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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/14/2014 09:54 AM Pg: 1 of 5

Property of Cook County Clerk's Office

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REMOVAL OF 3179 W. MONROE STREET CONDOMINIUM
FROM THE PROVISIONS OF THE CONDOMINIUM
PROPERTY ACT OF THE STATE OF ILLINOIS

Whereas the 3179 W. Monroe Street Condominium (the "Condominium") was created by declaration (the "Declaration") dated February 11, 2004 and recorded with the Recorder of Deeds of Cook County, Illinois on July 20, 2004 as document number 0420239125, submitting the property legally described on Exhibit A hereto (the "Property") to the provisions of the Condominium Property Act of the State of Illinois; and

Whereas the Declaration was corrected by Certificate of Correction dated July 22, 2004 and recorded on July 28, 2004 as document number 0421039130; and

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Whereas the Condominium consists of four units (the "Units"), all of which are owned by the undersigned, New Angle Developments, LLC (the "Owner"); and

Whereas section 16 of the Illinois Condominium Property Act (the "Act") provides that the owners of all of the units in a condominium may remove the property subject to a condominium declaration from the provisions of the Act by an instrument to that effect, duly recorded; and

Whereas the Owner wishes hereby to so remove the Property from the provisions of the Act and has obtained the consent to such removal of the first mortgage holder of the Units, which is appended hereto;

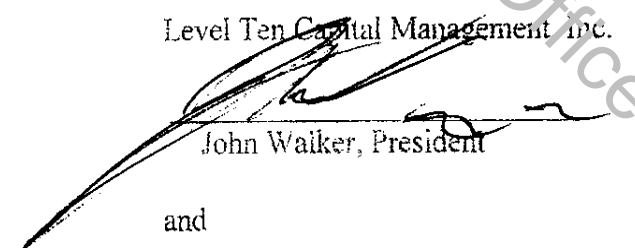
Now therefore the Owner hereby elects to remove the Property from the provisions of the Act, thereby leaving the Property, including all of the undivided interest in the common elements formerly owned by the Owner appurtenant to its ownership of the Units, now owned in fee simple title solely by the Owner.

February 13, 2014


New Angle Developments, LLC

by its Managers:

Level Ten Capital Management, Inc.


John Waiker, President

and


Randy Fontana

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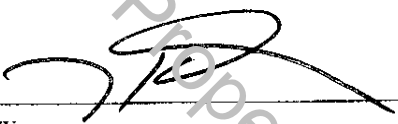
STATE OF ILLINOIS

)SS.

COUNTY OF COOK

I, BARRY KREISLER, a Notary Public in and for the aforesaid County and State, DO HEREBY CERTIFY that Randy Fontana and John Walker, personally known to me to be the same persons whose name are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that each signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the entity specified above, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of February, 2014.



Notary

This document was prepared by and after recording return to Barry Kreisler, Kreisler Law, P.C., 2846A North Milwaukee, Chicago, IL 60618.



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CONSENT OF MORTGAGEE

Van Oak Capital LLC, an Arizona Limited Liability Company ("Lender"), as mortgagee under a certain mortgage dated September 12, 2012, and recorded in the Office of the Recorder of Deeds in Cook County, Illinois, on October 3, 2012, as Document No. 1227750045, as modified by Agreement dated December 23, 2013, and recorded in the Office of the Recorder of Deeds in Cook County, Illinois on January 2, 2014 as document number 1400250030, a certain mortgage dated December 4, 2012, and recorded in the Office of the Recorder of Deeds in Cook County, Illinois, on December 31, 2012, as Document No. 1236650040 and a certain mortgage dated September 27, 2013, and recorded in the Office of the Recorder of Deeds in Cook County, Illinois, on October 4, 2013, as Document No. 1327744016, hereby consents to the execution and recording of the within Removal of 3179 W. Monroe Street Condominium from the Provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Lender, as mortgagee, has caused this instrument to be signed by its duly authorized officer on its behalf, all done at Chicago, IL, on this 4 day of February, 2014.

VAN OAK CAPITAL LLC

by [Signature]
ITS MEMBER

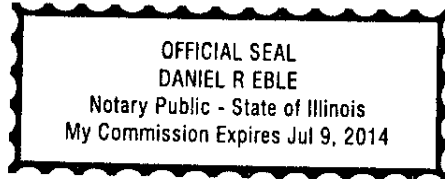
STATE OF IL)
)
)SS.

COUNTY OF DuPage)
Daniel Eble, a Notary Public in and for said County and State, do hereby certify that Robert Deikum, as Member of Van Oak Capital, LLC, an Arizona limited liability company, as mortgagee, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Illinois Drivers License appeared before me this day in person and acknowledged that (s)he signed, sealed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of FEBRUARY, 2014.

[Signature]
NOTARY PUBLIC

(SEAL)



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EXHIBIT A
LEGAL DESCRIPTION

Units GARDEN, 1, 2, 3, each together with its undivided percentage interest in the common elements, in the 3179 W. Monroe Condominium as delineated and defined in the Declaration recorded as document number 0420239125, in the west ½ of the northwest ¼ of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Numbers: 16-13-107-066-1001, 16-13-107-066-1002, 16-13-107-066-1003 and 16-13-107-066-1004.

Common Address: Units Garden, 1, 2 and 3, 3179 W. Monroe. Chicago, IL 60612

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