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To: SRETKO VINCIC and LUKA SUDAR

of City of Chicago, in the County of Cook
State of Illinois

91487934

This Declaration, made this 18th day of September
1991, WITNESSETH:

Whereas, by a contract in writing made and entered into on the
22nd day of April, 1991, BY AND BETWEEN
Albany Bank & Trust Co. as Trustee under Trust
Agreement #11-4127

DEPT-01 RECORDING \$17.29
T74444 TRAN 0918 09/19/91 14:54:00
#0768 # D * - 91 - 487934
COOK COUNTY RECORDER

of Chicago, in the County of Cook, and
State of Illinois (hereinafter called Seller), and
Sketko Vincic and Luda Sudar

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
12th day of July, 1991, in Book 91-34-7649, on page
91-34-7649, as document No. 91-487934, Purchaser, in consideration that Seller would convey to Purchaser the following described
premises, situated in the County of Cook, State of Illinois, viz:

LOTS 29 AND 30 IN BLOCK 3 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO IN
SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

91487934

Permanent Real Estate Index Number(s): 12-24-310-015 and 13-24-310-016

Addresst(es) of premises: 3117-19 N. Kedzie, Chicago, Illinois

covenanted and agreed to pay to Seller the sum of Seventy Nine Thousand (\$79,000.00)

Dollars.

as follows: Thirteen Thousand Five Hundred (\$13,500.00) dollars at closing plus or minus
customary prorations, the balance of Sixty Five Thousand Two Hundred (\$65,200.00)
dollars at ten (10%) percent per year payable in monthly instalments of Five Hundred
Seventy Two (\$572.19) and 19/100 dollars plus 1/12 of annual tax bill within final
payment of principal and interest on or before November 1, 1992.

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 monthly instalments of the months of
JUNE, JULY, AUGUST and SEPTEMBER, 1991.

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.

Elias R. Sanchez (SEAL)

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

Marta de J. Sanchez (SEAL)

This instrument was prepared by Miguel I Reimon 2337 N. Milwaukee Ave., Chgo., Ill. 60647
(NAME AND ADDRESS)

17 29

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STATE OF ILLINOIS

ss.

COUNTY OF COOK

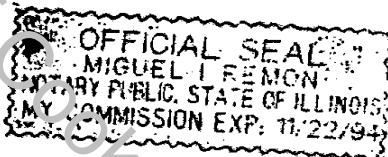
I, Miguel I. Remon, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elias R. Sanchez and Martha de Jesus Sanchez,
as beneficiaries of the Trust

personally known to me to be the same persons whose names are 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 18th day of September 19 91.

Miguel I. Remon
Notary Public



MAIL TO:

REMON & LOPEZ LAW OFFICES, P.C.
2337 N. Milwaukee Avenue
Chicago, Illinois 60647
TEL: (312) 235-8826

467334

Declaration of Forfeiture

TO

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

NOTICE OF DECLARATION OF FORFEITURE 4

Sretko Vindic) AT: C/O Cross Country Builders
and) 2601 W. Foster
Luka Sudar) Chicago, Illinois 60625

You are hereby notified that after due notice due to your failure to cure defaults cited in the NOTICE OF INTENTION TO FORFEIT the attached Declaration of Forfeiture, in accordance with paragraph 12 of the Articles of Agreement for Deed dated April 24, 1991, between Albany Bank & Trust Co. under Trust No. 11-4127, as Seller, and Sretko Vindic and Luka Sudar, as Purchasers, for the purchase of 3317-19 N. Kedzie, Chicago, Illinois, has been duly recorded on July 12, 1991, in Cook County Recorder of Deeds and all your rights and interests to said properties have been terminated and all your payments under said contract have been forfeited.

Said property is legally described as follows:

LOTS 29 AND 30 IN BLOCK 5 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-24-310-015 and 13-24-310-016

BY: Frank Lopez
ATTORNEY FOR CONTRACT SELLER

REMON & LOPEZ LAW OFFICES, P.C.
2337 N. Milwaukee Avenue
Chicago, Illinois 60647
TEL: (312) 235-8826
FIRM'S CODE: 13676

91457934

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AFFIDAVIT OF SERVICE

When served by a person not an officer

Frank Lopez

being duly sworn, on

oath deposes and says that on the 19th day of September

19 91 he served the within notice on the tenant named therein, as follows:

(1) by delivering a copy thereof to the within named tenant

(2) by delivering a copy thereof to

a person above the level of the kitchen, the dining room and in charge of the within described premises.

(3) by sending a copy thereof to said tenant by certified registered mail, with request for return of receipt from the addressee.

(4) by posting a copy thereof on the main door of the within described premises, no one being in actual possession thereof.

[Handwritten Signature]

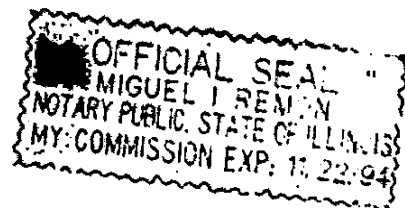
SUBSCRIBED and SWORN to before me this

19th day of September, 19 91.

91487934

[Handwritten Signature]

NOTARY PUBLIC



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Property of Cook County Clerk's Office

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NOTICE OF INTENTION TO FORFEIT

TO: Sretko Vincec and
Luka Sudar

You are hereby notified that in accordance with paragraph 15 of the Articles of agreement for Deed dated April 24, 1991, between Albany Bank & Trust Co. N.A. as Trustee under Trust agreement number 11-1127 dated April 22, 1983, as Seller, and Sretko Vincec and Luka Sudar, as Purchaser, for the purchase of 3317-19 N. Kedzie, Chicago, Illinois, you are hereby notified that due to your failure to make monthly payments as required under said instrument for the months of July and August, 1991, Seller shall declare a forfeiture of all payments made by you unless you pay the sum of One Thousand One Hundred Ninety Seven (\$1,197.68) dollars and 68/100 within thirty (30) days of August 17, 1991 the date of mailing by certified mail of this notice as per the terms of paragraph 18 of the Articles of Agreement hereinbefore cited. Said property is legally described as follows:

LOTS 29 AND 30 IN BLOCK 5 IN S.E. GROSS UNTER DEN LINDEN ADDITION TO CHICAGO IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BY: *Frank Lopez*

Attorney for contract/Seller

REMON & LOPEZ LAW OFFICES, P.C.
2337 N. Milwaukee Avenue
Chicago, Illinois 60647
TEL: (312) 235-8926
FIRM'S CODE: 13676

92487934

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

AFFIDAVIT OF SERVICE
When served by a person not an officer

Frank Lopez _____ being duly sworn, on
oath deposes and says that on the 17th day of August
19 91 he served the within notice on the tenant named therein, as
follows:

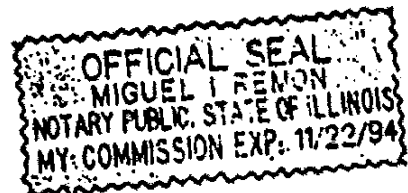
- (1) by delivering a copy thereof to the within named tenant
- (2) by delivering a copy thereof to _____
a person above the address of the within described premises
change of the within described premises.
- (3) by sending a copy thereof to said tenant by certified mail, with
request for return of receipt from the addressee.
- (4) by posting a copy thereof on the main door of the within described
premises, no one being an actual possessor thereof.

Frank Lopez

91487934

SUBSCRIBED and SWORN to before me this
17 day of August, 1991.

Miguel I Remon
NOTARY PUBLIC



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Property of Cook County Clerk's Office