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**DECLARATION TO REMOVE  
CERTAIN PROPERTY FROM  
THE PROVISIONS OF THE  
ILLINOIS CONDOMINIUM  
PROPERTY ACT**

Doc#: 1301049056 Fee: \$50.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2013 03:29 PM Pg: 1 of 7

THIS "DECLARATION TO REMOVE CERTAIN PROPERTY FROM THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT" (hereinafter "Declaration") is made this 29 day of December, 2012 by GCD PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, and GCD PROPERTIES, LLC-GREENWOOD, A SERIES ILLINOIS LIMITED LIABILITY COMPANY, (hereinafter collectively referred to as "GCD"), and is intended to remove the property commonly referred to as 6348 South Greenwood Avenue, Chicago, IL 60615 (hereinafter "Property") from the provisions of the Illinois Condominium Property Act 765 ILCS 605/1, et. seq. (hereinafter "Act").

WITNESSETH: WHEREAS, the Property was submitted to that certain "Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 6348 South Greenwood Condominiums" recorded in the Office of the Recorder of Deeds of Cook County, IL as Document Number 0531845026; and

WHEREAS, pursuant to Section 16 of the Act, all of the unit owners may remove the Property from the provisions of the Act by an instrument to that effect, duly recorded, provided that all unit owners and holders of all liens affecting any of the units consent thereto or agree; and

Prepared By and Return To:  
Fullett Rosenlund Anderson PC  
430-440 Telser Road  
Lake Zurich, IL 60047

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WHEREAS, each condominium unit that comprises the Property is owned by GCD and there are no other unit owners of record or holders of any liens affecting any of the condominium units or the Property; and

WHEREAS, the legal descriptions pertaining to each of the condominium units that comprise the Property are attached hereto and incorporated into this Declaration as Exhibit "A." and

WHEREAS, this Declaration was approved by GCD as evidenced by the attached affidavit.

NOW, THEREFORE, GCD declares the following:

1. The Property is removed from the provisions of the Act.
2. Upon such removal, the Property shall be deemed owned in common by GCD.
3. The undivided interest in the Property in common which shall pertain to each unit owner shall be in the percentage of undivided interest previously owned by such unit owner in the common elements.
4. That certain "Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 6348 South Greenwood Condominiums" recorded in the Office of the Recorder of Deeds of Cook County, IL as Document Number 0531845026 is hereby terminated and cancelled in its entirety and shall be null and void.
5. This Declaration shall become effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the undersigned duly elected manager of GCD Properties, LLC, an Illinois limited liability corporation, and GCD Properties, LLC-

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Greenwood, a Series Illinois Limited Liability Company, has duly executed this "Declaration to Remove Certain Property from the Provisions of the Illinois Condominium Property Act" on this 31<sup>st</sup> day of December, 2012.

GCD Properties, LLC, an Illinois Limited Liability Company.

By: [Signature]  
Manager

GCD Properties, LLC-Greenwood, a Series Illinois Limited Liability Company.

By: [Signature]  
Manager

STATE OF ILLINOIS }  
  }  
COUNTY OF DUKE }

I, MARK AINLEY, hereby certify that I am the duly elected and qualified manager of GCD Properties, LLC, an Illinois Limited Liability Company, and GCD Properties, LLC-Greenwood, a Series Illinois Limited Liability Company, and as such manager, I am authorized to act solely on behalf of each company. I further certify that the attached "Declaration to Remove Certain Property from the Provisions of the Illinois Condominium Property Act" has been approved by the affirmative vote of all of the members of each company.

[Signature]  
Mark Ainley, Manager

Dated this 31<sup>st</sup> day of December, 2012.

STATE OF ILLINOIS }  
  }  
COUNTY OF DuPage }

I, Kristine Eisenmann, a Notary Public in and for said county in the state aforesaid, do hereby certify that Mark Ainley, the aforesaid manager of GCD Properties, LLC, an Illinois Limited Liability Company, and GCD Properties, LLC-Greenwood, a Series Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before

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me this day and acknowledged that he signed, sealed and delivered the same instrument as his free and voluntary act for the uses and purposes set forth.

Given under my hand and notarial seal this 31st day of December, 2017.

K Eisenmann  
Notary Public



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## APPROVAL

GCD PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, and GCD PROPERTIES, LLC-GREENWOOD, A SERIES ILLINOIS LIMITED LIABILITY COMPANY, being the undersigned residential owners of record of all units in the 6348 South Greenwood Condominium, hereby acknowledge and understand the contents and effect of, and acknowledge its approval of the "Declaration to Remove Certain Property from the Provisions of the Illinois Condominium Property Act" by the signatures below:

Residential Unit Address:

6348 S. Greenwood Avenue  
Unit 1  
Chicago, IL 60615

Residential Owner:

GCD PROPERTIES, LLC, AN ILLINOIS  
LIMITED LIABILITY COMPANY

By:   
Mark Ainley, Manager

Unit 1-Lien Holder(s) of Record: None.

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Residential Unit Address:

6348 S. Greenwood Avenue  
Unit 2  
Chicago, IL 60615

Residential Owner:

GCD PROPERTIES, LLC-GREENWOOD  
A SERIES ILLINOIS LIMITED  
LIABILITY COMPANY

By:   
Mark Ainley, Manager

Unit 2-Lien Holder(s) of Record: None.

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## EXHIBIT "A"

### PARCEL 1:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6348 SOUTH GREENWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0531845026 AS AMENDED, IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6348 S. GREENWOOD AVENUE, UNIT 1, CHICAGO, IL 60615

PIN: 20-23-106-082-1001

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## EXHIBIT "A"

### PARCEL 2:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6348 SOUTH GREENWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0531845026 AS AMENDED, IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6348 S. GREENWOOD AVENUE, UNIT 2, CHICAGO, IL 60615

PIN: 20-23-106-082-1002

Property of Cook County Clerk's Office