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STANDARD ILLINOIS
TITLE COMPANY
BOX 118

96040054

MAIL TO



- . DEPT-01 RECORDING \$33.00
- . T#0009 TRAN 0631 01/16/96 15:34:00
- . #2774 # RH *-96-040054
- . COOK COUNTY RECORDER

DECLARATION OF FORFEITURE

TO: Jose Ramirez and V. Oli Van
 Pozek D/B/A 5205-5207 W. 25th St.
 Partnership, an Illinois General
 Partnership
 5205-07 West 25th Street
 Cicero, Illinois 60650

WHEREAS, on or about December 6, 1995, John L. Janczur, as attorney for Alfonso Valencia, as Seller, under a certain Installment Agreement for Warranty Deed dated March 11, 1994, concerning the herein legally described property with Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St. Partnership, an Illinois General Partnership, as Purchaser, (hereinafter referred to as "contract") attempted to served a copy of the attached NOTICE OF DEFAULT pursuant to 735 ILCS 5/9-104.1, such notice being served on the party named above by certified mail and returned to sender, unclaimed; and

WHEREAS, said notice stated that Purchaser was in default under the provisions of the contract as follows:

- A. Purchaser has failed to perform those acts required under Paragraph 14, specifically to maintain the improvement in "good repair... includingroof" and
- B. Purchaser is in violation of Paragraph 24, wherein purchaser has been physically absent from the premises in excess of fifteen (15) days.

WHEREAS, Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St., Partnership, an Illinois General Partnership, the Purchaser under said contract, has failed to cure the default set forth in said Notice and more than thirty (30) days have elapsed from the date of said notice.

NOW, therefore, John L. Janczur, attorney for Alfonso Valencia, as Seller, under that certain Installment Agreement for Warranty Deed dated March 11, 1994, with Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St. Partnership, as Purchaser concerning the following described property:

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2025-10-20

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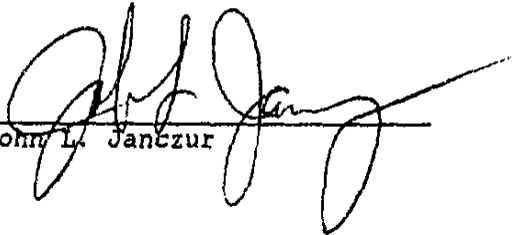
REC-100-9

THE WEST TEN INCHES OF LOT 2 AND ALL OF LOTS 3 AND 4 IN BLOCK 7 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY'S ADDITION TO MORTON PARK, BEING THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 5205-07 W. 25TH STREET, CICERO, ILLINOIS 60650
PIN: 16-28-127-016

HEREBY DECLARE that all of the rights of the said Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St. Partnership, as Purchaser under said Installment Agreement for Warranty Deed, are hereby forfeited and extinguished and that all payments made by Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St. Partnership, as Purchaser under said Installment Agreement for Warranty Deed will be retained by Seller pursuant to their rights under said Installment Agreement for Warranty Deed, and that all rights of Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St. Partnership, as Purchaser thereunder are hereby forfeited.

In Witness Whereof, John L. Janczur, attorney for Alfonso Valencia, has set his hand and seal at Chicago, Illinois, this 15th day of January, 1996.


John L. Janczur

Box 116
John Janczur

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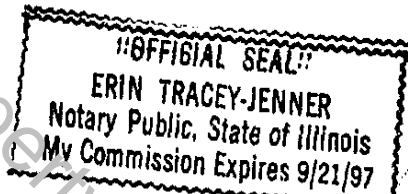
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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO CERTIFY THAT JOHN L. JANCZUR, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge 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 seal this 15th day of January, 1996



[Handwritten signature of Erin Tracey-Jenner]

Notary Public

AFFIDAVIT OF SERVICE

JOHN L. JANCZUR, being duly sworn on oath deposes and states that on the 15th day of January, 1996, he served a copy of the Declaration of Forfeiture upon Jose Ramirez and V. Oli Van Pozek, General Partners of 5205-5207 W. 25th St. Partnership, by delivery of same by certified mail with request for return receipt from the addressee, postage prepaid, mailed at Chicago, Illinois.

Subscribed and sworn before me
this 15th day of January, 1996.

[Handwritten signature of John L. Janczur]

Notary Public



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NOTICE OF INTENTION TO DECLARE FORFEITURE OF ALL RIGHTS UNDER INSTALLMENT AGREEMENT FOR WARRANTY DEED

Jose Ramirez and V. Oli Van Pozek
D/B/A 5205-5207 W. 25th St. Partnership,
an Illinois General Partnership
5205-07 West 25th Street
Cicero, Illinois 60650

YOU ARE HEREBY NOTIFIED THAT:

WHEREAS, on the 11th day of March, 1994, V. Oli Van Pozek General Partner of 5205-5207 W. 25th St. Partnership, an Illinois General Partnership, (hereinafter "Purchaser") did enter into Articles of Agreement for Deed (hereinafter "Contract") with Alfonso Valencia (hereinafter "Seller") which was recorded as document number 94502459, concerning the following legally described real estate:

The West ten inches of Lot 2 and all of Lots 3 and 4 in Block 7 in Hawthorne Land and Improvement Company's Addition to Morton Park, being the East 1/2 of the Northwest 1/4 of Section 28, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-28-127-016
CKA: 5205-07 W. 25th Street, Cicero, IL 60650

WHEREAS, Purchaser in the Contract agreed to maintain the improvement in "good repair...including...roof": and

WHEREAS, the Contract provides that "Reason to believe Buyer has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Buyer; and

WHEREAS, the Contract provides that the Purchaser shall be responsible for all reasonable attorney's fees incurred by Seller in enforcing the terms of this agreement; and

WHEREAS, the roof has not been maintained in good repair and in fact money provided by Seller to Buyer for such repair was never applied by Buyer for same. Failure to maintain the roof is a default in the performance of covenants under the Contract and such default if not cured by Buyer within 30 days shall constitute a breach of the Contract and Seller may elect to forfeit the Buyer's interest under the contract and retain any sums paid as liquidated damages; and

WHEREAS, abandonment is a default in the performance of the covenants of the Contract and as such is a breach of the Contract and the Seller may declare a forfeiture of Buyer's interest under the Contract and retain any money paid as liquidated damages.

WHEREAS, Seller has incurred attorney's fees for the Notice and other costs that were required due to Purchaser's defaults; and these fees to date are \$375.00.

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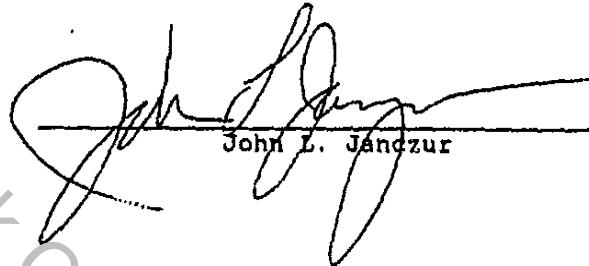
WHEREAS, pursuant to the provisions of 735 ILCS 5/9-104.1 and pursuant to paragraphs 14, 21, and 24 of the Contract, demand is hereby made upon you for possession if you fail to cure the defaults herein set forth by the time herein set forth.

NOW, THEREFORE, you are hereby notified:

1. Unless all defaults under the Contract are cured on or before the 5th of January, 1996, that it is the intention of the Seller to declare all your rights under the contract to be forfeited, and any payments made by you will be retained by Seller.

2. Demand is hereby made of you for possession of the property.

IN WITNESS WHEREOF, John L. Janczur, Attorney at Law, 120 North LaSalle Street, Suite 800, Chicago, Illinois 60602, as agent and attorney for Seller, has hereunto set his hand and seal this 5th day of December 1995.


John L. Janczur

Subscribed and Sworn to
before me this 5th
day of December, 1995.
1995.


Notary

"OFFICIAL SEAL"
IRENE E. CAREY
Notary Public, State of Illinois
My Commission Expires 1/31/97

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John L. Janczur
120 N. LaSalle St.
Suite 800
Chicago, IL 60602

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UNDELIVERED
RETURNED TO SENDER

12-14
12-23

CERTIFIED MAIL
Z 584 529
DEC 13 1995
06 SEC.

Jose Ramirez and V. Oli Van Pozek
D/B/A 5205-5207 W. 25th St. Partnership.
an Illinois General Partnership
5205-07 W. 25th Street
Cicero IL 60650

CHECK OFF HERE
NEW FOOD LABEL
DEC 13 1995
3.000000

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Keep the return address on the envelope to the right of the return address at all times.

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return the card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the zip number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
 - Restricted Delivery
- Consult postmaster for fee.

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to: Jose Ramirez and V. O. Van Pozeh, D/S/A 5205-5107 W. 25th St. Partnership, an Illinois General Partnership 5205-07 W. 25th Street Cicero, IL 60630		4a. Article Number 2 684 529 156
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured
5. Received By: (Print Name) 6. Signature: (Address or Agent) X		7. Date of Delivery 8. Addressee's Address (Only if requested and fee is paid) Domestic Return Receipt

Thank you for using Return Receipt Service.

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POSTNET

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