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DECLARATION FOR REMOVAL FROM ILLINOIS CONDOMINIUM PROPERTY ACT

PREPARED BY:
DANIEL G. LAUER & ASSOCIATES, P.C.
1424 WEST DIVISION STREET
CHICAGO, ILLINOIS 60622
773-862-7200

UPON RECORDING MAIL TO: DANIEL G. LAUER & ASSOCIATES, P.C. 1424 WEST DIVISION STREET CHICAGO, ILLINOIS 6.52 773-862-7200 Doc#: 1021810078 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 08/06/2010 03:40 PM Pg: 1 of 3

DECLARATION FOR REMOVAL FROM PROVISIONS GF CONDOMINIUM PROPERTY ACT

THIS DECLARATION made and entered into as of this 4th day of August, 2010 by the Owner of Record as to each Condominium Unit in the 5625 N. Hermitage Condominium, (hereinafter referred to as the "Owner");

WITNESSETH:

WHEREAS, on December 29, 2008, 6225 N. Fermitage, LLC, an Illinois Limited Liability Company, recorded in the Office of Recorder of Cook County, Illinois, a Declaration of Condominium Ownership ("Condominium Declaration") pursuant to the Illinois Condominium Property Act for the below property, as Document Number 0836431028; and,

WHEREAS, REF, Inc., by virtue of a deed dated January 14, 2010, from 6225 N. Hermitage, LLC, to REF, Inc., as Document Number 1001431069, and re-recorded as Document Number 1002222097 on January 22, 2010, in order to include the individual PINs for (ach of the Condominium Units, is the record Owner of the following described real property ("Real Estate"):

UNITS 6225-1W (DUPLEX), 6225-2W, 6225-3W, 6225-1E (DUPLEX), 6223-2E, 6225-3E, 6227-1W (DUPLEX), 6227-2W, 6227-3W, 6227-1E (DUPLEX), 6227-2E, 6227-3E IN THE 6225 N. HERMITAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 6 IN BLOCK 14 IN HIGHRIDGE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2008, AS DOCUMENT NO. 0836431028 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



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PINs: 14-06-210-056-1001, 14-06-210-056-1002, 14-06-210-056-1003, 14-06-210-056-1004, 14-06-210-056-1005, 14-06-210-056-1006, 14-06-210-056-1007, 14-06-210-056-1008, 14-06-210-056-1009, 14-06-210-056-1010, 14-06-210-056-1011, 14-06-210-056-1012

Common Known As: 6225-27 North Hermitage, Chicago, Illinois 60660

WHEREAS, REF, Inc., is presently the record owner of the Condominium Units set for above and One Hundred (100%) percent of the common ownership in the common elements appertaining thereto, and have determined to abrogate the Condominium Declaration.

NOW THEREFORE, the Owners, for the purposes set forth above, declare pursuant to the Condominant Property Act as follows:

- 1. True Real Estate is hereby removed from the provisions of the Condominium Declaration recorded as Document Number 0836431028;
- 2. The rights, easements, privileges and restrictions granted, created, reserved or declared in the Condominium Declaration are hereby abrogated and forever held for naught.

IN WITNESS WHEREOF REF, Inc., an Illinois Corporation, has caused its name to be signed to this Declaration of Removal from Provisions of the Condominium Act by its President, Izabela Dianovsky, as of the day first set forth acceptance.

RFF, Inc.,

a i Illinois Corporation

HOWHE

Izabela Dianovsky, President

STATE OF ILLINOIS) ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State atorcsaid, do hereby certify that Izabela Dianovsky, President of REF, Inc., an Illinois Corporation, is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own 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 4th day of August, 2010.

SEAL

OFFICIAL SEAL
HEIDI L. HUBERT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-2-2012

Notary Public

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EXHIBIT A

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS 6225 N. HERMITAGE CONDOMINIUM

| DOOP TO | <u>Unit</u> | Percentage Ownership of Common <u>Elements</u> | |
|---------|------------------|---|----|
| Ĵ | 6225-1W (DUPLEX) | 10.95% | |
| | 6225-2W | 8.85% | |
| | 6225-3W | 8,85% | |
| | 6225-1E (DUPLEX) | 9.90% | |
| | 6225-2E | 7.29% | |
| | 6225-3E | 7,29% | |
| | 6227-1W (DUPLEX) | \$.85 % | |
| | 6227-2W | 6.77% | |
| | 6227-3W | 6.77% | |
| | 6227-1E(DUPLEX) | 9.90% | Ox |
| | 622 7- 2E | 7.29% | |
| | 6227-3E | <u>7.29%</u> | |
| | Total | 100.00% | |
| | | | |