

# UNOFFICIAL COPY

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## DECLARATION OF FORFEITURE

### DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER

#### INSTALLMENT CONTRACT FOR DEED

Whereas, on the 3rd day of February, 1992, STEPHEN C. MEDRANO and LILIBETH B. MEDRANO, as Seller under Installment Contract for Deed dated the 10th day of December, 1991, concerning the herein legally described property with NIKOLA ZEJAVAC, as Purchaser, (herein "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 PURSUANT TO Ill. Rev. Stat., C. 110, P. 9-104.2, such Notice being served by Certified Mail and

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

Failure to pay installments 1/92 through 2/92; and

Whereas, NIKOLA ZEJAVAC 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, STEPHEN C. MEDRANO and LILIBETH B. MEDRANO, as Seller under that certain Installment Contract for Deed dated the 10th of December, 1991 with NIKOLA ZEJAVAC, as Purchaser, concerning the following described property:

Commonly known as:

Lot 32 in Block 2 in W. F. Kaiser and Company's 5th Addition to Arcadia Terrace being a Subdivision of the East Half of the West half of the South West Quarter of the North West Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

6033 N. Claremont  
Chicago, IL 60659

PIN # 14-06-115-009-0000

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HEREBY DECLARES that all of the rights of the said NIKOLA ZEJAVAC, as Purchaser, under said Installment Contract for Deed are hereby forfeited and extinguished, and that all payments made by NIKOLA ZEJAVAC, as Purchaser under said Installment Contract for Deed, will be retained by Seller pursuant to their rights under said will and that all of the rights of NIKOLA ZEJAVAC, as Purchaser thereunder, are hereby forfeited.

In Witness Whereof, STEPHEN C. MEDRANO and LILIBETH B. MEDRANO, have set their hands and seals at CHICAGO, Illinois this 23<sup>rd</sup> day of MARCH, 1992.

Stephen C. Medrano  
STEPHEN C. MEDRANO

Lilibeth B. Medrano  
LILIBETH B. MEDRANO

c:\peterman\medrano.dof

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## WARNING NOTICE/DEMAND FOR POSSESSION

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 PURSUANT TO ILL. REV. STAT., c. 110, Paragraph 9-104.2.

TO: Nikola Zejavac  
6033 N. Claremont  
Chicago, IL 60659

You are hereby notified that:

Whereas, on the 10th day of December, 1991, Nikola Zejavac (hereinafter "Purchaser") did enter into a certain Installment Contract for Deed (hereinafter "Contract") with Stephen C. Medrano and Lilibeth B. Medrano (hereinafter "Sellers"), which Contract was not recorded.

### LEGAL DESCRIPTION

Commonly known as:

Lot 32 in Block 2 in W. F. Kaiser and Company's 5th Addition to Arcadia Terrace being a Subdivision of the East Half of the West Half of the South West Quarter of the North West Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

(hereinafter "Property"); and

Whereas, Purchaser in the Contract agreed to pay the sum of \$250,000 for the Property in monthly installments of \$1938.41 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 Purchase 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 ceased making payments on the 1st day of January, 1992 and has failed to pay any installments due thereafter, and there is now due and owing Seller the sum of \$4,280.24 for principal, interest and taxes, for the period from January 1, 1992 to February 29, 1992; and

Whereas, pursuant to the provisions of Ill. Rev. Stat., c. 110, para. 9-104.2, demand for possession is hereby made upon you for possession if you fail to cure the defaults herein set forth

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by the time herein set forth.

Now, Therefore, Purchaser, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 3rd day of March, 1992, 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.

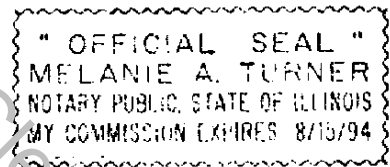
2. That it is the intention of Seller to institute proceedings to evict you from possession of the Property under the act relating to forcible entry and detainer, unless you remedy the aforesaid defaults on or before the 3rd day of March, 1992.

3. Demand is hereby made of you for possession of the Property.

In Witness Whereof, William C. Peterman of the firm Peterman and Bohn, 221 N. LaSalle Street, Suite 2238, Chicago, Illinois, as agent and attorney for Stephen C. Medrano and Lilibeth B. Medrano, has hereunto set his hand and seal this 3rd day of February, 1992.

William C. Peterman  
William C. Peterman

Subscribed and Sworn to before me  
this 3rd day of February,  
1992.



Melanie A. Turner  
NOTARY PUBLIC

### AFFIDAVIT OF SERVICE

William C. Peterman, being duly sworn on oath deposes and says that on the 3rd day of February, 1992, 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 PURSUANT TO Ill. Rev. Stat., c. 110, para. 9-104.2, upon Nikola Zejavac by sending a copy thereof to the last known address of the said Nikola Zejavac by certified mail with request for return receipt from the addressee.

William C. Peterman  
William C. Peterman

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Subscribed and Sworn to before me  
this 20th day to Felony,  
1992.

Melanie A. Turner  
NOTARY PUBLIC

" OFFICIAL SEAL "  
MELANIE A. TURNER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/30/94

Property of Cook County Clerk's Office

DEPT. OF RECORDS & CLERK  
12227 12th Street, Chicago, IL 60605  
312-744-2000  
92-201531  
CLERK OF COURT RECORDS

9.51.50



WILLIAM C. PETERMAN  
221 N CASALLE, #222F  
CHICAGO, IL 60601

3/50

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