

UNOFFICIAL COPY

96316599

DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASE UNDER ARTICLES OF AGREEMENT FOR DEED

WHEREAS, on February 14, 1996, DAVID and ELAINE MENDOZA, Sellers, under Article of Agreement for Deed dated March 16, 1993 concerning the herein legally described property with ARTHUR and KIMBERLY SPECIALE, as Purchasers, served a copy of the attached Notice of Forfeiture, such Notice being served by certified and regular mail; and

WHEREAS, such notice stated that Purchasers were in default under the provisions of the Contract as follows:

Balance under the Articles of Agreement for Deed of \$61,195.76 being past due.

WHEREAS, ARTHUR and KIMBERLY SPECIALE, the Purchasers under said Contract have failed to cure the default set forth in said Notice and more than thirty (30) days has elapsed from the date of service, namely February 17, 1996.

NOW THEREFORE, DAVID and ELAINE MENDOZA, as Sellers, under that certain Articles of Agreement dated April 16, 1993 with ARTHUR and KIMBERLY SPECIALE, as Purchasers, concerning the following described property:

LOT 20 OF SHERWOOD OAKS UNIT NO. 6, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN COOK COUNTY, ILLINOIS.

Commonly known as: P.I.N: 06-20-405-005

Lot 20 Will Scarlett, Unincorporated, Cook County, Illinois

HEREBY DECLARES that all of the rights of the said ARTHUR and KIMBERLY SPECIALE, as Purchasers, under said Articles of Agreement for Deed are hereby forfeited and extinguished, and that all payments made by ARTHUR and KIMBERLY SPECIALE, as Purchasers, under said Articles of Agreement for Deed will be retained by Sellers pursuant to their rights under said Articles of Agreement for Deed and that all of the rights of ARTHUR and KIMBERLY SPECIALE, as Purchasers thereunder, are hereby forfeited.

IN WITNESS WHEREOF, DAVID and ELAINE MENDOZA have set their hands and seals at Streamwood, Illinois of the 29th day of March 1996.

2550
22
4750
BANK

X David Mendoza
DAVID MENDOZA

X Elaine Mendoza
ELAINE MENDOZA

DEPT-06
TRAIN 6890 04/26/96 14153300
\$9818 = LIT * - 96 - 316599
COOK COUNTY RECORDER
DEPT-10 PENALTY \$22.00

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AFFIDAVIT OF SERVICE

SHERWIN A. GERSTEIN, being duly sworn on oath deposes and says that on the 4th day of April 1996, served copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER THE ARTICLES OF AGREEMENT FOR DEED upon ARTHUR SPECIALE and KIMBERLY SPECIALE by sending a copy thereof to 459 Jefferson Avenue, Elgin, Illinois 60120 and also to their attorney, Rita Thomas, at 10 East Thomas at 10 East Main Street, Suite 103, Dundee, Illinois 60118 by certified and regular mail with request for return receipt from the addresses.

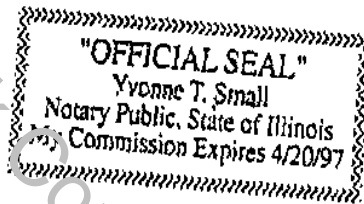
Sherwin A. Gerstein
SHERWIN A. GERSTEIN

Subscribed and Sworn to before me this 4th day of April 1996.

Yvonne T. Small
Notary



Sherwin A. Gerstein
Attorney At Law
(312) 726-3338
30 N. LaSalle - Suite 2426
Chicago, Illinois 60602-2504



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