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

WHEREAS, on the 18th day of

August, 1990, MIKE MUSTAFA, Beneficiary of LaSalle National Bank Trust No. 117489, as Seller under Articles of Agreement for Deed dated the 15th day of October, 1996, concerning the herein legally described property with MARTHA ZARAGOZA and VALENTE AVILA, as Purchasers, 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 served by Certified Mail upon MARTHA ZARAGOZA on August 27, 1999, such Notice served by Certified Mail upon VALENTE AVILA on August 23, 1999.

WHEREAS, said Notice stated the Purchaser was in default under the provisions of the Contract as follows:

The purchasers have failed to make their payments of principal and interest due for July 15, 1999, August 15, 1999 and September 15, 1999 consisting of \$1,504.52 for principal and interest. That the purchaser has failed to pay 1/12th of the estimated real estate general taxes with each payment, and has failed to pay 1/12 of the estimated insurance premiums with each payment.

The Purchasers have failed to keep the property insured, have abandoned the property, and have failed to maintain the property and to keep the property in good repair and condition pursuant to the terms of the Articles of Agreement for Deed dated October 15, 1996.

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WHEREAS, MARTHA ZARAGOZA and VALENTE AVILA, the Purchasers under said Articles of Agreement for Deed have failed to cure all of the defaults in that they have failed make their payments of principal and interest due for July 15, 1999, August 15, 1999 and September 15, 1999 consisting of \$1,504.52 for principal and interest. That the purchaser has failed to pay 1/12th of the estimated real estate general taxes with each payment, and has failed to pay 1/12 of the estimated insurance premiums with each payment, and the Purchasers have failed to keep the property insured, have abandoned the property, and have failed to maintain the property and to keep the property in good repair and condition pursuant to the terms of the Articles of Agreement for Deed dated October 15, 1996, and more than thirty (30) days have elapsed from the date of receipt of the aforesaid notice by MARTHA ZARAGOZA and VALENTE AVILA.

NOW THEREFORE, MIKE MUSTAFA, Beneficiary of LaSalle National Bank Trust No. 117489, as Seller under that certain Agreement for Deed dated the 15th of October, 1996, concerning the following described property:

Lots 22, 23 and 24 in Block 61 in the Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-07-426-001

Property: 1955 West Washington Blvd. Chicago, IL 60612 (hereafter "property")

HEREBY DECLARES that all rights of the said MARTHA ZARAGOZA and VALENTE AVILA, as Purchasers, under said Articles of Agreement for Deed dated October 15, 1996 are hereby forfeited and extinguished, and that all payments made by MARTHA ZARAGOZA and VALENTE AVILA, as Purchasers under said Agreement for Deed will be retained by Seller pursuant to Seller's

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rights under said Contract and that all rights of MARTHA ZARAGOZA and VALENTE AVILA, as Purchasers thereunder, are hereby forfeited.

IN WITNESS WHEREOF, ANTHONY J. LEPORE of the law firm of OZINGA, LEPORE, CAMPBELL & LORD, as agent and attorney for MIKE MUSTAFA has set his hand and seal at Evergreen Park, Illinois, this 28th day of September, 1999.

OZINGA, LEPORE, CAMPBELL & LORD

By: 

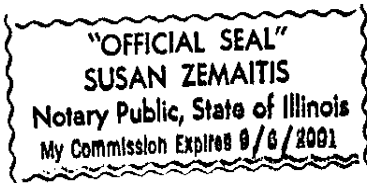
ANTHONY J. LEPORE, Agent and
Attorney for MIKE MUSTAFA

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT ANTHONY J. LEPORE of the law firm of OZINGA, LEPORE,
CAMPBELL & LORD as agent and attorney for MIKE MUSTAFA is 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 acknowledged 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 official seal, this 28th day of September 1999.



Susan Zemaithis

Notary Public

AFFIDAVIT OF SERVICE

ANTHONY J. LEPORE, being duly sworn on oath, deposes and says that on the 28th day of September, 1999, I served a copy of DECLARATION OF FORFEITURE AND EXTINGUISHMENT OF ALL RIGHTS OF PURCHASER UNDER ARTICLES OF AGREEMENT FOR DEED on MARTHA ZARAGOZA and VALENTE AVILA and NORBERT ROSENTHAL by certified mail return receipt requested at:

VALENTE AVILA
6029 West Patterson
Chicago, IL 60634

MARTHA ZARAGOZA
2304 South 59th Avenue
Cicero, IL 60650

NORBERT ROSENTHAL
Attorney at Law
400 East Randolph #700
Chicago, IL 60601

and delivering a copy to them.

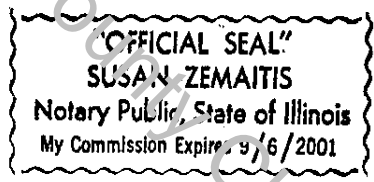
Anthony J. Lepore
ANTHONY J. LEPORE

SUBSCRIBED & SWORN TO

BEFORE ME THIS 28th DAY

OF SEPTEMBER, 1999.

Susan Zemaitis
NOTARY PUBLIC



ANTHONY J. LEPORE
OZINGA, LEPORE, CAMPBELL & LORD
2940 West 95th Street
Evergreen Park, IL 60805
708-422-6050
#00189

MAIL TO:

ANTHONY J. LEPORE
OZINGA, LEPORE, CAMPBELL & LORD
2940 West 95th Street
Evergreen Park, IL 60805

