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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/18/2004 10:55 AM Pg: 1 of 3

DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION

THIS DECLARATION made this 30 day of ~~March~~ ^{July}, 2004, by JADE
GARDEN MASTER HOMEOWNERS ASSOCIATION, an Illinois not for profit
corporation, herein referred to as the "The Association".

WITNESSETH:

WHEREAS, the following described two parcel of properties (herein collectively
referred to as the "Property") are subject to the terms and provisions of Declaration of
Covenants, Conditions, Easements and Restrictions for the Jade Garden Master
Association recorded on October 14, 1994 as document 94884011 (herein referred to as
"Declaration"):

Parcel 1 Underlying Legal Description:

THAT PART OF LOT 19 IN JADE GARDEN UNIT I, BEING A RESUBDIVISION
OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS
LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW
SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST

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FRACTIONAL $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993 AS DOCUMENT 93593212 IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19 IN JADE GARDEN UNIT 1, THENCE SOUTH 58 DEGREES 05 MINUTES 45 SECONDS WEST ALONG SAID NORTHERLY LINE OF LOT 19 A DISTANCE OF 66.62 FEET, THENCE SOUTH 31 DEGREES 54 MINUTES 15 SECONDS EAST A DISTANCE OF 10.57 FEET, THENCE NORTH 58 DEGREES 05 MINUTES 45 SECONDS EAST A DISTANCE OF 66.62 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF LOT 19, THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 19 A DISTANCE OF 10.57 FEET TO THE POINT OF BEGINNING.

Parcel 1 Current Legal Description:

LOTS 3, 4 AND 5 IN SANTE FE GARDEN UNIT 2, BEING A RESUBDIVISION OF PART OF BLOCKS 25, 40 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 21, TOGETHER WITH THAT PART OF LOT 65 IN CHINA TOWN SQUARE SUBDIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2131C and 2127E S. Tan Court, Chicago, Illinois 60616

PINS: 17-21-432-005, 006 and 011

Parcel 2 Legal Description:

LOTS 1 AND 2 IN RICHVIEW SUBDIVISION IN THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2138-2150 South China Place, Chicago, Illinois 60616

PINS: 17-21-433-037-1001 through 1024

WHEREAS, the Association controls, manages and owns the common areas (except as to Parcel 1 and 2 described hereinabove) in accordance with the Declaration, and now determines to remove said Property from the provisions of the Declaration and to quit claims any interest it may have to said Property.

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NOW, THEREFORE, in consideration of the payment of Nine Thousand (\$9,000) Dollars and other valuable consideration tendered to the Association on behalf of the owners of the Property, for the purposes above have set forth and pursuant to the authority granted by the members of the Association, declare as follows:

1. The above described Property is hereby removed from the provisions of the Declaration of Covenants, Conditions, Easements and Restrictions for the Jade Garden Master Association recorded on October 14, 1994 as document 94884011.

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

3. The Association hereby quit claims all interest it may have as to Parcel 1 of the Property to Lakeside Bank, as trustee under trust number 10-1912 dated January 20, 1998.

4. The Association hereby quit claims all interest it may have as to Parcel 2 of the Property to Richview Santa Fe Condominium Association.

IN WITNESS WHEREOF, JADE GARDEN MASTER HOMEOWNERS ASSOCIATION have signed this instrument and caused its name to be signed to these presents by its President and attested by its Secretary this 30th day of ~~March~~ 2004.

JADE GARDEN MASTER HOMEOWNERS ASSOCIATION

BY: Billy Moy
ITS PRESIDENT
VICE

ATTESTED:

BY: Alise Hall
ITS SECRETARY