

DECLARATION OF FORFEITURE
(Article)

UNOFFICIAL COPY 93118646

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

To: ARTHUR THOMAS
of the City
of Chicago, in the County of Cook,
State of Illinois

This Declaration, made this 19th day of January,
1993, WITNESSETH:

Whereas, by a contract in writing made and entered into on the
5th day of June, 1992, BY AND BETWEEN
LAWRENCE K. SPINO
of the Village
of Melrose Park, in the County of Cppl, and
State of Illinois, (hereinafter called Seller), and
ARTHUR THOMAS of the City

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
25th day of September, 1992, in Book _____, on page _____, as document No.
92-715290, Purchaser, in consideration that Seller would convey to Purchaser the following described
land, situated in the County of Cook, State of Illinois, viz:

Lot 9 in Block 9 in E.L. Brainerd's Subdivision of
Blocks 1 to 16 in Telford Burnham's Subdivision (Except
Blocks 1 and 8 thereof) of the West 1/4 of the Northwest
1/4 of Section 5, Township 37 North, Range 14 East of the
Third Principal Meridian, in Cook County, Illinois.

P.I.N. 25-05-119-022-0000
8940 S. Loomis
Chicago, Illinois 60620

DEPT-01 RECORDING \$3.50
T#3333 TRAN 8405 02/16/93 10:47:00
#6366 # *93-118646
COOK COUNTY RECORDER

93118646

covenanted and agreed to pay to Seller the sum of \$51,000.00

Sixty One Thousand and No/100----- Dollars,
as follows: \$3,000.00 on or before May 29, 1992 and \$591.05 per month
beginning July 1, 1992 and a like sum on the first of the month every
month thereafter until January 1, 2000 at which time seller shall
deliver to buyer a warranty deed and buyer shall deliver to seller his
note for the balance remaining due

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

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 Seller hereby declares 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)



Lawrence K. Spino 2350 (SEAL)
Spino Enterprises, Inc.
BY: Lawrence K. Spino, (SEAL)
President

This instrument was prepared by Matthew Song, 185 N. Wabash, #1216, Chicago, IL
(NAME AND ADDRESS) 60606

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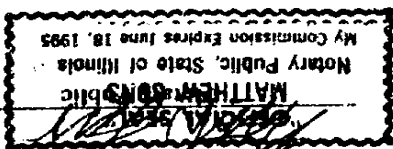
Declaration of Forfeiture

TO

LEGAL FORMS

GEORGE E. COLE

949357235



day of Feb. 1993

949

GIVEN under my hand and official seal, this...
therein set forth.
instrument, as free and voluntary act, for the uses and purposes
and acknowledged that he signed, sealed and delivered the said
scribed to the foregoing instrument, appeared before me this day in person,
personally known to me to be the same person whose name is sub-

LAWRENCE K. SPINO
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

a Notary Public

Matthew Spino

STATE OF ILLINOIS
COUNTY OF COOK