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# ABROGATION AGREEMENT U377627PH13

THIS **ABROGATION AGREEMENT** is made as of the 18th day of January, 2007 by Pebblewood Midwest Partners LLC, an Illinois limited liability company.

WHEREAS, Pebblewood Midwest Partners LLC ("Owner") is the fee simple owner of a certain tract of land, legally described on Exhibit A, attached hereto and made a part hereof (the "Property");

WHEREAS, the Property is subject to that certain Declaration of Easements and Covenants for J.R. Wi'lens Hanover Terrace Apartments recorded as Document Number 20854335 ("Initial Declaration"):

WHEREAS, the Initial Declaration contemplated use of the Property as a residential apartment complex and established rights and obligations of the owners and occupants of the Property;

WHEREAS, the Owner intends to submit the Property to the Illinois Condominium Property Act and create a condominium upon the Property;

WHEREAS, the Property will be succeed to a Declaration of Condominium Ownership and of Easements, Restrictions and Covenants ("Condominium Declaration"), and to a Declaration of Covenants, Conditions, Restrictions and Easements ("Declaration of Covenants");

WHEREAS, the Condominium Declaration and Declaration of Covenants establish rights and obligations of the owners and occupants of the Property pursuant to the use of the Property as a condominium; and

WHEREAS, the purpose of the Initial Declaration is no longer relevant and the Owner desires to abrogate the Initial Declaration.

NOW THEREFORE, in consideration of the foregoing recitals, the O'vne declares:

- 1. That certain Declaration of Easements and Covenants for J.R. Willens Harover Terrace Apartments recorded as Document Number 20854335 is hereby terminated, cancelled and abrogated, and is of no further force or effect.
- 2. The recitations first set forth above are by this reference incorporated into and made a part of the body of this Abrogation Agreement.

SIGNATURE PAGE FOLLOWS

Doc#: 0702906025 Fee: \$54.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/29/2007 09:46 AM Pg: 1 of 4

0702906025 Page: 2 of 4

Coot County Clart's Office

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IN WITNESS WHEREOF, said Owner has caused its name to be signed to these presents this 18th day of January, 2007.

### OWNER:

PEBBLEWOOD MIDWEST PARTNERS LLC an Illinois limited liability company

By: KARGIL PEBBLEWOOD LLC, an Illinois limited liability company, its sole member,

By: KARGIL PC LLC,

an Illinois limited liability company, its Manager,

Вv.

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STATE OF ILLINOIS )	
COUNTY OF COOK ) SS.	
liability company, the Manager of Kargil Pebblewo Member of Pebblewood Midwest Partners LLC ("Counter the same person whose name is subscribed to the foin person and acknowledged that he signed and devoluntary act and as the free and voluntary act of sai forth; and the said Company, he then and there act Company, did affix the seal of said Company to said as the free and voluntary act of said Company,	cond LLC, an Illinois limited liability company, the Company"), who is personally known to me to be oregoing instrument, appeared before me this day elivered the said instrument as his own free and id Company for the uses and purposes therein set knowledged that as custodian of the seal of said aid instrument as his own free and voluntary act.
Dated this 18 <sup>th</sup> day of January, 2007.	
Loulan Selling Notary Public	FORFICIAL SEAL!  BYENVIN O. KELLY  NOTEN PORUS STATE OF ILLINOIS  MY COMM CHONESPINES 5/19/2008
[SEAL]	
My Commission Expires:	NOTE IN PONICE STATE OF ILLIHOUS SAME COLOR CONTROL EXPINES 5/15/2008

This instrument prepared by:
Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

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#### EXHIBIT A

LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10 AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J.R. WILLENS HANOVER TERRACE APARTMENTS ASSESSMENTS PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OF OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1969 AS DOCUMENT 20781253, IN COOK COUNTY, ILLINOIS. The Or Cook County Clark's Office

Common Addresses 2321 Walnut Avenue

6753 Hickory Street

2298 Alden Lane

6713 Hickory Street

6733 Hickory Street

6613 Scott Lane

6633 Scott Lane

6600 Scott Lane

6662 Scott Lane

2230 Breezewood Terrace

2260 Breezewood Terrace

2290 Breezewood Terrace

Hanover Park, Illinois 60133

#### Permanent Index Numbers:

06-36-313-026-0000 (Affects Lot 1)

06-36-313-027-0000 (Affects Lot 2)

06-36-313-028-0000 (Affects Lot 3)

06-36-313-029-0000 (Affects Lot 4)

06-36-313-030-0000 (Affects Lot 5)

06-36-313-031-0000 (Affects Lot 6)

06-36-313-032-0000 (Affects Lot 7)

06-36-313-033-0000 (Affects Lot 8)

06-36-313-034-0000 (Affects Lot 9)

06-36-313-035-0000 (Affects Lot 10)

06-36-313-036-0000 (Affects Lot 11)

06-36-313-037-0000 (Affects Lot 12)