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ABROGATION OF DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENT, RESTRICTIONS, COVENANTS AND BY-LAWS FOR ARMITAGE SQUARE CONDOMINIUM ASSOCIATION



Doc#: 0706645012 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2007 11:03 AM Pg: 1 of 3

Now comes ARMITAGE SQUARE, LLC, an Illinois limited liability company (hereinafter Declarant) as the owner of one hundred (100%) percent of each and every unit contained in the ARMITAGE SQUARE CONDOMINIUM ASSOCIATION as created by the Declaration of Condominium Ownership and Easement, Restrictions, Covenants and By-Laws for Armitage Square Condominium Association recorded on January 2, 2007 as document number 07-00209005 (hereinafter "Declaration") and as the Declarant under said Declaration pertaining to the property legally described on Exhibit "A" attached hereto and incorporated herein by reference, does hereby declare that said Declaration pursuant to Section 16 of the Condominium Property Act of the State of Illinois, as amended from time to time (765 ILC5 605/16)(hereinafter the "Act") is hereby removed from the provisions under the Act and does now and forever fully abrogate and render the aforesaid Declaration as null and void.

Declarant hereby states that it takes the foregoing action since it was Declarants' intent not to record said Declaration at this time and further, it is Declarants intent to exclude certain portions of the property as contained in said Declaration from being submitted under the Act.

Therefore, notice is hereby given that Declarant as owner of one hundred (100%) percent of all of the units created by recordation of the Declaration, hereby removes the entire property and parcel from the provisions of the Act and hereby fully abrogates the aforesaid Declaration.

Armitage Square, LLC, an Illinois not for profit liability Company

By: [Signature]  
Paul Sanders, Manager

Subscribed and sworn before me this KINA L. BROWN day of March, 2007  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11-25-2010

NOTARY

Prepared by and Mail to:  
Richard Shopiro  
Sulzer & Shopiro, Ltd.  
10 South LaSalle Street, Suite 3505  
Chicago, Illinois 60603

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## CONSENT OF MORTGAGEE

Prairie Bank and Trust Company, a banking association, holder of a Mortgage on the Property dated \_\_\_\_\_, 20\_\_\_\_, and recorded as Document Number \_\_\_\_\_ hereby consents to the execution and recording of the within Abrogation of Declaration of Condominium Ownership recorded January 2, 2007 as document 07-00209.

IN WITNESS WHEREOF Prairie Bank & Trust Co. has caused this consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at \_\_\_\_\_, \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2007.

Prairie Bank & Trust Co.

ATTEST:

By: [Signature]  
Its: Senior Vice President

[Signature]  
Its: Loan Administration Officer

STATE OF ILLINOIS )

COUNTY OF COOK )

) SS  
)



I, Susan Niblack, a Notary Public in and for said County and State, do hereby certify that Jane Novotny and Bernadette Cuserly the Senior V.P. and Loan Administrator respectively of \_\_\_\_\_, as such \_\_\_\_\_ and \_\_\_\_\_, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 2007.

[Signature]  
NOTARY PUBLIC

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT NOS. STORE A, STORE B, 1, 2, 3, 4, 5 AND 6 IN THE ARMITAGE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED

AS DOCUMENT NUMBER ~, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ~, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER ~.

PIN - 13-36-302-001 and 13-36-302-002

Property of Cook County Clerk's Office