

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF
ALL RIGHTS OF PURCHASE UNDER ARTICLES OF AGREEMENT
FOR WARRANTY DEED DATED JULY 1, 1987

WHEREAS, on December 14, 1989, RUBY ~~HORTON~~ HORACE, as seller
Horton
under Articles of Agreement for Warranty Deed dated July 1, 1987,
concerning the herein legally described parcel of real property
with LESLIE F. SPENCER and NANCY SPENCER, his wife, as Buyers,
served a copy of the attached Notice of Default under Articles of
Agreement for Deed; and

WHEREAS, the said notice stated that you as Buyers were
in default under the provision of the installment contract as
follows:

1. Failure to pay monthly installment as required by
Paragraph 3, with no payment having been made since March
1989; and
2. Failure to pay hazard insurance premiums and real estate
taxes as required by Paragraph 16 and 17, respectively.

WHEREAS, Buyers having since abandoned the premises and having
failed to cure the default set forth in said Notice; and more
than 60 days having elapsed from the date of service and from the
date in which Buyers abandoned the premises.

NOW THEREFORE, RUBY ~~HORTON~~-HORACE, as Seller under that
Horton
certain Articles of Agreement for Warranty Deed dated July 1, 1987,
with Lesile F. Spencer and Nancy Spencer, as Buyers, concerning the
following described property.

LOT FOUR 940 IN BLOCK FOURTEEN (14) IN WOODLAWN RIDGE, A
SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER
(1/4) OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN.

30097383

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Commonly known as: 6616-18 South University, Chicago, Illinois
Permanent Index Number: 20-23-125-017

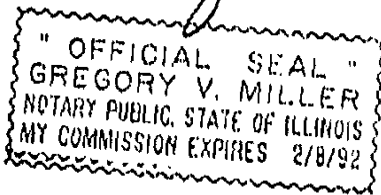
HEREBY DECLARES THAT all of the rights of the said Buyers are hereby forfeited and extinguished, and that all payments made by said Buyers under the said Articles of Agreement for Warranty Deed will be retained by Seller pursuant to their rights under said Articles of Agreement for Warranty Deed and that all rights and interests of Leslie F. Spencer and Nancy Spencer, as Buyers thereunder, are hereby forfeited and declared null and void.

IN WITNESS WHEREOF, RUBY HORTON-HORACE, has set her hand and seal at Chicago, Illinois this 1st day of March _____ 1990.

X Ruby Horton-Horace
RUBY HORTON-HORACE
Horton

SUBSCRIBED AND SWORN TO ME
BEFORE THIS 1st DAY
OF March 1990

Gregory V. Miller
NOTARY PUBLIC



30097333

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

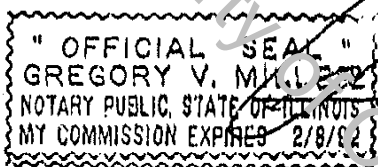
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Ruby Horton-Horace 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 acknowledge that they signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and seal, this 1 day of March 1990.



Gregory V. Miller
Notary Public

DEPT-01 RECORDING \$14.25
T#3333 TRAN 0313 03/02/90 12:23:00
#9217 + C *-90-097383
COOK COUNTY RECORDER

90097383

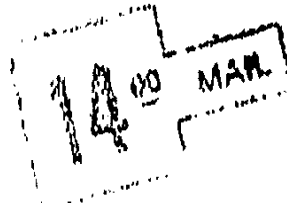
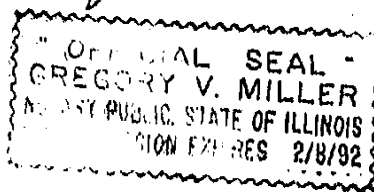
AFFIDAVIT OF SERVICE

Samuel Gray being duly sworn on oath deposes and says that on the 1st day of March 1990, served a copy of the DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED DATED JULY 1, 1987, by personally delivering a copy thereof to Leslie F. Sporer and Nancy Sporer

Samuel Gray

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 1st DAY
OF March 1990.

Gregory V. Miller
NOTARY PUBLIC



90097383

UNOFFICIAL COPY

Matt To: WILLIAMS, MILLER & HENNINGSON
ATTORNEYS AT LAW
9415 SOUTH STATE STREET
CHICAGO, ILLINOIS 60619



Property of Cook County Clerk's Office
30097883