

# UNOFFICIAL COPY

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## DECLARATION OF FORFEITURE

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

WHEREAS, on the 4th day of October, 1991, Gabriel Loukaki and Soula Loukaki, as Seller under Articles of Agreement for Warranty Deed dated the 6th day of November, 1990 concerning the herein legally described property with Jordan Tsolakides and Kondylenia Tsolakides, 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 registered mail; and

WHEREAS, said Notice stated that Purchaser was in default under the provisions of the Contract as follows: Purchaser was required to make monthly payments toward the balance owed under the Contract in monthly installments of \$1,032.00 until paid; Purchaser ceased making payments on the 15th day of July, 1991 and has failed to pay any installments due thereafter, and there was due and owing the Seller the sum of \$2,064.00 for the period from August 15 through September 15, 1991; and

WHEREAS, Jordan Tsolakides and Kondylenia Tsolakides, 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.

NOW, THEREFORE, Gabriel Loukaki and Soula Loukaki, as Seller under that certain Agreement for Warranty Deed dated the 6th day of November, 1991 with Jordan Tsolakides and Kondylenia Tsolakides, as Purchaser, concerning the following described property:

Lots 10 and 11 (Except the East 7 feet thereof) in Block 6 in Young and Ryan's 2nd Addition to Harvey, being a subdivision of the South 35 acres of the East 1/2 of the West 1/2 of the North East 1/4 of Section 8, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
(Vacant Lot - 14622 S. Halsted, Harvey, IL)

and

Lot 7, 8 and 9 (excepting from each the East 7 feet thereof) in Block 6 in Young and Ryan's Second Addition to Harvey, a subdivision of the South 35 acres of the East half of the West half of the North East Quarter of Section 8, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

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11/13/2013

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Commonly known as: 14618-22 S. Halsted, Harvey, IL  
29-08-224-051

(hereinafter "Property"); and

HEREBY DECLARES that all rights of said Jordan Tsolakides and Kondylenia Tsolakides, Purchaser under said Articles of Agreement for Warranty Deed are hereby forfeited and extinguished and that all payments made by Jordan Tsolakides and Kondylenia Tsolakides, Purchaser under 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 the rights of Jordan Tsolakides and Kondylenia Tsolakides, as Purchaser thereunder, are hereby forfeited.

IN WITNESS WHEREOF, Gabriel Loukaki and Soula Loukaki have set their hands and seals at Chicago, Illinois this 16th day of November, 1991.

X Gabriel Loukaki  
Gabriel Loukaki

X Soula Loukaki  
Soula Loukaki

STATE OF ILLINOIS )  
                              ) ss  
COUNTY OF COOK    )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gabriel Loukaki and Soula Loukaki, 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, including the release and waiver of the right of homestead.

Given under my hand and seal, this 16<sup>th</sup> day of November, 1991.

Tassie Kouchis

OFFICIAL SEAL  
TASSIE KOUCHIS  
Notary Public, State of Illinois  
My Commission Expires 11-21-92

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JANE ...  
BIRSON ...  
Cook County Clerk's Office

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## AFFIDAVIT OF SERVICE

Gabriel Loukaki, being duly sworn on oath, deposes and says that on the 18<sup>th</sup> day of November, 1991, he served a copy of Declaration of Forfeiture and Extinguishment of all Rights of Purchaser Under Articles of Agreement for Warranty Deed upon Nagel & Gyarmathy, Ltd., attorneys for Jordan Tsolakides and Kondylenia Tsolakides, by personally delivering a copy thereof to 460 E. 162nd St., South Holland, IL 60473.

X Gabriel Loukaki

SUBSCRIBED AND SWORN TO  
before me this 16<sup>th</sup> day  
of November, 1991

Tassie Kouchis  
Notary Public



Cook County Clerk's Office

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11/15/2011  
11:00 AM  
11/15/2011  
11:00 AM

Property of Cook County Clerk's Office

1722 JALDIN  
CHICAGO, ILL 60612

11/15/2011

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## 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

TO: Jordan Tsolakides and Kondylenia Tsolakides  
c/o Nagel and Gyarmathy, Ltd.  
460 East 162nd Street  
South Holland, Illinois 60473

You are hereby notified that:

WHEREAS, on the 6th day of November, 1990 Jordan Tsolakides and Kondylenia Tsolakides (hereinafter "Purchaser") did enter into a certain Articles of Agreement for Warranty Deed (hereinafter "Contract") with Gabriel Loukaki and Soula Loukaki, (hereinafter "Seller") concerning the following described real estate:

Lots 10 and 11 (Except the East 7 feet thereof) in Block 6 in Young and Ryan's 2nd Addition to Harvey, being a subdivision of the South 35 acres of the East 1/2 of the West 1/2 of the North East 1/4 of Section 8, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
(Vacant Lot - 14622 S. Halsted, Harvey, IL)

and

Lot 7, 8 and 9 (excepting from each the East 7 feet thereof) in Block 6 in Young and Ryan's Second Addition to Harvey, a subdivision of the South 35 acres of the East half of the West half of the North East Quarter of Section 8, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
(14618-20 S. Halsted, Harvey, IL)

Commonly known as: 14618-22 S. Halsted, Harvey, IL  
29-08-224-051

(hereinafter "Property"); and

WHEREAS, Purchaser in the Contract agreed to pay the sum of \$150,000.00 for the Property with a down payment of \$35,000.00 on September 22, 1990 and the balance of \$115,000.00 in monthly installments of \$1,032.00 until paid; and

WHEREAS, the Contract provides in part that time is of the essence, and that in the event of Purchaser's default in any payment of principal and/or interest when due, or if Purchaser should fail to perform any of the other covenants of the Contract, then the Contract shall at the option of the Seller be forfeited and determined and any and all payments theretofore made by Purchaser shall be retained by Seller;

WHEREAS, Purchaser has ceased making payments on the 15th day of July, 1991 and has failed to pay any installments due

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thereafter, and there is now due and owing Seller the sum of \$2,064.00 for the period from August 15, 1991 to September 15, 1991.

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NOW, THEREFORE, Purchaser, you are hereby notified:

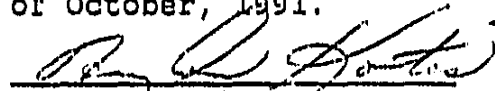
1. Unless all defaults under the Contract are cured on or before the 5th day of November, 1991, that it is the intention of Seller to declare all your rights under the Contract to be forfeited, and all payments made by you will be retained by Seller.

2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under an Act relative to Forcible Entry and Detainer, unless you remedy the aforesaid defaults on or before the 5th day of November, 1991.

IN WITNESS WHEREOF, Peter L. Regas of the law firm of Regas, Frezados & Harp, 111 West Washington St., Chicago, Illinois 60601, as agent and attorney for Gabriel Loukaki and Soula Loukaki, as hereunto set his hand and seal this 4th day of October, 1991.

  
PETER L. REGAS

SUBSCRIBED AND SWORN TO before me this 4th day of October, 1991.

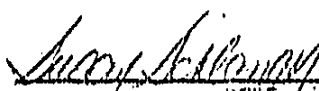
  
Notary Public



### AFFIDAVIT OF SERVICE

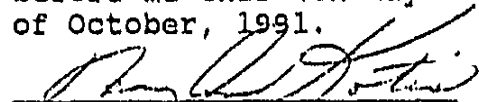
Sue Schlanger, being duly sworn on oath deposes and says that on the 4th day of October, 1991 she served a copy of NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER ARTICLES OF AGREEMENT FOR WARRANTY DEED AND NOTICE OF INTENTION TO FILE FORCIBLE DETAINER SUIT upon Jordan Tsolakides and Kondylenia Tsolakides, by sending a copy thereof to the last known address of: c/o Nagel and Gyarmathy, Ltd., 460 East 162nd Street, South Holland, Illinois 60473 by registered mail.

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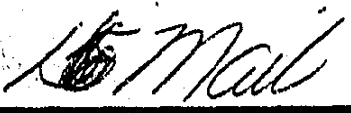
  
DEPT-01 RECORDING

\$16.50

SUBSCRIBED AND SWORN TO before me this 4th day of October, 1991.

  
Notary Public

199222 TRAN 2777 11/27/91 14:42:00  
" OFFICIAL SEAL " #3488 # B \*--91-625250  
MARY ANN KOTIS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/18/92  
COOK COUNTY RECORDER





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Return to:

Peter L. Regas  
111 W. Washington, #1025  
Chicago IL 60602