

# UNOFFICIAL COPY



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This document prepared by  
and to be mailed to:

Mark R. Rosenbaum  
Fischel & Kahn, Ltd.  
155 N. Wacker Drive., Ste. 1950  
Chicago, IL 60606  
Recorder Box No. 345

Doc#: 1236239027 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/27/2012 01:38 PM Pg: 1 of 6

Above Space for Recorder's Use Only

## DECLARATION OF REMOVAL OF WRIGLEYVILLE CONDOMINIUM FROM ILLINOIS CONDOMINIUM PROPERTY ACT

This Declaration of Removal made and entered into as of December 19, 2012, by Standard Bank and Trust Company, not personally but as trustee under trust agreement dated August 29, 2011 and known as trust no. 21100 ("Owner")

### Recitals:

- A. By the Declaration of Condominium Ownership recorded in the Office of the Recorder of Cook County, Illinois, as document no. 25427098, as amended, (the "Declaration"), the Declarant, as specified in the Declaration submitted certain real estate commonly known as 3609-11 N. Sheffield, Chicago, Illinois (the "Property") to the Illinois Condominium Property Act, 765 ILCS 605/1 et seq., the "Act", said condominium being known as Wrigleyville Condominium (the "Condominium") and
- B. The legal description of the Units on the Property (the "Units") and the Property itself now subject to the Declaration is attached hereto as Exhibit "A" and incorporated by reference herein; and
- C. Pursuant to Section 16 of the Act, all of the Unit Owners may remove the Property from the provisions of the Act by recording of a document to that effect, which document is to also show the consent of the holders of all liens of record on the Units to such removal; and
- D. Owner is the owner of all 6 now-existing Units on the Property; and
- E. Owner represents that the Units are subject only to liens of record in favor of Standard Bank and Trust Company.

Now Therefore, Owner, for the uses and purposes set forth above, hereby declares as follows:

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RECORDING FEE 48<sup>00</sup>  
DATE 12/27/2012 COPIES 6  
OK BY JAC

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1. Owner, as the owner of all Units on the Property, hereby removes the Property, in its entirety (including all the Units), from the provisions of the Act, and Owner is, and shall hereafter be deemed, the sole owner of the Property.
2. Standard Bank and Trust Company, as holder of all liens of record on the Units hereby consents to such removal, said consent being attached hereto as Exhibit "1" and incorporated by this reference herein, and agrees that all of its liens on the Units are deemed transferred to the undivided interest of the Owner in and to the entire Property.
3. This Declaration of Removal is effective as of its date of recording in the Office of the Recorder of Cook County, Illinois.

Anything herein to the contrary notwithstanding, each and all of the covenants, undertakings and agreements herein made on the part of Standard Bank and Trust Company, while in form purporting to be covenants, undertakings and agreements of Standard Bank and Trust Company, are made and intended not as personal covenants, undertakings and agreements by Standard Bank and Trust Company for the purpose of binding Standard Bank and Trust Company personally, but are made and intended solely for the purpose of binding the Property; and this Declaration is executed and delivered by Standard Bank and Trust Company, not in its own right, but solely in the exercise of the powers conferred on it by virtue of said land trust agreement. No personal liability or personal responsibility is assumed by, or at any time shall be asserted or enforced against, Standard Bank and Trust Company on account of any covenants, undertakings or agreements contained herein, either express or implied; all such personal liability, if any, being hereby expressly waived and released, provided, however, that the beneficiaries of Seller shall not be waived or released from their liability hereunder.

In Witness Whereof, the Owner, by its duly authorized agents, has caused this Declaration of Removal to be executed as of the date and year first set forth above.

Owner:

Standard Bank and Trust Company, as trustee as aforesaid, and not personally under Trust No. 21100

**EXCULPATORY CLAUSE ATTACHED  
HERE TO AND MADE A PART HERE OF**

By: Patricia Ralphson  
Its Patricia Ralphson, AVP

Attest: Jay Faler  
Its Jay Faler, AVP

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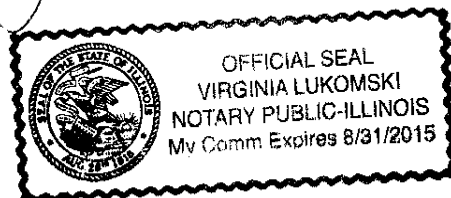
This DOCUMENT is executed by STANDARD BANK & TRUST COMPANY, not personally but as Trustee under Trust No. 21100 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said Document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said Document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely hold legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. Inevent of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said Trustee, the provisions of this rider shall be controlling.

**STATE OF ILLINOIS  
COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Patricia Ralphson, AVP of STANDARD BANK & TRUST COMPANY and Jay Faler, AVP of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP and AVP respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said AVP did also then and there acknowledge that he/she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of December  
20 12

Virginia Lukomski  
Notary Public



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## Exhibit "1"

### Consent of Standard Bank and Trust Company

Standard Bank and Trust Company, by its duly authorized agents, as the holder of all liens now affecting any of the Units, hereby agrees and consents to the removal of the entire Property (including all Units) from the provisions of the Act and to the transfer of its liens from all said Units to the undivided interest of the Owner in and to the Property.

Standard Bank and Trust Company

By: [Signature] - SVP  
Its

Attest: [Signature] - LO  
Its

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Indiana )  
 State of Illinois )  
 Lake ) ss  
 County of Cook )

I, Louise Martin, a Notary Public in and for the State of Indiana, Do Hereby Certify that Thomas Zic, personally known to me to be the SVP and Jeffrey Marsee, personally known to me to be Commercial Loan Officer of Standard Bank and Trust Company, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person in the County aforesaid and acknowledged that they signed and delivered this instrument as their own free and voluntary act, and as the free and voluntary act of the said Standard Bank and Trust Company, for the uses and purposes set forth.

Given under my hand and notarial seal this 20 day of December, 2012.

*Louise Martin*  
 \_\_\_\_\_  
 Notary Public



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## Exhibit "A"

### Legal Description

All Units in Wrigleyville Condominium as delineated on a plat of survey of the following described real estate:

Lot 37 (except the South 62.42 feet thereof) and the West 0.65 foot of Lot 36 (except the South 62.42 feet and except the North 30.5 feet) of and the West 1.65 feet of the North 30.5 feet of Lot 36 in Trustee's Subdivision of Block 15 in Laflin, Smith and Dyer's Subdivision of the Northeast ¼ (except 1.28 acres in the Northeast corner) Section 20, Township 40, Range 14 East of the Third Principal Meridian.

which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded as Document No. 25427098 in the Office of the Recorder of Cook County, Illinois, as amended from time to time, together with each unit's respective undivided percentage interest in the common elements.

Unit No.PIN

Unit 3609-1	14-20-228-039-1001
Unit 3609-2	14-20-228-039-1002
Unit 3609-3	14-20-228-039-1003
Unit 3611-1	14-20-228-039-1004
Unit 3611-2	14-20-228-039-1005
Unit 3611-3	14-20-228-039-1006

## Street Address:

3609-3611 N. Sheffield  
Chicago, IL 60657