

# UNOFFICIAL COPY

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

WHEREAS, on the 5<sup>th</sup> day of June, 1993, James R. Myers, Jr. and Denise M. Myers, his wife, as Sellers under Installment Agreement for Deed dated the 2nd day of June, 1991 concerning the herein legally described property with Paul Hall as Purchaser, (hereinafter "Contract") served a copy of the attached Notice of Intention to Declare Forfeiture of All Rights Under Installment Agreement for Deed and Notice of Intention to File Forcible Detainer Suit, such Notice being served by First Class U.S. Mail and by Certified Mail to Paul Hall, Inmate # B39337, vienna Correctional Center, P.O. Box 200, Vienna, IL 62995.

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

WHEREAS, Purchaser has failed to meet the payment schedule and now owe approximately \$239,742.25, including interest, real estate taxes advanced by Sellers and payments for future real estate taxes to be held in escrow.

WHEREAS, Purchaser is in serious arrears, the balloon payment due on or before December 1, 1992 in the Contract has passed without payment of the balance.

WHEREAS, Paul Hall, the Purchaser under said Contract, has failed to cure the defaults set forth in said Notice and more than thirty (3) days have elapsed from the date of service.

NOW, THEREFORE, James R. Myers, Jr. and Denise M. Myers, his wife, as Sellers under the Contract concerning the following described property:

Lot 82 The Trails of Olympia Fields Phase 1, a subdivision situated in part of the Northeast ¼ of Section 14, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent real estate tax index number: 31-14-204-028

Commonly known as: 20136 Oregon Trail, Olympia Fields, IL 60461 93569623

hereby declares that all of the rights of the said Paul Hall as Purchaser under the Contract, are hereby forfeited and extinguished, and that all payments made by Paul Hall as Purchaser under said Contract will be retained by Sellers pursuant to their rights under said Contract and that all of the rights of Paul Hall, as Purchaser thereunder, are hereby forfeited.

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\*93-569623  
COOK COUNTY RECORDER

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IN WITNESS WHEREOF, James R. Myers, Jr. and Denise M. Myers, his wife, 7439 W. 163rd Place, Tinley Park, IL 60477, have set their hand and seal at Tinley Park, Illinois this 7<sup>th</sup> day of July, 1993.

James R. Myers Jr.  
James R. Myers, Jr.  
Denise M. Myers  
Denise M. Myers

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R. Myers, Jr. and Denise M. Myers, 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.

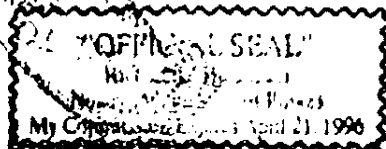
GIVEN under my hand and official seal, this 7<sup>th</sup> day of July, 1993.

Richard White  
Notary Public

Mail to:  
Prepared by:

HUTCHISON & ANDERS  
16850 S. OAK PARK AVENUE  
TINLEY PARK, IL 60477  
(708) 532-7100

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