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Doc#: 1830449012 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/31/2018 09:09 AM Pg: 1 of 3

TERMINATION AGREEMENT

This Termination Agreement dated this the 31 day of July 2018, by and between Nollia Orozco and Jorge Orozco hereinafter ("Buyers") and Curtis C. Brady and Yvette G. Brady hereinafter ("Sellers"):

WHEREAS, Buyers and Sellers entered into a Contract for Deed on or about June 30, 2017 ("Contract") for certain property located at 5613 S. Justine St., Chicago, IL 60636, said property being described as follows:

THE SOUTH 1/2 OF LOT 22 IN BLOCK 11 IN SNOWDON'S SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N. 20-17-109-005-0000, ("Contract Property");

WHEREAS, Affidavit and Memorandum of Contract for Deed was recorded with the Cook County Recorder of Deeds on July 5, 2017 as Document #1718613029;

WHEREAS, Buyers have defaulted on certain obligations under the Contract;

WHEREAS, Buyers have received timely Notice of Default and Notice of Failure to Cure Default;

WHEREAS, Buyers and Sellers wish to avoid the expense of litigation, and have agreed to terminate the Contract;

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged the parties agree as follows:

Fidelity National Title
CH18029635A

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1. Buyers and Sellers agree to terminate the Contract within five (5) days of signing of this Termination Agreement;
2. Buyers unequivocally state that they do not intend to cure the default under the Contract or proceed to closing as contemplated under the Contract on or before August 1, 2020.
3. Buyers agree to waive all rights to reinstatement under the Contract in exchange for complete release by the Sellers of all damages available to the Sellers under the Contract.
4. Sellers agree to release all damages claims against the Buyers arising under the Contract.
5. Buyers and Sellers agree that the title to the Contract Property shall revert to the Sellers free and clear of all claims and demands by the Buyers within five (5) days of signing of this Termination Agreement.
6. Buyers hereby release any claim against the Sellers or against the Contract Property, including claim of title, damages, possession, and all other claims, both legal and equitable in any manner arising out of the contract for sale prior to the date hereof.
7. Buyers agree to surrender all keys to the Contract Property to the Sellers within five (5) days of signing of this Agreement at a mutually agreed upon location.
8. Sellers shall cause this Termination Agreement to be recorded with the Cook County Recorder of Deeds at the Sellers' expense.
9. The parties acknowledge that in executing this Termination Agreement, they have carefully reviewed and had the opportunity to review the terms of this Termination Agreement, with counsel of their choice and are fully aware of the extent of their rights and obligations under this Agreement. The parties further agree that the language of this Termination Agreement shall not be construed presumptively against any of the parties to this Termination Agreement.
10. This Termination Agreement contains the entire understanding of the parties, and there are no representations, warranties, covenants, or undertakings other than those expressly set forth herein.
11. The parties agree that this Termination Agreement may be executed in two or more counterparts, each of which shall constitute an original and binding copy of this Agreement, albeit one and the same instrument. Executed photocopies of this Agreement shall be as binding as the original.

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SELLERS:

Carrie C. Brady
 Carrie C. Brady

[Signature]
 Yvette G. Brady

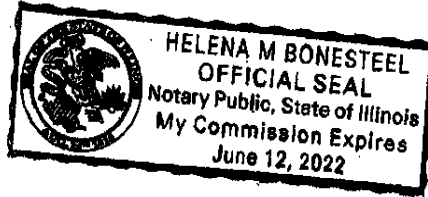
BUYERS:

[Signature]
 Nolia Orozco

[Signature]
 Jorge Orozco

SUBSCRIBED AND SWORN to before me this 31 day of July 2018

[Signature]
 Notary Public
 My commission expires: 6/12/2022



Prepared by and Made by:

O'Keefe, Rivera & Berk, LLC
 55 W Wacker Drive, Ste 1400
 Chicago, Illinois 60601

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