

DECLARATION OF FORFEITURE
(Illinois)

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94777804

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To: SERGIO E. GARCIA and JOSE F. GARCIA

of FOREST PARK, in the County of COOK
State of ILLINOIS

This Declaration, made this 2nd day of SEPTEMBER
19 94 WITNESSETH:

DEPT-01 RECORDING 923.50
T86666 TRAM 0962 09/02/94 15:32:00
07169 LC # 94-777804
COOK COUNTY RECORDER

Whereas, by a contract in writing made and entered into on the
2nd day of MARCH, 19 93, BY AND BETWEEN
HOWARD WILLAND and KATHLEEN WILLAND

of KEY COLONY BEACH, in the County of _____, and
State of FLORIDA, (hereinafter called Seller), and

Above Space For Recorder's Use Only

SERGIO E. GARCIA and JOSE F. GARCIA

of FOREST PARK, 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
day of _____, 19 _____, in Book _____, on page _____, as document No. _____

Purchaser, in consideration that Seller would convey to Purchaser the following described
premises, situated in the County of COOK, State of Illinois, viz:

LOT 23 (EXCEPT THE EAST 15 FEET THEREOF) AND LOTS 24 AND 25
IN BLOCK 18 IN SUBDIVISION OF BLOCK 4, THE NORTH 188.95 FEET OF THE EAST 197.10
FEET OF BLOCK 5; BLOCK 6 THE SOUTH WEST 1/4 OF BLOCK 7, BLOCKS 8,
15, AND 18, (EXCEPT THE WEST 50 FEET OF THE SOUTH 125 FEET THEREOF)
ALL IN JOS K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH
EAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTH
WEST 1/4 LYING SOUTH EAST OF THE CENTER OF THE DES PLAINES AVENUE
IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 15-13-24-037

Address(es) of premises: 7535 WEST ROOSEVELT ROAD, FOREST PARK, ILLINOIS 60130

covenanted and agreed to pay to Seller the sum of TWO HUNDRED TWENTY- FOUR THOUSAND DOLLARS
and NO/CENTS (\$224,000.00) ----- Dollars,

as follows:

FIFTY SIX THOUSAND DOLLARS (56,000.00) DOWN AND ONE-HUNDRED SIXTY- EIGHT
THOUSAND DOLLARS (\$168,000.00) AT NINE PERCENT (9%) INTEREST WITH
MONTHLY PAYMENTS UNTIL PAID IN FULL. APRIL, 1998.

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 _____

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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)

Howard Willand (SEAL)
HOWARD WILLAND

Kathleen Willand (SEAL)
KATHLEEN WILLAND

This instrument was prepared by BRUCE A. DICKMAN, 134 N. LASALLE, CHICAGO, IL. 60602
(NAME AND ADDRESS)

Mail to [arrow]

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STATE OF IL

COUNTY OF COOK

I, Bruce Dickman

Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Norman & Kathleen Willard

personally known to me to be the same person whose name

subscribed to the foregoing instrument, appeared before me this day in person,

and acknowledged that he signed, sealed and delivered the said

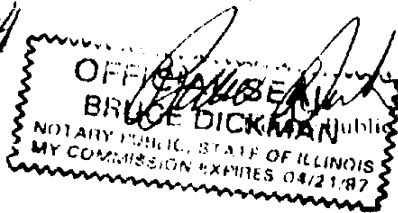
instrument, as his free and voluntary act, for the uses and purposes

therein set forth.

GIVEN under my hand and official seal, this 2nd

day of Sept

1994



Property of Cook County Clerk's Office

94777801

Declaration of Forfeiture

TO

GEORGE E. COLE
LEGAL FORMS