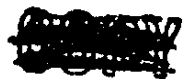


UNOFFICIAL COPY

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94100394

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASERS

DEPT-01 RECORDING \$25.50
T20013 TRAN 2639 01/31/94 09:27:00
4874 * -94-100394
COOK COUNTY RECORDER

Whereas, on the 21st day of September, 1993, Anna Trojan, Bohdan J. Trojan and Stephen M. Trojan, as Sellers under an Installment Agreement for Warranty Deed dated the 17th day of April, 1990, concerning the herein legally described property with Sherman Noble and Carolyn Pipkin, as Purchasers, (hereinafter "Contract") 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 PURSUANT TO 735 ILCS 5/9-104.1, such notice being served by Certified Mail with request for return receipt from addressee; and

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

1. Failure to make the August, 1993 and September, 1993 payments of \$1,321.51 and failure to make the real estate tax installment payments for said months; and

Whereas, Sherman Noble and Carolyn Pipkin, the Purchasers under said Contract have failed to cure the defaults set forth in said Notice and more than 30 days have elapsed from the date of service.

Now Therefore, Anna Trojan, Bohdan J. Trojan and Stephen M. Trojan, as Sellers under that certain Installment Contract for Warranty Deed, dated the 17th day of April, 1990 with Sherman Noble and Carolyn Pipkin, as Purchasers, concerning the following described property:

The East 18 feet (except the South 56 feet) of Lot 8 and Lot 9 (except the South 56 feet) in Gross Third Humboldt Park Addition to Chicago in the South East 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #16-01-405-045-0000

Commonly known as: 2601-03 W. Haddon, Chicago, Illinois 60622

HEREBY DECLARE that all of the rights of the said Sherman Noble and Carolyn Pipkin, as Purchasers, under said Installment Contract for Warranty Deed are hereby forfeited and extinguished, and that all payments made by Sherman Noble and Carolyn Pipkin, as Purchasers under said Installment Contract for Warranty Deed shall be retained by Sellers pursuant to their rights under said Contract and that all of the rights of Sherman Noble and Carolyn Pipkin, as Purchasers, as Purchasers thereunder, are hereby forfeited.

94100394

25/50
J.D.

UNOFFICIAL COPY

Y1109

RECORDER

OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COOK COUNTY
111 N. LAUREL STREET, CHICAGO, ILL. 60602

IN RE: [Illegible Name]
[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 4 1 0 0 9

In Witness Whereof, Anna Trojan, Bohdan J. Trojan and Stephen M. Trojan have set their hands and seals at Chicago, Illinois on this the _____ day of January, 1994.

Anna Trojan Bohdan J. Trojan
Stephen M. Trojan

State of Illinois }
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Anna Trojan, Bohdan J. Trojan and Stephen M. Trojan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of January, 1994.

Paul Kulas
Notary Public

" OFFICIAL SEAL "
PAUL KULAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1

94100394

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1904.

County of Cook, Illinois
Clerk of the County

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1904.

County of Cook, Illinois
Clerk of the County

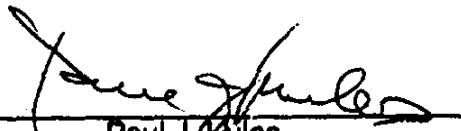
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1904.

UNOFFICIAL COPY

9 4 7 0 0 9 4

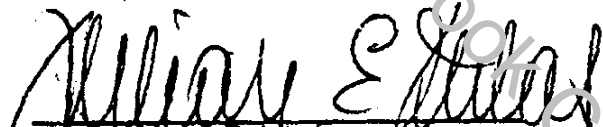
AFFIDAVIT OF SERVICE

31st Paul J. Kulas, being duly sworn on oath deposes and says that on the 31st day of January, 1994, Paul J. Kulas served a copy of Declaration of Forfeiture and Extinguishment of all Rights of Purchaser upon Sherman Noble and Carolyn Pipkin by sending a copy thereof to the last known address of the said Sherman Noble and Carolyn Pipkin by certified mail with request for return receipt from the addressee.

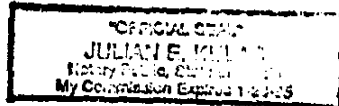


Paul J. Kulas

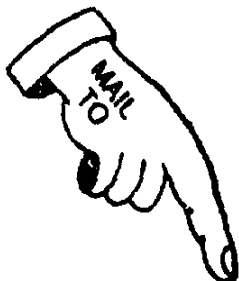
Subscribed and sworn to before me
this 31st day of January, 1994.



Notary Public



94100334



PAUL J. KULAS
2329 W. CHICAGO
CHICAGO, IL. 60622

UNOFFICIAL COPY

STATE OF ILLINOIS

IN SENATE,
January 10, 1911.
REPORT
OF THE
COMMISSIONERS OF THE
LAND OFFICE,
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 11, 1909.

Property of Cook County Clerk's Office

and related of that a bus or vehicle
shall be used to pass through and

PROPERTY

[Handwritten signature]
JAN 10 1911

[Handwritten mark]

[Handwritten notes]
A. N. E. J. A. T.
O. A. D. I. N. W. P. S. E.
S. S. I. O. N. N. O. A. D. I. N.