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To: Donna Sumegi, Christina Sumegi and
John Erickson City
of Chicago in the County of Cook
State of Illinois

DEPT-01 RECORDING \$25.50
T4444 TRAN 4181 02/11/93 13:27:00
#5939 * -93-114826
COOK COUNTY RECORDER

This Declaration, made this _____ day of _____
19 93, WITNESSETH:

Whereas, by a contract in writing made and entered into on the
15th day of January 1992 BY AND BETWEEN
Lee Feist and David Hayes, beneficiaries of
Avenue Bank & Trust Company Trust No. 4454
of Oak Park in the County of Cook and
State of Illinois (hereinafter called Seller), and
Donna Sumegi, Christina Sumegi and John Erickson

93114826

Above Space For Recorder's Use Only

of 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
18th day of February 19 92 in Book _____ on page _____ as document No.
92099372 Purchaser, in consideration that Seller would convey to Purchaser the following described
premises, situated in the County of Cook, State of Illinois, viz:

*a memorandum of

SEE ATTACHED EXHIBIT "A"

14-05-110-000-0000

93114826

Permanent Real Estate Index Number(s): _____

Address(es) of premises: 6216-26 N. Greenview, Chicago, Illinois

covenanted and agreed to pay to Seller the sum of Two Hundred Forty Thousand and no/100
(\$240,000) Dollars.

as follows: \$20,000 at initial closing and \$220,000 payable at 10% interest over 36
months amortized over 30 years with a balloon payment of \$216,063.61 on February 1, 1995.

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

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 amounts due since August, 1992,
currently in excess of \$14,000.

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.

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



David J. Hayes (SEAL)

David J. Hayes for
Lee Feist (SEAL)

This instrument was prepared by Lauren S. Rosenthal, 120 S. Riverside, #1150, Chicago, IL
NAME AND ADDRESS.

25/93

UNOFFICIAL COPY

STATE OF Illinois /

COUNTY OF Cook /

I, Lauren S. Rosenthal a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Hayes

personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of January 1993

Lauren S. Rosenthal
Notary Public

Property of Cook County Clerk's Office

9314826

Declaration of Forfeiture

TO

GEORGE E. COLE
LEGAL FORMS

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EXHIBIT "A"

LOT 88 IN EDGEWATER PARK, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 26 RODS AND 11 FEET) OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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