pay to Seller the sum of (\$30,800) THIRTY THOUSAND EIGHT-HUNDRED

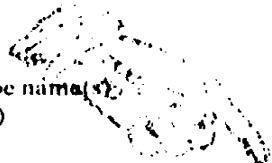
AND NO/100ths-----Dollars,  
as follows: \$2,000.00 down and \$28,150.00 to be paid in monthly installments  
of \$275.93 over twenty five years, commencing on June 8, 1984 and last  
payment to be made on June 8, 1989 (twenty-five year amortization  
with balloon on June 8, 1989), with interest of 11% per annum payable  
on the whole sum remaining from time to time unpaid. Also, Purchaser  
to pay Seller 1/12th of the estimated annual real estate taxes and  
insurance premiums  
and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land  
subsequent to the year 1983

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 \$29,835.42 in principal and interest  
as of February 8, 1990, and \$2,409.24 in real estate taxes as of  
February 8, 1990, plus water taxes remaining unpaid

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.



*Athena Spakianakis*  
ATHENA SPAKIANAKIS (SEAL)

*Lambrine Spakianakis*  
LAMBRINE SPAKIANAKIS (SEAL)

1425

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

This instrument was prepared by Eudoxia Beroukas, FRIEDMAN & HOLTZ, P.C., Suite 2301  
(NAME AND ADDRESS)  
33 North Dearborn Avenue, Chicago, Illinois 60602

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK

I, Evdoxia Beroukas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ATHENA SPAKIANAKIS and LAMBRINE SPAKIANAKIS personally known to me to be the same persons whose names subscribed 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 8th day of February 19 90.

*Evdoxia Beroukas*  
 Notary Public  
 "OFFICIAL SEAL"  
 EVDOXIA BEROUKAS  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 9/27/93

Property of Cook County Clerk's Office

00093772

\_\_\_\_\_  
 Declaration of Forfeiture  
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 TO  
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\_\_\_\_\_  
 GEORGE E. COLE  
 LEGAL FORMS

# UNOFFICIAL COPY

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## DEMAND FOR POSSESSION

To: Charles F. Cardenas, a/k/a  
Carlos Cardenas  
5300 North Winthrop Avenue  
Chicago, Illinois

DEMAND IS MADE OF YOU FOR IMMEDIATE POSSESSION OF THE FOLLOWING DESCRIBED PREMISES:

Lot 12 (except the North 25 feet thereof) in block 9 of Lewis Cochran's subdivision of the West 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the third principal meridian, in Cook County, Illinois

P.I.N. 14-08-207-017

and commonly known as:

5300 North Winthrop Avenue, Chicago, Illinois  
60640

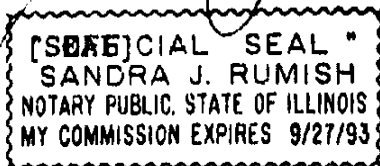
Your failure to surrender possession will result in the filing against you of an action in Forcible Entry and Detainer in the Circuit Court of Cook County, Illinois in accordance with the Statutes of the State of Illinois in such case made and provided.

IN WITNESS WHEREOF, Evdoxia Beroukas of the firm of Friedman & Holtz, P.C., Suite 2301, 33 North Dearborn Avenue, Chicago, Illinois, 60602, as attorney for Athena Sparianakis, has hereunto set her hand and seal this 13<sup>th</sup> day of February, 1990.

  
Evdoxia Beroukas

Subscribed and Sworn to  
before me this 13<sup>th</sup> day  
of February, 1990.

  
Notary Public



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