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/THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

SCOTT SHERMAN, ESQ.
1410 W. DIVERSEY PKWY.
CHICAGO, ILLINOIS 60614

Doc#: 0424632011
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 09/02/2004 10:37 AM Pg: 1 of 6

(This Space for Recorder's Use Only)

**RELEASE OF THE
DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS,
RESTRICTIONS AND COVENANTS FOR
THE BURTON COURT CONDOMINIUMS AND THE BURTON COURT CONDOMINIUM
ASSOCIATION**

This Release (this "Release") of the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the Burton Court Condominiums and the Burton Court Condominium Association ("Association") is made and entered into this 5th day of January, 2004, by the Board of the Association (the "Board") and all unit owners ("Unit Owners").

W I T N E S S E T H:

A. The Board administers the Association property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof ("Property");

B. The Property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the Burton Court Condominiums and the Burton Court Condominium Association, recorded in the Cook County Recorder of Deed's Office as Document No. 25557669 (the "Declaration");

C. LINSCHIED LLC has purchased all units in the Association and thus, comprises the Board and all Unit Owners. The Board and all the Unit Owners desire to (i) remove the Declaration from the purview of the Act and (ii) release the Declaration from title to the Property; and

D. Section 16 of the Act provides that Unit Owners may remove the Property from the provisions of the Act by (i) an instrument in writing, (ii) with the consent or approval of the holders of all liens affecting any Units by an instrument duly recorded, (iii) and with the approval of one hundred percent (100%) of the Unit Owners, and (iv) that the Release shall be effective upon recordation of the Release with the Office of the Recorder of Deeds of Cook County, Illinois; and

The Release set forth below has been signed and acknowledged by the Board and Unit Owners representing at 100% of the Undivided Interests as attached in Exhibit B and holders of all liens affecting the units as attached in Exhibit C.

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NOW, THEREFORE, the Declaration is hereby released as follows:

1. With the recording of this Release, the Declaration shall be removed and withdrawn from the provisions of the Act;
2. With the recording of this Release, the Declaration shall be released and withdrawn from title to the Property;
3. Upon removal from the provisions of the Act and being released from title to the Property, the Declaration, and all its rights, easements, privileges and restrictions granted, created, reserved or declared in said Declaration are hereby abrogated and forever held for naught, and all unit designations shall no longer be in force or effect.

IN WITNESS WHEREOF, the Board and approving Unit Owners have duly executed this Release on the day and year first above written.

BOARD OF DIRECTORS OF
BURTON COURT CONDOMINIUMS AND THE
BURTON COURT CONDOMINIUM ASSOCIATION

By:


MARC LINSCHIED


ROMAN LINSCHIED

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EXHIBIT A

LEGAL DESCRIPTION




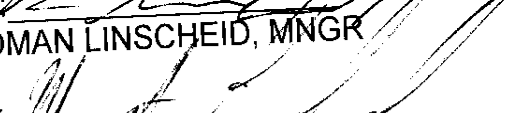
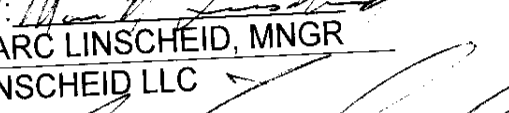

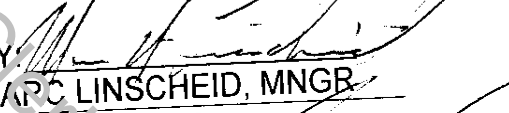


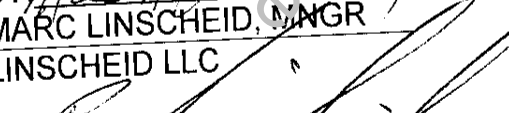
Units 2, 3, 1-R, 2-R and Store in Lot 17 in J.F. Starr's Resubdivision of Lots 114, 115 and 116 of Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N Nos.: 17-04-205-055-1001
17-04-205-055-1002
17-04-205-055-1003
17-04-205-055-1004
17-04-205-055-1005

Property Address: 1447 North Wells Street, Chicago, Illinois 60610

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT B****UNIT OWNER APPROVAL**

<u>Unit</u>	<u>Percentage of Ownership</u>	<u>Owner(s) Signature</u>
		LINSCHIED LLC BY:  ROMAN LINSCHIED, MNGR
Store	28.5	BY:  MARC LINSCHIED, MNGR LINSCHIED LLC
2	28.1	BY:  ROMAN LINSCHIED, MNGR BY:  MARC LINSCHIED, MNGR LINSCHIED LLC
3	25.5	BY:  ROMAN LINSCHIED, MNGR BY:  MARC LINSCHIED, MNGR LINSCHIED LLC
1-R	8.95	BY:  ROMAN LINSCHIED, MNGR BY:  MARC LINSCHIED, MNGR LINSCHIED LLC
2-R	8.95 100.00	BY:  ROMAN LINSCHIED, MNGR BY:  MARC LINSCHIED, MNGR

Property of Cook County

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**THE BURTON COURT CONDOMINIUMS AND
THE BURTON COURT CONDOMINIUM ASSOCIATION**
1447 North Wells Street
Chicago, Illinois 60610

January 5, 2004

North Federal Savings Bank
(Mortgagee)
100 W. North Avenue
Chicago, Illinois 60610

Re: **Burton Court Condominium Association**
Unit 2, 3, 1-R, 2-R and Store located at 1447 North Wells Street, Chicago

Dear Sir/Madam:

The Board of Directors ("Board") of the Burton Court Condominium Association ("Association") and one hundred percent (100%) of the unit owners have decided to (i) remove the Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the Association ("Declaration") from the provisions of the Illinois condominium Property Act ("Act"), and (ii) release the Declaration from title to the property. Pursuant to Section 16 of the Act, all unit owners and holders of liens (mortgagees) affecting any of the Units must consent by written instrument to remove the Declaration from the purview of the Act and by implication, release the Declaration from title to the property.

As you are aware, all of the Units are now owned by a single entity. To effectively administer the property pursuant to the owner's wishes, the Declaration must be removed from the provisions of the Act and released from title.

Therefore, the Board and all of the unit owners respectfully request that you execute this letter to acknowledge your consent as lienholder against Units 2, 3, 1-R, 2-R and Store in the Association for (i) the removal of the Declaration from the provisions of the Act and (ii) release the Declaration from title to the property.

Thank you for your anticipated cooperation. If you have any questions, please do not hesitate to contact us.

Very truly yours,

Board of Directors of the
Burton Court Condominium Association
and all of the Unit Owners

WITH APPROVAL AND CONSENT	
<u>NORTH Federal Savings Bank</u> (Mortgagee)	
By:	<u>[Signature]</u>
Its:	<u>Joseph A. Girza, President</u>
Date:	<u>8/20/04</u>