

# UNOFFICIAL COPY

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

90312509

To: FLOSSIE WATTS and all persons  
claiming rights under her  
of Chicago, in the County of Cook  
State of Illinois  
This Declaration, made this 29th day of June  
1990, WITNESSETH:

Whereas, by a contract in writing made and entered into on the  
10th day of July, 1985, BY AND BETWEEN  
Idella T. Bullard and Flossie Watts  
Idella T. Bullard  
of Chicago, in the County of Cook, and  
State of Illinois, (hereinafter called Seller), and  
Flossie Watts

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 Seller County, Illinois, on the  
10th day of July, 1985, in Book UNRECORDED on page \_\_\_\_\_, as document No.  
\_\_\_\_\_, Purchaser, in consideration that Seller would convey to Purchaser the following described  
land, situated in the County of \_\_\_\_\_, State of Illinois, viz:

Lot 2 in Block 5 in Bernum Grove Subdivision of the 42.7  
acres, the North half of Lot 2 of the West one half of the  
Northeast one quarter of Section 21, Township 38 North,  
Range 14, East of the 3rd Principala Meridian in Cook  
County, Illinois.

Commonly known as: 6610 S. Yale Avenue  
Chicago IL 60621

90312509

P.I.N. Numbers 20-21- 215- 014-0000 Volume 431

covenanted and agreed to pay to Seller the sum of Seven Thousand (\$7,000.)

Seven Thousand Dollars,  
as follows:

Twelve Hundred fifty dollars down and the balance in monthly  
installments of \$100.00 or more until paid in full.

and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land  
subsequent to the year

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 Four Thousand Five Hundred  
dollars (\$4,500.00) having paid no money whatsoever from January,  
1986 to date and moreover, purchaser has moved out of the premises.

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.

Idella T. Bullard (SEAL)  
Idella T. Bullard

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

\_\_\_\_\_  
(SEAL)

This instrument was prepared by Mildred J. Shaifer, 310 E 38th Street Chgo  
(NAME AND ADDRESS)

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Property of Cook County Clerk's Office

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DECLARATION OF FORFEITURE  
(Illinois)

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FORM NO. 1122  
April 1980

9 9 2 5 0 7

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

To: \_\_\_\_\_  
of \_\_\_\_\_, in the County of \_\_\_\_\_  
State of \_\_\_\_\_

This Declaration, made this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_, WITNESSETH:

Whereas, by a contract in writing made and entered into on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, BY AND BETWEEN

of \_\_\_\_\_, in the County of \_\_\_\_\_, and  
State of \_\_\_\_\_, (hereinafter called Seller), and

Above Space For Recorder's Use Only

of \_\_\_\_\_, in the County of \_\_\_\_\_, and State of \_\_\_\_\_, (hereinafter called  
Purchaser), which contract was duly recorded in the recorder's office of \_\_\_\_\_ County, Illinois, on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, in Book \_\_\_\_\_, on page \_\_\_\_\_, as document No. \_\_\_\_\_  
Purchaser, in consideration that Seller would convey to Purchaser the following described  
land, situated in the County of \_\_\_\_\_, State of Illinois, viz:

covenanted and agreed to pay to Seller the sum of \_\_\_\_\_  
\_\_\_\_\_ Dollars,  
as follows:

and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land  
subsequent to the year \_\_\_\_\_

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 \_\_\_\_\_

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.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

This instrument was prepared by \_\_\_\_\_  
(NAME AND ADDRESS)

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Maggie P. Jenkins, a Notary Public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
Idella T. Bullard  
personally known to me to be the same person whose name is sub-  
scribed 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.

GIVEN under my hand and official seal, this 28th  
day of June 1920.

*Maggie P. Jenkins*  
Notary Public

Property of Cook County Clerk's Office



90312509

Declaration of Forfeiture

IDELLA T. BULLARD

TO

FLOSSIE WATTS

*Maggie P. Jenkins*  
*4750 S. Drexel Blvd*  
*Chicago IL 60615*

GEORGE E. COLE  
LEGAL FORMS