

DECLARATION OF FORFEITURE  
(Illinois)

UNOFFICIAL COPY 3 8

91123338

CAUTION: Use as a lawyer before using or being under this form.  
All warranties including merchantability and fitness, etc., are void.

To: Oscar Prince Glasper  
5527 S. Peoria Street  
Chicago, in the County of Cook  
State of Illinois  
This Declaration, made this 10th day of March  
19 91, WITNESSETH:

DEPT-91 REC-CLERK  
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COOP - REC - RECORDER

1st Whereas, by a contract in writing made and entered into on the  
day of September, 19 82, BY AND BETWEEN  
William Cannon  
4550 S. Michigan Avenue  
Chicago, in the County of Cook  
State of Illinois, (hereinafter called Seller); and

Above Space For Recorder's Use Only

Oscar Prince Glasper  
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  
Sept. day of 19 82, in Book \_\_\_\_\_, on page \_\_\_\_\_, as document No.  
26339982. Purchaser, in consideration that Seller would convey to Purchaser the following described  
land, situated in the County of Cook, State of Illinois, viz:

The south 17 ft of lot 14 and the North 7 2/3 ft of Lot 15, and the  
North 1 inch of the East 40 2/3 ft of the South 7 1/3 ft of Lot 15, in  
Block 2 in Eames Subdivision of the Northeast 1/4 of Section 17,  
Township 38 North, Range 14 East of the 3rd Principal Meridian, in  
Cook County, Illinois commonly known as:

5527 S. PEORIA STREET  
Chicago, IL 60621

20-17-206-008-0000

covenanted and agreed to pay to Seller the sum of Ten thousand (\$10,000.00)  
\$10,000.00

as follows: One Thousand (\$1,000.00) Down and Dollars,  
Two Hundred Fifty (\$250.00) or more per month covering  
principal, interest, real estate taxes and insurance. The  
first payment to fall due October 15, 1982  
Interest rate 12%

and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land  
subsequent to the year 1982

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  
Two Hundred Fifty (\$250.00) for the past 12 months, allowing all  
credits and waivers. The total amount demanded by the Thirty Day  
Notice of Default, in the sum of \$3,000.00 has not been paid;

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.

William Cannon (SEAL)  
William Cannon

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

(SEAL)

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

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