



Doc#: 1333056038 Fee: \$72.00
RHSP Fee: \$9.00 LHPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/26/2013 02:56 PM Pg: 1 of 5

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

THIS DECLARATION of Withdrawal from the Provisions of the Illinois Condominium Property-Act made this 13th day of November, 2013, by 875 N. Richmond #3, LLC, an Illinois Limited Liability Company:

WITNESSETH:

WHEREAS, on August 7, 2007, C Property Consulting LLC, an Illinois Limited Liability Company, recorded in the office of the Recorder of Deeds of Cook County, Illinois, a Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the 875 North Richmond Street Condominium and Declaration of By-Laws for the 875 North Richmond Street Condominium Association, an Illinois not-for-profit corporation pursuant to the Condominium Property Act of Illinois, as Document No. 0721922067 ("Declaration") and known as 875 North Richmond Street Condominium, to which Declaration was attached as Exhibit "A" a plat or survey of the real estate and all the condominium units thereon, all as described on Exhibit "A" attached hereto (collectively "Property") and to which Declaration was also attached as Exhibit "B" being a list of all the condominium units with their corresponding percentage interest in the common elements:

WHEREAS, 875 N. Richmond #3, LLC, an Illinois Limited Liability company, is presently the record owner of the Property being all of the condominium units in 875 North Richmond Street Condominium Association and 100% of the interest in the common elements appertaining thereto:

WHEREAS, the aforesaid record unit owner desires to withdraw the Property from the provisions of the Illinois Condominium Property Act as provided therein, and to abrogate the Declaration and Exhibit "A" and Exhibit "B" attached thereto; and

WHEREAS, all lien holders of record have consented and agreed to the removal of the Property from the Illinois Condominium Property Act under the terms and conditions as hereinafter set forth.

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

1. The Property is hereby removed and withdrawn from the provisions of the Declaration recorded as Document No. 0721922067 on August 7, 2007, and from the provisions of the Illinois Condominium Property Act and the terms and provisions of the Declaration and the aforementioned Act shall no longer apply to the Property or any unit located therein.
2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared

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reserved or declared in the Declaration are hereby abrogated and forever held for naught.

3. Upon recordation of this Declaration of Withdrawal from the Provisions of the Illinois Condominium Property Act ("Declaration of Withdrawal"), the legal description of the Property shall revert to its legal description immediately prior to the recording of the Declaration, namely:

THE SOUTH 15 FEET OF LOT 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 1 IN B.B. WILEY'S SUBDIVISION OF BLOCK 8 IN CLIFFORD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS.

4. There are currently no mortgages of record on the property and therefore no consent is required.

IN WITNESS WHEREOF, 875 N. Richmond #3, LLC, an Illinois Limited Liability company, has caused this instrument to be executed by its corporate officers thereunto duly authorized and its corporate seal to be hereunto affixed and attested, all as of the day, month and year first above written.

875 N. Richmond #3, LLC, an Illinois Limited Liability company:

By: [Signature]

Its: Member/Manager

Attest: [Signature]

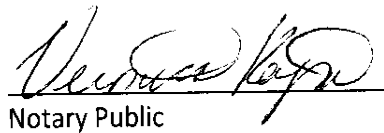
Its: Member/Manager

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Fritsch personally known to me to be the Member/Manager of 875 N. Richmond #3, LLC, an Illinois Limited Liability company and Joseph Passanante personally known to me to be the Member/Manager of said corporation and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Members/Managers of said corporation, they did sign the foregoing instrument pursuant to authority given to them by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of November, 2013


Notary Public



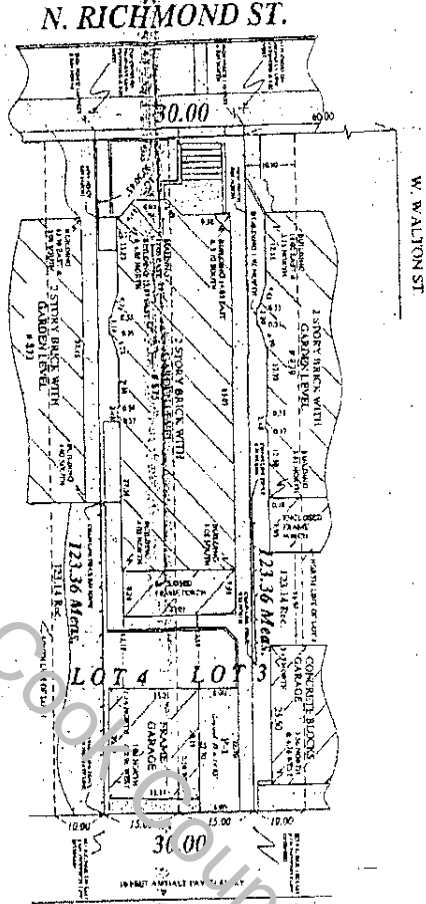
Property of Cook County Clerk's Office

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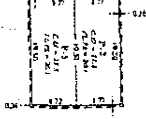
PLAT OF SURVEY 875 NORTH RICHMOND STREET CONDOMINIUM

THE SOUTH 15 FEET OF LOT 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 1 IN B.E. WILBY'S SUBDIVISION OF THE N.E. CORNER IN CLERK'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 12 OF THE SOUTHEAST 1/4 OF T.18 S. E.18 E. IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

07219 22067



GARAGE PARKINGS



ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 SCALE: 1 inch = 10 feet
 ORDERED BY: Property Consulting, LLC
 FOR THE ARCHITECT: 1000 N. LAUREL ST. CHICAGO, ILLINOIS 60610
 DATE: 07/21/19

LEGEND:
 F.L.D. - FLOOR ELEVATION
 C.E.L. - CEILING ELEVATION
 I.C.E. - FINISHED CONCRETE ELEVATION
 S.T. - FINISHED SURFACE
 S.T. - FINISHED SURFACE

BENCHMARK NO. 21
 BENCHMARK REFERENCE
 97' NORTH OF NORTH LINE OF MADISON AV. AND
 12' WEST OF EAST LINE OF WALTON AV.
 ELEV. 122.96 CITY OF CHICAGO
 BENCHMARK DATA

HORIZONTAL DIMENSIONS ARE MARKED
 BY THE DIMENSION LINES WITH
 BRACKET SURFACE OR INTERIOR WALLS
 VERTICAL DIMENSIONS ARE MARKED
 BY THE DIMENSION LINES WITH
 AND NOTION IN THE PLANS.

PROPERTY CLERK

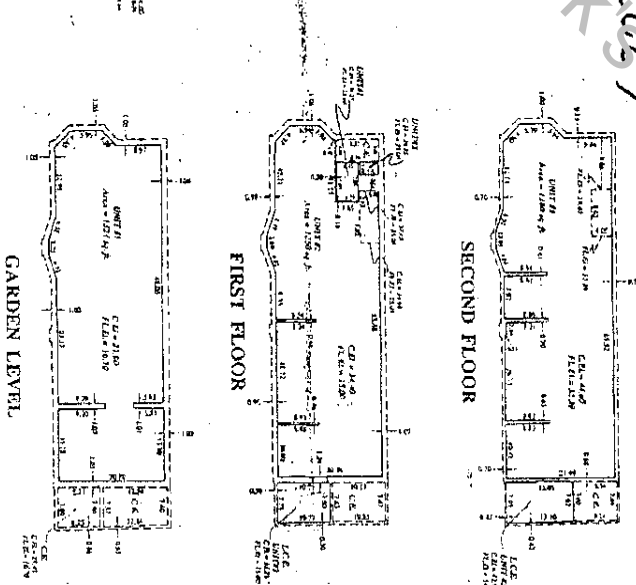


EXHIBIT A
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 DOCUMENT
 WITH THIS EXHIBIT

STATE OF ILLINOIS
 COUNTY OF COOK
 SECTION 12
 I, ANDREW MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO
 HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESCRIBED PROPERTY
 AND THAT THE HORIZONTAL DIMENSIONS ARE CORRECTLY REPRESENTED BY THE SURVEY.
 AND THAT THE VERTICAL DIMENSIONS ARE CORRECTLY REPRESENTED BY THE SURVEY.
 AND THAT THE DIMENSIONS ARE CORRECTLY REPRESENTED BY THE SURVEY.
 AND THAT THE DIMENSIONS ARE CORRECTLY REPRESENTED BY THE SURVEY.

ANDREW MURZANSKI
 LAND SURVEYOR
 240 COUNTRY LAKE
 GLENVIEW, IL 60025
 PHONE 847-464-1731
 FAX 847-464-1732

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875 N. RICHMOND ST., CHICAGO, IL 60624

P.L.N. # 16-01-324-003-000 (UNDIVIDED)

PERCENTAGE OF OWNERSHIP
INTEREST IN THE COMMON ELEMENTS

<u>UNIT</u>	<u>AREA IN SQ. FEET</u>	<u>% OWNERSHIP INTEREST IN THE COMMON ELEMENTS</u>
1	1375	34.3
2	1250	31.2
3	<u>1387</u>	<u>34.5</u>
Total	4012	100

EXHIBIT B