

# UNOFFICIAL COPY

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## DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED

TO: GAVRIL MURESAN

DEPT-OF RECORDINGS \$15.00  
T91111 (MAN 3810 11/13/91 13:27:00  
46598 + A \* -91- 96988  
COOK COUNTY RECORDER

WHEREAS, on the 5th day of October, 1991, MIDWEST BANK AND TRUST COMPANY, under Trust Number 80 05 3340, as Seller under Articles of Agreement for Warranty Deed dated the 21st day of August, 1990 concerning the herein legally described property with GAVRIL SADEJ, as Purchaser, (hereinafter "Contract") served a copy of the attached NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT, such Notice being served by JOHN OYEN upon GAVRIL MURESAN.

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

Whereas, Purchaser has made no final payment on said Agreement for September 1, 1991, and there is now due and owing Seller the sum of \$93,168.44, which sum shall increase at the rate of \$37.01 per day to pay off the Articles of Agreement in their entirety.

WHEREAS, GAVRIL MURESAN, the Purchaser under said Contract has failed to cure the defaults set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

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NOW THEREFORE, MIDWEST BANK AND TRUST COMPANY, under Trust Number 80 05 3340, as Seller under that certain Articles of Agreement for Warranty Deed dated the 21st day of August, 1990 with GAVRIL MURESAN, as Purchaser, concerning the following described property:

LOT 22 IN BLOCK 3 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3017 N. Clybourn  
Chicago, Illinois 60618

P.I.N. 14 30 108 035

HEREBY DECLARES that all of the rights of said GAVRIL MURESAN, as Purchaser, under said Articles of Agreement for Warranty Deed are hereby forfeited and extinguished, and that all payments made by GAVRIL MURESAN, as Purchaser under said Articles of Agreement for Warranty Deed will be retained by Seller pursuant to their rights under said contract and that all of the rights of GAVRIL MURESAN, as Purchaser thereunder, are hereby forfeited.

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IN WITNESS WHEREOF, JESS E. FORREST, 4950 N. Harlem Avenue, Harwood Heights, Illinois, as agent and attorney for Seller, has herunto set his hand and seal this 4th day of November, 1991.

  
JESS E. FORREST

Subscribed and sworn to before me  
this 12 day of Nov, 1991.

  
Notary Public

Prepared by:

Jess E. Forrest  
4950 N. Harlem Avenue  
Harwood Hts., Il. 60656  
(708) 867-4800

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## AFFIDAVIT OF SERVICE

JOHN OYEN, being first duly sworn on oath, deposes and says that on the 12<sup>th</sup> day of November, 1991, he served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED by personally serving a copy thereof to ~~ADRIANA~~ ADRIANA MURESAN, wife of GAVRIL MURESAN at ~~3015 NORTH ROSEMOUNT, CHICAGO, IL.~~

JOHN OYEN

Subscribed and Sworn to before me

this 12 day of Nov, 1991.

Notary Public

" OFFICIAL SEAL "  
JESS E. FORREST  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/28/92