



Doc#: 0931041055 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/06/2009 02:58 PM Pg: 1 of 5

This document was prepared by,
and after recording return to:

Dennis C. Keeler, Esq.
Pierce Atwood LLP
One Monument Square
Portland, ME 04101

5436866 DB 1 of 4

Property Address:

13101 South Crawford Ave (Pulaski Road)
Alsip, Worth Township, Cook County, IL

PIN:

24-35-101-048-1001
24-35-101-048-1002

[Above space reserved for Recorder's use only.]

**DECLARATION OF TERMINATION AND REMOVAL FROM
PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT
FOR
ALSIP PAPER CONDOMINIUM**

This Declaration, dated as of this 6th day of November, 2009, is made by **MADISON PAPER COMPANY (ALSIP LOCATION)**, a Delaware corporation with a place of business in Alsip, Illinois ("Madison Paper").

RECITALS

A. By instrument entitled "Declaration of Condominium of Alsip Paper Condominium Pursuant to the Condominium Property Act" dated July 30, 1993 (the "Condominium Declaration"), a two-unit condominium known as the "Alsip Paper Condominium" (the "Condominium") was created with respect to certain real property located in Cook County, Illinois, as more particularly described in the Condominium Declaration (the "Condominium Premises"). The Condominium Declaration was recorded in the office of the Recorder of Cook County, Illinois, on August 2, 1993 as Document No. 93602958.

B. Alsip Paper Condominium Association (the "Condominium Association") is an unincorporated association of all unit owners in the Condominium formed pursuant to the Condominium Declaration and the Condominium Property Act of the State of Illinois, 765 ILCS 6501/1 et seq. (the "Illinois Condominium Act")

Box 334

UNOFFICIAL COPY

C. Madison Paper is the record owner of all of the condominium units created and existing in the Condominium, the owner of 100 percent of the ownership of the Common Elements appertaining thereto and is the sole member of the Condominium Association. There are no mortgages or other liens affecting the condominium units.

D. Madison Paper, as the record owner of all of the condominium units created pursuant to Section 16 of the Condominium Declaration, has the right to terminate and abrogate the Condominium Declaration pursuant to Section 31 of the Illinois Condominium Act and the Condominium Declaration.

NOW THEREFORE, Madison Paper hereby declares, agrees, covenants and states as follows:

1. The real estate comprising the Condominium and subjected to the Illinois Condominium Act by virtue of the Condominium Declaration is hereby removed from the Condominium Declaration and from the Illinois Condominium Act. Effective as of the "Effective Date and Time" (as defined below), the Condominium Declaration is hereby terminated and of no further force and effect; provided, however, that the members of the Board of Directors of the Condominium Association shall continue to have such powers as are granted in Section 31 of the Condominium Declaration or as are otherwise necessary or appropriate with respect to the winding up of the affairs of the Condominium, notwithstanding that the Board or the Condominium may be dissolved upon termination.

2. Pursuant to Section 16 of the Illinois Condominium Act, effective upon the Effective Date and Time, all of the Condominium Premises shall be owned by Madison Paper, free and clear of the provisions of the Illinois Condominium Act and the Condominium Declaration.

3. The effective date and time of the termination of the Condominium Declaration (the "Effective Date and Time") shall be the date and time that this instrument is recorded in the Office of Recorder, Cook County, Illinois.

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008436866 F1
STREET ADDRESS: 13101 S. PULASKI
CITY: ALSIP **COUNTY:** COOK
TAX NUMBER: 24-35-101-048-1002

LEGAL DESCRIPTION:

UNIT PAPER AND TISSUE IN ALSIP PAPER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1: THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPTING THE SOUTH 1870 FEET THEREOF AND ALSO EXCEPTING THE WEST 50 FEET THEREOF) AND EXCEPTING THAT PART TAKEN BY THE COUNTY OF COOK IN DEED RECORDED AS DOCUMENT 24457221 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 (EXCEPT THE NORTH 20 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND LOTS 3 AND 4 (EXCEPT THE NORTH 44 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE WEST 157.27 FEET OF SAID LOT 3) ALL IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST 1/4 (EXCEPT THE EAST 20 ACRES AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST 1/4 LYING WEST OF THE SAID 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS..

PARCEL 3A: LOT 1 (EXCEPT THE SOUTH 560.00 FEET OF THE WEST 160.00 FEET) AND (EXCEPT THE NORTH 20.00 FEET THEREOF) (AND EXCEPT THE SOUTH 17 FEET LYING EAST OF THE WEST 160 FEET THEREOF AS CONDEMNED IN CASE 78L 4097) IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST 1/4 (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST 1/4 LYING WEST OF SAID EAST 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO THE SOUTH 1/2 OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST 1/4 LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35 EXCEPT THE NORTH 20.00 FEET THEREOF AND EXCEPT THE SOUTH 593.00 FEET THEREOF AND EXCEPT THE WEST 50.00 FEET THEREOF ALL IN TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3B: THE SOUTH 593.00 FEET OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST 1/4 LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35, TOWNSHIP

(CONTINUED)

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CITY: ALSIP **COUNTY:** COOK
TAX NUMBER: 24-35-101-048-1002

LEGAL DESCRIPTION:

37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS EXCEPT THE SOUTH 33.00 FEET THEREOF, AND EXCEPT THE WEST 50.00 FEET THEREOF AND EXCEPT THAT PORTION OF THE LAND CONDEMNED IN CASE 78L 4097 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH 550 FEET OF THE WEST 160 FEET (EXCEPT THE SOUTH 17 FEET THEREOF) OF LOT 1 IN BLUE ISLAND GARDENS SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

PARCEL 5: EASEMENT FOR THE BENEFIT OF THE AFORESAID PARCELS, FOR THE SOLE AND EXCLUSIVE PURPOSE TO WITHDRAW WATER FROM THE CALUMET-SAG CHANNEL AND FOR THE RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REMOVING OF A PUMPING STATION, ALONG THE NORTHERLY BANK OF THE CALUMET-SAG CHANNEL AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 6, 2001 AND RECORDED AUGUST 27, 2009 AS DOCUMENT NUMBER 0923922088.

WHICH SURVEY IS ATTACHED TO EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93602958 TOGETHER WITH ITS 100% OF THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.