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DECLARATION OF FORFEITURE AND ESTINGUISHMENT
OF ALL RIGHTS OF PURCHASERS UNDER ARTICLES OF
AGREEMENT FOR WARRANTY DEED

Whereas, on the 12th day of July, 1993, Frank J. Dombrowski and Violet M. Dombrowski, as Sellers under Articles of Agreement for Warranty Deed dated 15th day of June, 1989, concerning the herein legally described property with Edward Mazzei, Jr. and Nicholas Torres, as Purchasers, (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 Certified Mail and

Whereas purchasers ceased making payments on the 1st day of May, 1990, and have failed to pay any installments due thereafter, and there is now due and owing sellers the sum of \$15,074.11 plus interest and costs including both court and attorney fees for the period from 4-1-1990 to present.

Whereas, Edward Mazzei, Jr. and Nicholas Torres, the purchasers under said Contract have failed to cure the default set forth in said Notice and more than thirty (30) days have elapsed from the date of service.

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Now, therefore, Frank J. Dombrowski and Violet M. Dombrowski, as Sellers under that certain Articles of Agreement for Warranty Deed dated June 15th, 1993, with Edward Mazzei, Jr. and Nicholas Torres, as Purchasers, concerning the following described property:

Lot 33 and Lot 34 (Except the East 2 feet thereof) in Block 11 in Hawthorne Land and Improvement Company's Addition to Morton Park, being the East 1/2 of the Northwest 1/4 of Section 28, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 16-28-122-022 & 16-28-122-023

(Commonly known as 5328-30 W. 25th Street, Cicero, Illinois 60650

. DEPT-01 RECORDINGS \$23.50
. T#7777 TRAN 5843 08/25/93 11:23:00
. #9370 # *-93-672282
. COOK COUNTY RECORDER

HEREBY DECLARES that all of the rights of the said Edward Mazzei, Jr. and Nicholas Torres, as Purchasers, under said Articles of Agreement for Warranty Deed, are hereby

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COOK COUNTY CLERK'S OFFICE
100 NORTH WASHINGTON STREET
CHICAGO, ILLINOIS 60601
TEL: (312) 321-1000

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 20__.

 Clerk of Cook County

COOK COUNTY CLERK'S OFFICE
 100 NORTH WASHINGTON STREET
 CHICAGO, ILLINOIS 60601
 TEL: (312) 321-1000

Property of Cook County Clerk's Office

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forfeited and extinguished, and that all payments made by Edward Mazzei, Jr. and Nicholas Torres, as Purchasers under said Articles of Agreement for Warranty Deed, will be retained by Sellers pursuant to their rights under said Articles of Agreement for Warranty Deed and that all of the rights of Edward Mazzei, Jr. and Nicholas Torres as Purchasers thereunder, are hereby forfeited.

In Witness Whereof, Frank J. Dombrowski and Violet M. Dombrowski, have set their hands and seals at Cicero, Illinois this 12th day of August, 1993.

Frank J. Dombrowski

Frank J. Dombrowski

Violet M. Dombrowski

Violet M. Dombrowski

State of Illinois } ss
County of Cook }

I, the undersigned, a Notary Public, in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT Frank J. Dombrowski and Violet M. Dombrowski, 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 12th day of August, 1993.

"OFFICIAL SEAL"
Thomas J. Soehlke
Notary Public, State of Illinois
My Commission Expires 7/21/95

Thomas J. Soehlke

Notary Public

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Affidavit of Service

Martin J. Drechen, Attorney at Law, being duly sworn on oath deposes and says that on the 12th day of August, 1993, he served copy of Declaration of Forfeiture and Extinguishment of all rights of Purchasers Under Articles of Agreement for Warranty Deed upon Edward Mazzei, Jr. and Nicholas Torres, by sending a copy thereof to the last known address of the said persons by certified mail with request for return receipt from the addressee.

Martin J. Drechen
Martin J. Drechen

Subscribed and Sworn to before me this 12th day of August, 1993.

Thomas J. Soehlke

Notary Public
Martin J. Drechen
Attorney at Law
2528 S. Austin Blvd.,
Cicero, Il. 60650
(708) 863-3667
Atty Code: 22251

"OFFICIAL SEAL"
Thomas J. Soehlke
Notary Public, State of Illinois
My Commission Expires 7/21/95

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Property of Cook County Clerk's Office

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111 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 309-3000 FAX: (773) 309-3001
WWW.COOKCOUNTYCLERK.COM

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