

# UNOFFICIAL COPY

RELEASE AND TERMINATION  
OF ARTICLES OF AGREEMENT FOR  
DEED DATED JANUARY 30, 2012



Doc#: 1524642074 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/03/2015 02:11 PM Pg: 1 of 4

This Release and Termination of Articles of Agreement for Deed is made this 4<sup>th</sup> day of August, 2015, by and between AZZEDINE CHARROUD, Contract Purchaser and JEFFREY GREENFIELD, Contract Seller.

WHEREAS, on January 30, 2012, the parties entered into Articles of Agreement for Deed for the property commonly known as 7450 N. Lincoln, Unit 207, Skokie, Illinois and legally described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS the parties desire to terminate the Articles of Agreement for Deed and have CHARROUD assign his interest in the property to GREENFIELD;

NOW THEREFORE, in consideration of the promises and respective agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

## 1. TERMINATION OF ARTICLES OF AGREEMENT

As of the date of this Agreement the Articles of Agreement for Deed dated January 30, 2012 are terminated. Greenfield shall retain all monies paid by Charroud under the Agreement and Charroud shall vacate the premises immediately and give possession to Greenfield.

## 2. ASSIGNMENT

Charroud shall assign to Greenfield all his rights title and interest in the property at 7450 N. Lincoln, Unit 207, and parking space P-13 Skokie, Illinois to Greenfield and Greenfield accepts the assignment.

Dec. # 98613434

FIRST AMERICAN TITLE

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### 3. MUTUAL RELEASE

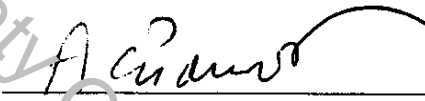
Each party on their own behalf and on behalf of their successors and/or assigns, hereby fully and finally release, acquit and forever discharge each other and their respective successors and/or assigns from any and all liabilities, responsibilities, claims, damages, demands, action or cause of action of any kind and nature whatsoever, whether in law or in equity, known or unknown arising out of the Articles of Agreement for Deed.

### 4. ENTIRE AGREEMENT

The parties acknowledge that this Agreement sets forth the entire understanding of the parties with respect to the subject matter of this Agreement. Furthermore, this Agreement supersedes any and all agreements, either oral or in writing, between the parties with respect to the subject matter of this Agreement. In addition, any modification of this Agreement shall be effective only if in writing and signed by the party to be charged or otherwise adversely affected thereby.

IN WITNESS WHEREOF, this Release and Termination of Articles of Agreement for Deed has been executed and delivered as of the date first above written.

  
JEFFREY GREENFIELD,  
Contract Seller

  
AZZEDINE CHARROUD.,  
Contract Purchaser

This document was prepared by:

Lester Jay Rosen, 666 Dundee Road, Suite 1706, Northbrook, IL 60062

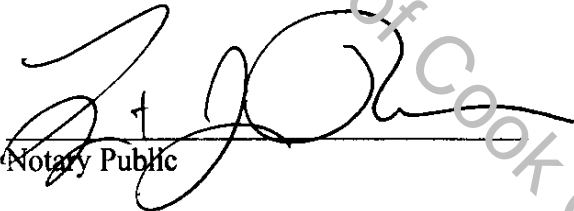
Return to: Lester Jay Rosen, 666 Dundee Road, Suite 1706, Northbrook, IL 60062

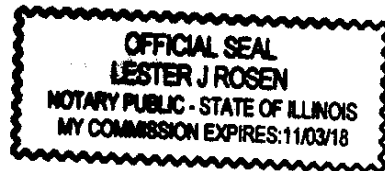
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State of Illinois, County of Cook ss.

I the undersigned, a Notary Public in and for said County, in the State of Illinois DO HEREBY CERTIFY that JEFFREY GREENFIELD, 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, including the release and waiver of right of homestead.

Given my hand and official seal this 4th day of August, 2015

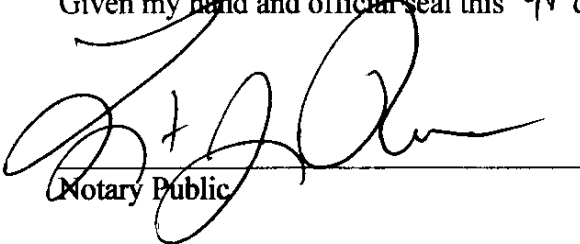
  
Notary Public

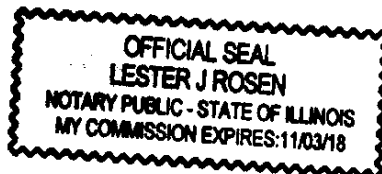


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Given my hand and official seal this 4th day of August, 2015

  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 207 IN THE LINCOLN RIDGE NORTH CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT "A" IN LINCOLN RIDGE, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1998 AS DOCUMENT NUMBER 98572643, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 6, 2000 AS DOCUMENT NUMBER 00786909, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 00786909.

#### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, LIENS FOR LINCOLN RIDGE HOMEOWNERS ASSOCIATION RECORDED JULY 15, 1998 AS DOCUMENT NUMBER 98613434.

Address: 7450 N. Lincoln, Unit 207, Skokie, Il. 60076

PIN: 10-27-307-129-1007