

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Robert G. Higgins
Attorney at Law
55 East Monroe Street
Suite 3300
Chicago, Illinois 60603

PINS: 13-01-203-041-1001
13-01-203-041-1002
13-01-203-041-1003
13-01-203-041-1004



Doc#: 1010439069 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2010 02:02 PM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION OF REMOVAL / WITHDRAWAL FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT

This Declaration of Removal / Withdrawal from the Illinois Condominium Property Act is made by and entered into by HCB DEVELOPMENT I, LLC ("HCB").

RECITALS:

A Declaration of Condominium Ownership was recorded in the Office of the Recorder of Deeds for Cook County, Illinois, on January 29, 2008, as Document No. 0802903060 ("Declaration of Condominium Ownership"), by Sako II, L.L.C. as the "Declarant". With the recording of the Declaration of Condominium Ownership, the Declarant subjected the real estate which is legally described in Exhibit A hereto ("Condominium Property") to the terms of the Declaration of Condominium Ownership and submitted the real estate to the terms of the Illinois Condominium Property Act ("Act"). The condominium units created with the recording of the Declaration of Condominium Ownership ("Units") are set forth in Exhibit B hereto.

Pursuant to Section 16 of the Act, all of the unit owners may remove property from the provisions of the Act by an instrument executed by the owners and duly recorded. HCB, as the record title holder of all of the Condominium Property and all of the Units, including the Undivided Interests appertaining thereto, desires to remove the Condominium Property from the provisions of the Act, and to abrogate the Declaration of Condominium Ownership in its entirety.

NOW, THEREFORE, HCB, for the purposes set forth above and pursuant to the Act, hereby declares as follows:

1. All capitalized terms, to the extent not otherwise defined herein, shall have the meanings assigned to them in the Declaration of Condominium Ownership.

RECORDING FEE 42
DATE 4/14/10 COPIES 01
OK BY [Signature]

1 of 1 NCS - 435177 L.L.C.

4

UNOFFICIAL COPY

2. The Condominium Property is hereby removed from the provisions of the Declaration of Condominium Ownership and from the provisions of the Act.

3. All of the rights, easements, privileges and restrictions granted, created, reserved and declared in the Declaration of Condominium Ownership are hereby abrogated in their entirety.

Dated: April 14, 2010

HCB:

HCB DEVELOPMENT I, LLC

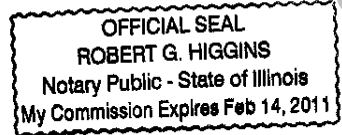
By: Dustin J. Ackman
Dustin J. Ackman
Its: Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Dustin J. Ackman, as Vice President of HCB Development I, LLC (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of April, 2010

Robert G. Higgins
Notary Public



UNOFFICIAL COPY

EXHIBIT A TO DECLARATION OF REMOVAL / WITHDRAWAL FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT

The Condominium Property

UNIT B-2, C-3, C-2 AND D-1 IN THE ROCKWELL ROSEMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 25 AND 26 IN BLOCK 1 IN T.J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1 TOWNSHIP 40 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0802903060 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6300 NORTH ROCKWELL AVENUE
CHICAGO, ILLINOIS 60659

PINS: 13-01-203-041-1001 (UNIT B-2)
13-01-203-041-1002 (UNIT C-2)
13-01-203-041-1003 (UNIT C-3)
13-01-203-041-1004 (UNIT D-1)

EXHIBIT A

UNOFFICIAL COPY

EXHIBIT B TO DECLARATION OF REMOVAL / WITHDRAWAL FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT

Units and Undivided Interests

<u>Unit</u>	<u>Undivided Interest</u>
B-2	26.75
C-2	24.06
C-3	24.06
D-1	25.13
TOTAL	100%

Property of Cook County Clerk's Office

EXHIBIT B