

# UNOFFICIAL COPY

## DECLARATION OF WITHDRAWAL FROM THE PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS



Doc#: 1331057034 Fee: \$42.00  
RHSP Fee:\$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/06/2013 12:06 PM Pg: 1 of 3

This Instrument prepared by and after  
Recording, mail to:

**Arnold B. Malk**  
Strauss & Malk LLP  
135 Revere Drive,  
Northbrook, IL 60062

After recording, send to:

**Kapa Properties LLC**  
135 Revere Drive  
Northbrook, IL 60062

This space for recorder's use only

Common Property Address: 1522-28 North Halsted  
Chicago, Illinois

### Permanent Index Numbers

17-05-215-024-1001	17-05-215-025-1001
17-05-215-024-1002	17-05-215-025-1002
17-05-215-024-1003	17-05-215-025-1003
	17-05-215-025-1004
	17-05-215-025-1005
	17-05-215-025-1006

THIS DECLARATION made this 30<sup>th</sup> day of September, 2013, by KAPA PROPERTIES LLC, an Illinois limited liability company:

### WITNESSETH:

WHEREAS, on December 22, 1999, American National Bank and Trust Company of Chicago recorded in the office of the Recorder of Deeds of Cook County, Illinois, two Declarations of Condominium Ownership pursuant to the Condominium Property Act of Illinois, as Documents No. 09198687 and No. 09198688, and known, respectively, as 1522 N. Halsted Residential Condominium and 1522 N. Halsted Commercial Condominium, to which Declarations were attached as Exhibit "A" a plat of survey of the following described real estate and all condominium units thereon, namely, Units 1522A, 1526B, 1526D, 1526E, 1526F and

{1865/00004/00271798.DOCX/ }

S	<u>  ✓  </u>
P	<u>  3  </u>
S	<u>  N  </u>
M	<u>  N  </u>
SC	<u>  ✓  </u>
E	<u>  ✓  </u>
INT	<u>  M  </u>

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1528A in 1522 N. Halsted Residential Condominium and Units 1522, 1524, and 1528 in 1522 N. Halsted Commercial Condominium, all in:

Lots 9, 12 and 13 in John A. Yales Second Resubdivision of Block 43 in Elson's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian of Cook County, Illinois,

and to which Declaration was also attached as Exhibit "B" a list of all the condominium units with the percentage of interest in the common elements.

WHEREAS, Kapa Properties LLC is presently the record owner of Units 1522A, 1526B, 1526D, 1526E, 1526F and 1528A in 1522 N. Halsted Residential Condominium and Units 1522, 1524, and 1528 in 1522 N. Halsted Commercial Condominium, being all of said units in these two Condominium Associations and the total of the percentage interest in the common elements appertaining thereto.

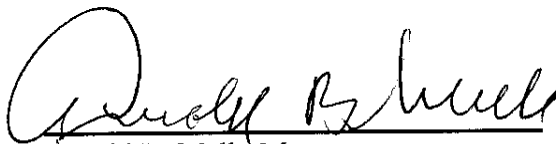
WHEREAS, the aforesaid record unit owner desires to withdraw said property from the provisions of the Illinois Condominium Property Act as provided therein, and to abrogate the aforesaid Declarations and Exhibits "A" and Exhibits "B" attached thereto.

NOW, THEREFORE, the record unit owner for the purposes set forth and pursuant to the Illinois Condominium Property Act, declares as follows:

1. The above described real estate is hereby removed and withdrawn from the provisions of the Declaration of Condominium Ownership, By-Laws, Easements and Covenants for Condominiums recorded as Documents No. 09198687 and No. 09198688 on or about December 22, 1999, and from the provisions of the Condominium Property Act of the State of Illinois.
2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared in said Declarations are hereby abrogated and forever held for naught.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made are each and every one of them made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements, but are made and intended for the purpose of binding only that property specifically described herein.

KAP A PROPERTIES LLC

  
Arnold B. Malk, Manager

