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0020944028

1707/0237 33 001 Page 1 of 5  
2002-08-27 15:38:06  
Cook County Recorder 29.00



**DECLARATION OF  
WITHDRAWAL FROM THE  
PROVISIONS OF THE  
CONDOMINIUM  
PROPERTY ACT OF  
ILLINOIS**

This Declaration of Withdrawal From the Provisions of the Condominium Property Act of Illinois ("Declaration") is dated July 31, 2002 by TWG Jarvis LLC, ("TWG") an Illinois limited liability company.

**WITNESSETH:**

**WHEREAS**, the real estate described on Exhibit A of this Declaration and located in the City of Chicago, County of Cook and State of Illinois (the "**Parcel**") has been submitted to the terms of the Condominium Property Act of the State of Illinois (the "**Act**") by the recording of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1600 West Jarvis Avenue Condominium Association (the "**Condominium Declaration**"); and

**WHEREAS**, On March 10, 1999, Residential Realty Development, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois, the Condominium Declaration as Document Number 99230177, and attached to the Condominium Declaration as Exhibit A, a plat of survey of the following described real estate and all the Condominium (the "**Units**") Units thereon, namely, Units 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, and 3C:

Lot 20 in Block 2 in F. H. Doland's Subdivision of the East 414.5 feet of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian and the West 175 Feet of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, South of the Chicago Evanston and Lake Superior Railroad, and Indian Boundary Line, in Cook County, Illinois.

<p><b>THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:</b></p> <p>Susan Ghelerter Fuchs &amp; Roselli, Ltd. 440 West Randolph, Suite 500 Chicago, Illinois 60606 (312) 651-2400</p>	<p><b>PROPERTY ADDRESS AND P.I.N.:</b></p> <p>1600 West Jarvis, Chicago, Illinois P.I.N. 11-30-414-011-000 (underlying PIN) <u>028</u> Unit P.I.N. attached as "<b>EXHIBIT A</b>"</p>
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and to which Condominium Declaration was also attached as Exhibit "C" a list of the all the Condominium Units with their percentage of interest in the common elements;

**WHEREAS**, TWG Jarvis LLC, an Illinois limited liability company, is presently the record owner of Units 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, and 3C, being all the Units in 1600 West Jarvis Condominium Association (the "**Association**") and One Hundred Percent (100%) of the total of the percentage interest in the common elements appertaining thereto, and

**WHEREAS**, TWG desires to withdraw said property from the provisions of the Illinois Condominium Property Act as provided therein, and to abrogate the aforesaid Condominium Declaration and Exhibit "B" and Exhibit "C" attached thereto,

**NOW, THEREFORE**, TWG, the record Unit owner for One Hundred Percent (100%) of the Condominium Units for the purposes above set forth and pursuant to the Illinois Condominium Property Act, declares as follows:

1. The above described real estate is hereby removed and withdrawn from the provisions of the Declaration of Condominium Ownership, and of Easements, Restrictions, Covenants and By-Laws for 1600 West Jarvis Avenue Condominium Association recorded as Document No. 99230177, on March 10, 1999, and from the provisions of the Condominium Property Act of the State of Illinois.

2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared in said Condominium Declaration are hereby abrogated and forever held naught.

**IN WITNESS WHEREOF**, TWG Jarvis LLC, by and through its Manager, The Wolcott Group, Inc., an Illinois corporation, has caused its names to be signed and attested to this 31~~st~~ day of July, 2002.

TWG Jarvis LLC, an Illinois limited liability company

By: **The Wolcott Group, Inc.**, its Manager

By: 

Ari Golson, President

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0020944028

STATE OF ILLINOIS)  
) SS  
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ari Golson, as President of The Wolcott Group, Inc. an Illinois corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument for the use and purposes therein set forth.

Given under my hand and official seal, this 31<sup>st</sup> day July 2002.

Jennifer E. Bock  
Notary Public

My Commission Expires: 03/28/06



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First Equity Bank, holder of a mortgage on the Property dated April 15, 2002 and recorded as Document Number 0020673277 (the "Mortgage") and the Secured Property Lender, hereby consents to the execution and recording of the within Declaration of Withdrawal from the Provisions of the Condominium Property Act of Illinois.

IN WITNESS WHEREOF, 1st Equity Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Skokie, Illinois, on this 31 day of July, 2002.

FIRST EQUITY BANK

By: *Ross D. Levin*

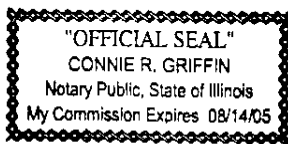
Printed Name: Ross D. Levin

Its: Executive Vice President

STATE OF ILLINOIS)  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ross D. Levin, appeared before me this 31 day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of July 2002.



*Connie R. Griffin*  
Notary Public

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EXHIBIT A

P.I.N. - 1600 WEST JARVIS

0020944028

UNIT NUMBER	P.I.N.
1A	11-130-414-028-1001
1B	11-130-414-028-1002
1C	11-130-414-028-1003
2A	11-130-414-028-1004
2B	11-130-414-028-1005
2C	11-130-414-028-1006
3A	11-130-414-028-1007
3B	11-130-414-028-1008
3C	11-130-414-028-1009

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**DECLARATION OF  
WITHDRAWAL FROM THE  
PROVISIONS OF THE  
CONDOMINIUM  
PROPERTY ACT OF  
ILLINOIS**

0020944028

AUG 27 2002

This Declaration of Withdrawal From the Provisions of the Condominium Property Act of Illinois ("**Declaration**") is dated July 31, 2002 by TWG Jarvis LLC, ("**TWG**") an Illinois limited liability company.

**WITNESSETH:**

**WHEREAS**, the real estate described on Exhibit A of this Declaration and located in the City of Chicago, County of Cook and State of Illinois (the "**Parcel**") has been submitted to the terms of the Condominium Property Act of the State of Illinois (the "**Act**") by the recording of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1600 West Jarvis Avenue Condominium Association (the "**Condominium Declaration**"); and

**WHEREAS**, On March 10, 1999, Residential Realty Development, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois, the Condominium Declaration as Document Number 99230177, and attached to the Condominium Declaration as Exhibit A, a plat of survey of the following described real estate and all the Condominium (the "**Units**") Units thereon, namely, Units 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, and 3C:

Lot 20 in Block 2 in F. H. Doland's Subdivision of the East 414.5 feet of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian and the West 175 Feet of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, South of the Chicago Evanston and Lake Superior Railroad, and Indian Boundary Line, in Cook County, Illinois.

<b>THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:</b>	<b>PROPERTY ADDRESS AND P.I.N.:</b>
Susan Ghelerter Fuchs & Roselli, Ltd. 440 West Randolph, Suite 500 Chicago, Illinois 60606 (312) 651-2400	1600 West Jarvis, Chicago, Illinois P.I.N. 11-30-414- <del>011</del> -000 (underlying PIN) <b>028</b> Unit P.I.N. attached as " <b>EXHIBIT A</b> "

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and to which Condominium Declaration was also attached as Exhibit "C" a list of the all the Condominium Units with their percentage of interest in the common elements;

**WHEREAS**, TWG Jarvis LLC, an Illinois limited liability company, is presently the record owner of Units 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, and 3C, being all the Units in 1600 West Jarvis Condominium Association (the "Association") and One Hundred Percent (100%) of the total of the percentage interest in the common elements appertaining thereto, and

**WHEREAS**, TWG desires to withdraw said property from the provisions of the Illinois Condominium Property Act as provided therein, and to abrogate the aforesaid Condominium Declaration and Exhibit "B" and Exhibit "C" attached thereto,

**NOW, THEREFORE**, TWG, the record Unit owner for One Hundred Percent (100%) of the Condominium Units for the purposes above set forth and pursuant to the Illinois Condominium Property Act, declares as follows:

1. The above described real estate is hereby removed and withdrawn from the provisions of the Declaration of Condominium Ownership, and of Easements, Restrictions, Covenants and By-Laws for 1600 West Jarvis Avenue Condominium Association recorded as Document No. 99230177, on March 10, 1999, and from the provisions of the Condominium Property Act of the State of Illinois.

2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared in said Condominium Declaration are hereby abrogated and forever held naught.

**IN WITNESS WHEREOF**, TWG Jarvis LLC, by and through its Manager, The Wolcott Group, Inc., an Illinois corporation, has caused its names to be signed and attested to this 31<sup>st</sup> day of July, 2002.

TWG Jarvis LLC, an Illinois limited liability company

By: **The Wolcott Group, Inc.**, its Manager

By: 

Ari Golson, President

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STATE OF ILLINOIS)  
                                  )     SS  
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ari Golson, as President of The Wolcott Group, Inc. an Illinois corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument for the use and purposes therein set forth.

Given under my hand and official seal, this 31st day July 2002.

Jennifer E. Bock  
Notary Public

My Commission Expires. 03/28/06



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Property of Cook County Clerk's Office



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First Equity Bank, holder of a mortgage on the Property dated April 15, 2002 and recorded as Document Number 0020673277 (the "Mortgage") and the Secured Property Lender, hereby consents to the execution and recording of the within Declaration of Withdrawal from the Provisions of the Condominium Property Act of Illinois.

IN WITNESS WHEREOF, 1st Equity Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Skokie, Illinois, on this 31 day of July, 2002.

FIRST EQUITY BANK

By: [Signature]

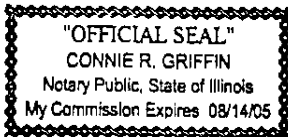
Printed Name: Ross D. Levin

Its: Executive Vice President

STATE OF ILLINOIS)  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ross D. Levin, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of July, 2002.



[Signature]  
Notary Public

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# EXHIBIT A UNOFFICIAL COPY

P.I.N. - 1600 WEST JARVIS

UNIT NUMBER	P.I.N.
1A	11-130-414-028-1001
1B	11-130-414-028-1002
1C	11-130-414-028-1003
2A	11-130-414-028-1004
2B	11-130-414-028-1005
2C	11-130-414-028-1006
3A	11-130-414-028-1007
3B	11-130-414-028-1008
3C	11-130-414-028-1009

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