

# UNOFFICIAL COPY

## TERMINATION OF REAL ESTATE INSTALLMENT CONTRACT

### PREPARED BY

Peter W. Schmidt  
P.O. Box 852, LaGrange, Illinois 60525

### MAIL TO:

Peter W. Schmidt  
P.O. Box 852, LaGrange, Illinois 60525

### SEND TAX BILLS TO:

Abelardo Telles  
2224 S. Austin Blvd., Cicero, Illinois 60804



Doc# 1805145029 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2018 11:13 AM PG: 1 OF 2

## CANCELLATION AND RELEASE OF DOCUMENT NUMBER 0924457211

The Purchaser, Onesimo Avitia, of 1825 S. 49<sup>th</sup> Court, Cicero, Illinois 60804, entered into his Installment Agreement for Warranty Deed dated August, 2009, which was recorded with the Cook County Recorder of Deeds as document number 0924457211, and which provided for Purchaser's installment purchase from the Seller, Abelardo Telles, of 2224 S. Austin Blvd., Cicero, Illinois 60804, of the following described real estate, situated in Cook County, Illinois:

LOT 28 IN BLOCK 14 IN PARKHOLME SUBDIVISION OF BLOCK 4 IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-21-413-013-0000

Commonly known as: 1825 S. 49<sup>th</sup> Court, Cicero, Illinois 60804

### The parties agree that:

- \* Purchaser has defaulted under his said Installment Agreement for Warranty Deed;
- \* The said Installment Agreement for Warranty Deed is terminated, null and void;
- \* Purchaser is released from his obligations under the Installment Agreement for Warranty Deed;
- \* Purchaser has resided upon the said real estate during the term of the said Installment Agreement for Warranty Deed, and has gotten fair value for such sums as he has paid to Seller;
- \* Purchaser waives and releases any and all claims to and interest in the said real estate and such sums as Purchaser has paid Seller pursuant to the said Installment Agreement for Warranty Deed.
- \* Seller waives and releases his claims against Purchaser for Purchaser's default of the said Installment Agreement for Warranty Deed.
- \* The said Installment Agreement for Warranty Deed is now cancelled, terminated, and released in all respects.

INITIALS: Purchaser Onesimo Avitia [ OA ]

Seller Abelardo Telles [ AT ]

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AGREED:

Dated: JANUARY 3, 2018

x Onesimo Avitia  
Onesimo Avitia

x Abelardo Telles  
Abelardo Telles

State of Illinois )  
County of COOK ) ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Onesimo Avitia** 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 and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal  
this 3rd day of January, 2018.



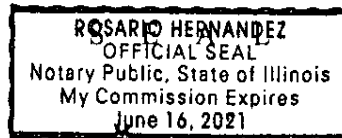
Rosario Hernandez  
Notary Public

Commission expires: June 16, 2021

State of Illinois )  
County of COOK ) ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Abelardo Telles** 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 and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal  
this 3rd day of January, 2018.



Rosario Hernandez  
Notary Public

Commission expires: June 16, 2021