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Doc# 2232208032 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2022 12:34 PM PG: 1 OF 3

Property of Cook County Clerk's Office

BT 2210222-01144
(183)

Cancellation of Contract

Prepared by ~~and mail to:~~

Clavio, Van Ordstrand & Associates, LLP
John C. Clavio
10277 W. Lincoln Highway
Frankfort, IL 60423

Property Address: 15533 S. State Street
South Holland, IL 60473

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

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SC
INT JP



MUTUAL CANCELLATION AGREEMENT

(Use only with Multi-Board 7.0)



1 With reference to the Real Estate Contract dated March 7, 2022 for the sale of the
2 Real Estate commonly known as 15533 State South Holland Il
3 entered into by Tryka Trust Seller
4 and James Dukes Buyer,

5 it is hereby agreed by and between the Parties that **the Contract is null and void. Disbursement**
6 **of the Earnest Money is subject to the written direction of the Seller and Buyer only or as**
7 **otherwise provided by law and not upon the oral or written direction of any of the real estate**
8 **professionals involved in the transaction.**

9 Escrowee is hereby authorized and directed to disburse the Earnest Money as follows:

10 \$ 2,000 to Buyer, at: 17312 Valley View Drive, Tinley Park, IL 60477
11 or as otherwise agreed to by the Parties. Address City/State/Zip

12 \$ _____ to Seller, at _____,
13 or as otherwise agreed to by the Parties. Address City/State/Zip

14 DocuSigned by: [Signature] 6/22/2022 Tryka Trust dotloop verified
15 Buyer Signature Date Seller Signature Date 10/20/22 7:17 AM PDT
YUQR-LCTD-W00K-313N

16 _____
17 Buyer Signature Date Seller Signature Date

18 © 2018 Illinois Real Estate Lawyers Association. All rights reserved. **Unauthorized duplication or alteration of this form or any portion thereof is prohibited.**
19 Official form available at www.irela.org (website of Illinois Real Estate Lawyers Association). Approved by the following organizations, December 2018: Belvidere Board of
20 REALTORS® · Chicago Association of REALTORS® · Chicago Bar Association · DuPage County Bar Association · Heartland REALTOR® Organization · Grundy
21 County Bar Association · Hometown Association of REALTORS® · Illinois Real Estate Lawyers Association · Kane Valley Association of REALTORS® · Kane County Bar
22 Association · Kankakee-Iroquois-Ford County Association of REALTORS® · Mainstreet Organization of REALTORS® · McHenry County Bar Association · North Shore
23 Barrington Association of REALTORS® · North Suburban Bar Association · Northwest Suburban Bar Association · Oak Park Area Association of REALTORS® ·
24 REALTOR® Association of the Fox Valley, Inc. · Three Rivers Association of REALTORS · Will County Bar Association

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Burnet File Number: 2210022-01144

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 15, 1012 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST AT RIGHT ANGLES THERETO, 158 FEET; THENCE NORTH AT RIGHT ANGLES 43 FEET; THENCE WEST AT RIGHT ANGLES 158 FEET TO THE WEST LINE OF SAID SECTION 15 AND THENCE SOUTH 43 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WEST 27.5 FEET CONVEYED TO VILLAGE OF SOUTH HOLLAND BY DEED DATED OCTOBER 2, 1905 AND RECORDED DECEMBER 14, 1905 AS DOCUMENT 2796104 AND EXCEPTING ALSO THEREFROM ALL OF THAT PART OF PREMISES IN QUESTION FALLING IN THE TRACT OF LAND DESCRIBED IN DEED FROM HENRY P. YOUNG AND HIS WIFE TO JOHAN E. RAVESLOOT AND HIS WIFE, DATED JULY 9, 1909 AND RECORDED JULY 12, 1909 AS DOCUMENT 4404580 IN COOK COUNTY, ILLINOIS;

PARCEL 2

THE EAST 130.5 FEET OF THE WEST 158 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 1012 FEET SOUTH OF THE NORTH WEST CORNER OF SAID SECTION AND DRAWN AT RIGHT ANGLES, TO THE WEST LINE OF SAID SECTION AND LYING NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT 11 CHAINS 87 LINKS, SOUTH OF THE NORTH WEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 6 CHAINS 67 LINKS, THENCE SOUTH 58 DEGREES EAST 15 CHAINS TO THE CALUMET RIVER, THENCE ALONG THE MARGIN OF THE CALUMET RIVER NORTH 26 DEGREES EAST 5 CHAINS AND 60 LINKS, THENCE NORTH 58 DEGREES WEST 18 CHAINS TO THE PLACE OF BEGINNING, EXCEPTING FROM PARCEL 2 THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 11 CHAINS AND 87 LINKS SOUTH OF THE NORTH WEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE CONTINUING SOUTH ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 210.15 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 00 SECONDS EAST 79.59 FEET TO A PLACE OF BEGINNING; THENCE NORTH 90 DEGREES EAST 15.38 FEET, THENCE SOUTH 64 DEGREES 30 MINUTES EAST 83.22 FEET TO THE EAST LINE OF THE WEST 158.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED LINE 20.73 FEET; THENCE NORTH 58 DEGREES 00 MINUTES 00 SECONDS WEST 106.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3

OUTLETS 'A' AND 'B' BOTH INCLUSIVE IN HOLLAND HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JULY 8, 1968 AS DOCUMENT 20544136 AND FILED IN THE OFFICE OF THE REGISTRAR OF LAND TITLES ON JULY 8, 1968 AS DOCUMENT LR 2397430, ALL IN COOK COUNTY, ILLINOIS.