

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Jeffrey C. Pattee
33 N. LaSalle Street
Suite 2900
Chicago, IL 60602
312-343-9537



Doc#: 1505144012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2015 11:49 AM Pg: 1 of 3

This space reserved for Re

DECLARATION OF REMOVAL FROM THE TERMS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM OWNERSHIP AND THE ILLINOIS CONDOMINIUM PROPERTY ACT

THIS DECLARATION OF REMOVAL ("Declaration") is made and entered into this 17th day of February, 2015 by Shannon Mathison (hereinafter referred to as the "Owner").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 7828 S. BURNHAM AVE. CONDOMINIUMS dated February 28, 2008, and recorded in the Office of the Recorder of Deeds of Cook County Illinois, on February 29, 2008, as Document Number 0806015072 (hereinafter referred to as the "Declaration"), the real estate legally described on Exhibit "A", which is attached hereto and made apart hereof ("Property"), was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the 7828 S. BURNHAM AVE. CONDOMINIUMS Condominium Association (hereinafter referred to as the "Condominium"); and

WHEREAS, the Owner is the fee simple title holder of one hundred percent (100%) of the Units within the Condominium; and

WHEREAS, in accordance with Section 16 of the Act, the Owner desires to remove the Property from the terms and conditions of the Act and the Declaration, all as set forth in this Declaration.

NOW, THEREFORE, the Owner, as the fee simple title holder of one hundred percent (100%) of the Units within the Condominium, and for the purposes above set forth, DECLARES AS FOLLOWS:

1. **Recitals.** The recitals set forth hereinabove are restated herein as if set forth in their entirety.

RECORDING FEE 42.00
DATE 2-20-15 COPIES 6
OK BY B. M. Yarbrough

2. **Removal** The Property is hereby removed from the terms and conditions of the Act and the Declaration.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Shannon Mathison, executed this Declaration of Removal as of the day and date first above written.

"OWNER:

Shannon Mathison

By: *Shannon Mathison*
Name: Shannon Mathison
Its: 100% owner

Property of Cook County, Ill. SS.

STATE OF ILLINOIS

COUNTY OF COOK

I, *Jeffrey C. Pattee* a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT *Shannon Mathison*, as *2828 Shannon Ave* of *Chicago, IL 60617*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this *18th* day of *February*, 2015.



Jeffrey C. Pattee
Notary Public

UNOFFICIAL COPY

EXHIBIT "A"

Property

LEGAL DESCRIPTION

UNIT NUMBERS 1, 2, AND 3 IN THE 7828 S. BURNHAM AVE. CONDOMINIUMS M, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 10 IN WOODRUFF'S 1ST ADDITION TO CHELTENHAM, BEING A SUBDIVISION OF LOTS 111 TO 122, BOTH INCLUSIVE IN DIVISION 2 IN WESTFALL'S SUBDIVISION DIVISIONS 1 & 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 & THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 29, 2008 AS DOCUMENT NUMBER 0806015072; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN(S) 21-30-331-038-1001; 21-30-331-038-1002; 21-30-331-038-1003

PROPERTY ADDRESS: 7828 S. BURNHAM AVENUE, CHICAGO, IL 60617