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94850409

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To: HART MOORE
1043 Bohland
of City of Bellwood in the County of Cook
State of Illinois

This Declaration, made this _____ day of September
19 94, WITNESSETH:

Whereas, by a contract in writing made and entered into on the
23rd day of December, 19 91, BY AND BETWEEN
EARL DORSEY

DEPT-01 RECORDING \$23.00
T87777 TRAN 8698 09/30/94 14116100
#2574 # DW # -94-850409
COOK COUNTY RECORDER

of City of Chicago in the County of Cook, and
State of Illinois (hereinafter called Seller), and
HART MOORE, 1043 Bohland

Above Space For Recorder's Use Only

of City of Bellwood 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:

Lots 1, 2 and 3 (except the West 22 feet thereof) in Block 3 in Austin Heights, a
Subdivision of Blocks 1, 2, 3, and 4 of A. J. Knisely's Addition to Chicago, being
a Subdivision of part of the North East 1/4 of Section 17, Township 39 North, Range
13 East of the Third Principal Meridian, lying North of the South 108 acres of said
North East 1/4 of said Section 17, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 16-17-203-011 **94850409**

Address(es) of premises: 5701-05 West Madison, Chicago, Illinois

covenanted and agreed to pay to Seller the sum of TWO HUNDRED THOUSAND & No/100 Dollars

----- (\$200,000.00) ----- Dollars,

as follows: Payments to commence May 1, 1992 monthly thereafter for five (5) years at
the rate of 1,755.16 per mo., on basis of 30 year amortization at 10% with balloon
payment at the end of five (5) years. Said payment includes principal and interest,
with interest at the rate of 10 percent per annum.

and further covenanted to pay all taxes, assessments or impositions that should be legally levied upon said land
subsequent to the year 1991

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 the monthly installment payments and
the real estate taxes as provided in the Agreement.

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.

x Earl Dorsey (SEAL)
EARL DORSEY

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

This instrument was prepared by Markoff, Krasny, Goldman & Grant, 134 N. LaSalle St. - #1717
(NAME AND ADDRESS) Chicago IL 60602

Box 95

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STATE OF Illinois
COUNTY OF Cook

I, Neva H. Seymour, a Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Carl Horsey
personally known to me to be the same person whose name Carl sub-
scribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said
instrument, as free free and voluntary act, for the uses and purposes
therein set forth.

GIVEN under my hand and official seal, this 20th
day of September 1994.

Neva H. Seymour
Notary Public



Property of Cook County Clerk's Office
34830709

Declaration of Forfeiture

TO

Box 95

GEORGE E. COLE
LEGAL FORMS