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0416219046

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Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 06/10/2004 09:14 AM Pg: 1 of 3

CONTRACT CANCELLATION AND RELEASE AGREEMENT

Address of Property: 5658 North Fairview, Chicago, IL 60631

Permanent Index Number: 12-02-416-034-0000

Prepared by: Century 21 McMullen
6400 North Harlem
Chicago, IL

Return to: Joseph La Zara
7246 West Touhy, Chicago, IL 60631

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NORTHWEST ASSOCIATION OF REALTORS®

FORM 270



CONTRACT CANCELLATION AND RELEASE AGREEMENT

With reference to the Real Estate Contract dated 6/10/03 for the sale of the property commonly known as 5658 N. FAIRVIEW, CHICAGO IL 60631

entered into by THOMAS SEBASTIAN, Seller(s), and VELIMIR & BRANA VITOR, SNEZANA PERIC, Purchaser(s).

It is hereby agreed by and between the parties that said Contract is cancelled. The Seller(s) and Purchaser(s) hereby direct escrow agent to release the earnest money to Purchaser(s) AS AGREED BELOW.

Date 09/04/2003

Date 09-4-03

Velimir Vitor
Purchaser
Brana Vitor
Purchaser

Snezana Peric
Purchaser

Thomas Sebastian
Seller

THE AGREEMENT IS \$1,000 TO SELLER (SEBASTIAN), \$4,000 TO BUYER (VITOR, VITOR & PERIC).

In the event the above referenced transaction does not close, the Brokers involved in the above transaction hereby agree to make no claim for brokerage commission from said transaction.

REALTY NETWORK, INC.
Selling Company

CENTURY 21 MCMULLEN
Listing Company

By: Mary Markovic

By: [Signature] 9-4-03

NOTE: Disbursement of the earnest money is subject to the direction of the Seller(s) and Purchaser(s) only, NOT the listing or selling broker.

THIS IS A LEGALLY BINDING DOCUMENT.
IF YOU DO NOT UNDERSTAND, PLEASE CONSULT YOUR ATTORNEY.
This form is drafted with the joint efforts of the NORTHWEST ASSOCIATION OF REALTORS® INC. and the NORTHWEST SUBURBAN BAR ASSOCIATION - REV. 8/96
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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

THAT PART OF LOTS 35, 36 AND 37 IN HIGGINS ROAD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTHEASTERLY ALONG A LINE IF EXTENDED WOULD INTERSECT THE EAST LINE OF LOT 12 IN AFORESAID SUBDIVISION, AT A POINT 85 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 13 IN SAID SUBDIVISION, A DISTANCE OF 217.80 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 37, SAID POINT BEING 138.39 FEET TO SAID SOUTHEAST CORNER OF LOT 35; THENCE WEST 167.70 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 40 FEET THEREOF IN COOK COUNTY, ILLINOIS.)

Permanent Index Number: 12-02-116-334-0000**Property Address:**

5658 N. Fairview Ave.
Chicago, IL 60631