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THIS DOCUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Brian Meltzer
Meltzer, Purtill & Stelle LLC
1515 E. Woodfield Road,
Second Floor
Schaumburg, Illinois 60173



Doc#: 1213904101 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2012 01:27 PM Pg: 1 of 5

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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 BAM BERWYN LLC ("BAM Berwyn").

RECITALS:

A Declaration of Condominium Ownership was recorded in the Office of the Recorder of Deeds for Cook County, Illinois, on June 13, 2007, as Document No. 0716416055 ("Declaration"), by Three Oaks Development, Inc as the "Developer". With the recording of the Declaration, the Developer subjected the real estate which is legally described as Exhibit A hereto ("Condominium Property") to the terms of the Declaration 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 ("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. BAM Berwyn, as the record title holder of all of the Condominium Property and all of the Units, including the Undivided Interests pertaining thereto, desires to remove the Condominium Property in its entirety from the terms of the Declaration and the Act.

NOW THEREFORE, BAM Berwyn, 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.
2. The Condominium Property is hereby removed from the provisions of the

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EXHIBIT A

Condominium Property

LOTS 52, 53 AND 54 IN BERWYN GARDENS, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 16-19-323-030-1001 through 1040 (both inclusive)

PROPERTY ADDRESS: 1925-31 South Grove Avenue, Berwyn, Illinois 60402

UNOFFICIAL COPY**EXHIBIT B**

Units

<u>UNIT NUMBER</u>	<u>STORAGE AREA LIMITED COMMON ELEMENTS</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS</u>
B-1	S-B-1	0.0163
B-2	S-B-2	0.0259
B-3	S-B-3	0.0259
P-4	S-B-4	0.0163
101	S-101	0.0247
201	S-201	0.0247
301	S-301	0.0247
102	S-102	0.0267
202	S-202	0.0267
302	S-302	0.0267
103	S-103	0.0267
203	S-203	0.0267
303	S-303	0.0267
104	S-104	0.0267
204	S-204	0.0267
304	S-304	0.0267
105	S-105	0.0204
205	S-205	0.0204
305	S-305	0.0204
106	S-106	0.0274
206	S-206	0.0274
306	S-306	0.0274
107	S-107	0.0274
207	S-207	0.0274
307	S-307	0.0274
108	S-108	0.0204
208	S-208	0.0204
308	S-308	0.0204

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<u>UNIT NUMBER</u>	<u>STORAGE AREA LIMITED COMMON ELEMENTS</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS</u>
109	S-109	0.0267
209	S-209	0.0267
309	S-309	0.0267
110	S-110	0.0267
210	S-210	0.0267
310	S-310	0.0267
111	S-111	0.0267
211	S-211	0.0267
311	S-311	0.0267
112	S-112	0.0247
212	S-212	0.0247
312	S-312	0.0247
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