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Cook County Recorder 46.50



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MUTUAL RELEASE OF CONTRACT AND EARNEST MONEY

THIS AGREEMENT by and between Wilbur and Mary Giles (Sellers) of 1832 N. Narragansett Ave, Chicago, Illinois and Adam Wavronek (Buyer) of 3648 N. California, Apt. 3, Chicago, Illinois,

WITNESSETH

WHEREAS, Sellers and Buyer entered into a contract to purchase the real estate commonly known as 1832 N. Narragansett Ave, Chicago, Illinois on or about October 5, 2002 (Contract), and said Contract provided for a closing date of November 18, 2002, but Buyer failed to close the transaction on November 18, 2002 or on any other date, and

WHEREAS, Seller terminated said Contract on November 25, 2002 and claimed the forfeiture of the Earnest Money Deposit, but Buyer disputes said claim, and the parties have heretofore been unable to reach an agreement concerning the distribution of said Earnest Money Deposit, and

WHEREAS Buyer has caused said Contract to be recorded on December 20, 2002 in the Office of the Cook County Recorder of Deeds as Document No. 0021418664,

NOW, THEREFORE, IT IS HEREBY AGREED that the said Contract dated October 5, 2002 and recorded on December 20, 2002 in the Office of the Cook County Recorder of Deeds as Document No. 0021418664, was cancelled and terminated as of November 25, 2002, and that each party does, for his or her heirs, successors and assigns, hereby release and forever discharge the other party from his or her respective obligations under the said Contract, and that the earnest money deposited by the Buyer with Illinois Home Realty shall be distributed as follows:

TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS to Adam Wavronek (Buyer)

Wilbur Giles 03-22-03
Date

Adam Wavronek 3/20/03
Date

Mary Giles 03/22/03
Date

STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1920
CHICAGO, IL 60602

[Handwritten initials JAS and a pointing hand]

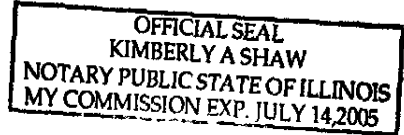
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and state aforesaid, certify that Adam Wavronek, personally known to me to be the same person whose name is subscribed to the foregoing document, 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, including the release.
Given under my hand and Notarial Seal this 3-23-03.


Notary Public



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