

DECLARATION OF FORFEITURE AND EXTINGUISHMENT
OF ALL RIGHTS OF PURCHASERS UNDER INSTALLMENT
AGREEMENT (ARTICLES OF AGREEMENT FOR DEED)

Whereas, on the 30th day of September, 1994, MELVIN J. LINK, through his attorney, Bonnie Spaccarelli Hannon, as Seller under an Installment Sale Contract (Installment Agreement for Warranty Deed) dated the 21st day of December, 1991, concerning the herein legally described property with LEONARD C. LINK and MARY D. LINK, as Purchasers, personally 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 personally by Bonnie Spaccarelli Hannon, Seller's attorney, at approximately 10:30 a.m. on September 30, 1994, in the presence of Sellers' attorney.

Whereas, said Notice stated that Purchasers were in default under the provisions of the Contract as follows:

Failure to make \$750.00 monthly payments due on the first of each month from April 1, 1994, through September, 1994, in the amount of \$4,500.00 and two additional payments through the present date, increasing the total amount of arrearage now to \$6,000.00; and

Failure to pay all accrued unpaid real estate taxes, homeowners insurance and interest accruing thereon in the amount of \$18,759.57; and

Failure to present a signed Quit Claim Deed to the Seller thereby evidencing surrender of possession of the premises and forfeiture of any and all alleged rights under said Contract; and

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DECLARATION OF FORFEITURE

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Whereas, LEONARD C. LINK AND MARY D. LINK, the Purchasers under said Contract have failed to cure the defaults set forth in said Notice and more than thirty (30) days have elapsed from the date of service and LEONARD C. LINK and MARY D. LINK have otherwise refused to cure the defaults set forth in said notice and, in fact, had purchased another residence in May of 1994 after abandoning the subject property.

And Whereas LEONARD C. LINK AND MARY D. LINK, the Purchasers under said Contract, in addition to having failed to cure the defaults set forth in said Notice after more than thirty (30) days have elapsed from the date of service and without making an offer to cure said defaults, have since filed an additional complaint for specific performance and recorded a Lis Pendens (see Case No. 94 M3 1640) and otherwise interfered with the business relationships of the Seller and further attempted to cloud or cause slander on the title of the said premises.

NOW, THEREFORE, MELVIN J. LINK, as Seller under that certain Installment Agreement (Articles of Agreement for Warranty Deed) dated the 21st day of December, 1991, with LEONARD C. LINK and MARY D. LINK, Purchasers, concerning the following described property:

LOT 10 IN BLOCK 5 IN HARPER'S LANDING UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 19 AND PARTS OF VACATED STREETS, VACATED ACCORDING TO DOCUMENT NUMBER 22650177 AND RESUBDIVISION OF PARTS OF BLOCKS 15, 18 AND 19 IN HOWIE IN THE HILLS UNIT 1, AND PARTS OF HOWIE IN THE HILLS UNIT 3, BOTH BEING SUBDIVISIONS IN SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

P.I.N. 02-19-319-010

Commonly known as: 1490 Port Arthur Court, Hoffman Estates
Illinois 60194

94994259

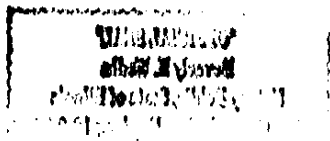
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DECLARATION OF FORFEITURE

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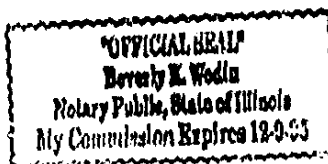
AFFIDAVIT OF SERVICE

I, BONNIE SPACCARELLI HANNON, being duly sworn on oath deposes and says that on the ^{29th} ~~15th~~ of November, 1994, served copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR DEED, upon Leonard C. Link and Mary D. Link, by sending a copy thereof to the last known address of the said Leonard C. Link and Mary D. Link, by certified mail with request for return receipt from the addressee.

Bonnie Spaccarelli Hannon
 BONNIE SPACCARELLI HANNON

Subscribed and Sworn to before me this ~~15th~~ ^{29th} day of November, 1994.

Beverly K. Wodla
 Notary Public



11-22-94 16:05
 RECORDING 27.00
 MAIL 0.50
 94994259

MAIL TO: Law Offices of
 Bonnie Spaccarelli Hannon, P.C.
 182 E. Dundee Road, Ste. 202
 BARRINGTON, IL 60010



COOK COUNTY,
 RECORDER
 JESSE WHITE
 ROLLING MEADOWS

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