

# UNOFFICIAL COPY

## RELEASE OF MEMORANDUM OF CONTRACT FOR SALE & PURCHASE OF PROPERTY

PREPARED BY & AFTER  
RECORDING RETURN TO

CHARMAINE LATHAM



\*1724344036\*

Doc# 1724344036 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 12:44 PM PG: 1 OF 4

## RELEASE OF MEMORANDUM OF REAL ESTATE CONTRACT FOR SALE & PURCHASE OF PROPERTY

Cook County Recorder of Deeds Document Number #1719416060 filed on July 13, 2017 and Cook County Recorder of Deeds Document Number #171982003 filed on July 17, 2017, both referencing a purported Real Estate Contract dated May 20, 2017 by and between *I hereby* CHARMAINE LATHAM, Seller, and Vincent Hermosilla & Christina Zelano, Purchasers, for the property commonly known as 6126 SOUTH KENWOOD AVENUE, Chicago, IL 60637 ("Property") ARE hereby RELEASED and of no FORCE AND EFFECT as said Contract was without consideration, terminated and of no legal force and effect as of July 12, 2017. See attached.

The Property has the following legal description:

THE NORTH 1/2 OF LOT 6 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 20-14-408-019-0000

c/k/a 6126 SOUTH KENWOOD AVENUE, Chicago, IL 60637

The RELEASE of the Memorandums are being recorded to give public notice that said Memorandum and Contract was of no legal force and effect as of July 12, 2017. SEE ATTACHED.

In witness hereof, CHARMAINE LATHAM has recorded this RELEASE on August 31, 2017. Subscribed and Sworn this *31<sup>st</sup>* day of August, 2017.

By: *Charmaine Latham* CHARMAINE LATHAM

CCRD REVIEW *[Signature]*

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STATE OF ILLINOIS     )  
  ) SS,  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHARMAINE LATHAM 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 signed, sealed and delivered in the instrument as HER free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 31<sup>st</sup> day of August, 2017.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ATTORNEY CONSUMER COUNSELING

Lucy Kirschinger  
lucyk@acclaw.com

Via Fax (312) 873-4043  
July 12, 2017

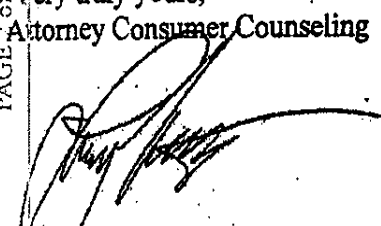
Michael H. Wasserman, Esq.  
105 West Madison Street  
Suite 401  
Chicago, IL 60602

Re: Latham Sale to 939 River Oaks, Inc.  
6126 S. Kenwood, Chicago, IL 60637

Dear Mr. Wasserman:

As per contract terms, my client had terminated the contract for failure to perform or, in the alternative, hereby terminates the contract for said failure. The earnest money was not delivered as required by the contract. In addition, even if the earnest money issue had been waived, the closing did not take place pursuant to the terms of the contract. The contract was deemed abandoned and my client declared the contract null and void.

Very truly yours,  
Attorney Consumer Counseling



Lucy Kirschinger

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8/4/2017 4:20 PM  
2017-CH-10760  
PAGE 633

155 N. MICHIGAN AVENUE SUITE 301 CHICAGO IL 60601

DIRECT: (312) 729-5253 OFFICE: (312) 641-2233 FAX: (312) 729-5254

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## TRANSMISSION VERIFICATION REPORT

TIME : 07/12/2017 10:37  
 NAME :  
 FAX :  
 TEL :  
 SER. # : U62700J1N964166

DATE, TIME	07/12 10:36
FAX NO./NAME	913120734043
DURATION	00:00:21
PAGE(S)	01
RESULT	OK
MODE	STANDARD

**ATTORNEY CONSUMER COUNSELING**

Lucy Kirschinger  
 lucyk@accfaw.com

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 July 12, 2017

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