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Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2007 09:35 AM Pg: 1 of 4

Property of Cook County Clerk's Office

**SEVENTIETH STREET CONDOMINIUM**

**DECLARATION OF WITHDRAWAL**

PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT

**This Instrument Prepared by and Return To:**

Jason B. Erlich  
Kluever & Platt, L.L.C.  
65 E. Wacker Place  
Suite 2300  
Chicago, Illinois 60601

**Address of Property:**

2363 E. 70<sup>th</sup> Street  
Chicago, IL 60649

**Permanent Index Numbers:**

20-24-427-015-1001  
20-24-427-015-1002  
20-24-427-015-1003

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This Declaration is made this 2nd day of April, 2007, by Ameri-Mex Asset Management, LLC, an Illinois limited liability company.

WHEREAS, Declarant is the fee simple legal title holder of Units 1, 2 and 3 in the Seventieth Street Condominium located in City of Chicago, County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof ("Subject Property");

WHEREAS, on February 21, 1966 the Declaration of Condominium Ownership creating the Seventieth Street Condominium was recorded in Cook County, Illinois as Document No. 19745603 ("Declaration") thereby submitting the property commonly known as 2363 E. 70<sup>th</sup> Street to the provisions of the Illinois Condominium Property Act;

WHEREAS, Declarant as owner of Units 1, 2 and 3 is the fee simple owner of 100% of the condominium units in the Seventieth Street Condominium; and

WHEREAS, Declarant desires to remove the Subject Property from the provisions of the Illinois Condominium Property Act.

NOW THEREFORE, the Declarant for the purposes set forth above and in accordance with 765 ILCS 605/15 declares as follows:

1. The Subject Property is hereby removed from the provisions of the Illinois Condominium Property Act.
2. The terms, provisions, covenants, conditions and options contained in and the rights and easements established, created, reserved or declared in the Declaration are hereby abrogated, terminated and of no force and effect.

[signatures on following page]

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IN WITNESS WHEREOF, Ameri-Mex Asset Management, LLC, an Illinois limited liability company, has caused its name to be signed to this Declaration on the day and year first above written.

Ameri-Mex Asset Management, LLC.

By: *Maribel Zapata*

Name:

Its: Authorized Signatory

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK )

I, Jason Erlich, a Notary Public in and for said County and State, do hereby certify that Maribel Zapata a member or manager Ameri-Mex Asset Management, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member/Manager, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act, and as the free and voluntary act of the said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2 day of April, 2007.

*Jason Erlich*  
Notary Public



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## LEGAL DESCRIPTION

UNITS 1, 2 AND 3 IN SEVENTIETH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH  $\frac{1}{2}$  OF A STRIP OF LAND IN THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE SOUTH LINE OF EAST 70<sup>TH</sup> STREET AND THE NORTH LINE OF EAST 70<sup>TH</sup> PLACE AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AUG 10, 1910, AS DOCUMENT 4508737, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF EAST 70<sup>TH</sup> STREET 174.5 FEET WEST OF THE WEST LINE OF YATES AVENUE; RUNNING THENCE SOUTH ON A LINE PARALLEL WITH AND 174.5 FEET WEST LINE OF YATES AVENUE TO THE NORTH LINE OF EAST 70<sup>TH</sup> PLACE; THENCE WEST 30 FEET ON THE NORTH LINE OF EAST 70<sup>TH</sup> PLACE; THENCE NORTH ON A LINE PARALLEL WITH AND 204.5 FEET WEST OF THE WEST LINE OF YATES AVENUE TO THE SOUTH LINE OF EAST 70<sup>TH</sup> STREET; THENCE EAST ON THE SOUTH LINE OF EAST 70<sup>TH</sup> STREET TO THE PLACE OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 19226, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 19745603 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office