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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2015 01:45 PM Pg: 1 of 5

DECLARATION FOR REMOVAL FROM ILLINOIS CONDOMINIUM PROPERTY ACT

PREPARED BY & RETURN TO:
DANIEL G. LAUER & ASSOCIATES
1424 WEST DIVISION STREET
CHICAGO, ILLINOIS 60622

DECLARATION FOR REMOVAL FROM PROVISIONS OF CONDOMINIUM PROPERTY ACT

THIS DECLARATION made and entered into as of this 12 day of May, 2015 by JM & PM PROPERTIES LLC, an Illinois Limited Liability Company (hereinafter referred to as the "Declarant");

WITNESSETH:

WHEREAS, the Declarant is the Owner of One Hundred (100%) percent of the following described real property located at 4245 North Lincoln Avenue, Chicago, Illinois 60618 ("Real Estate"):

Unit 1:

PARCEL 1: UNIT 4245-C1 IN THE 4245 NORTH LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDEN'S SUBDIVISION OF SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2007 AS DOCUMENT NUMBER 0726215156, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 4245 North Lincoln Avenue, Commercial Unit, Chicago, Illinois, 60618

PIN: 14-18-313-051-1001

Unit 2:

PARCEL 1: UNIT 4245-2 IN THE 4245 NORTH LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDEN'S SUBDIVISION OF SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2007 AS DOCUMENT NUMBER

RECORDING FEE \$46.00

DATE 5-13-15 COPIES 60x

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0726215156, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AS LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0726215156, AS AMENDED FROM TIME TO TIME.

Commonly known as: 4245 North Lincoln Avenue, Unit 2, Chicago, Illinois, 60618

PIN: 14-18-313-051-1002

Unit 3:

PARCEL 1: UNIT 4245-3 IN THE 4245 NORTH LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 36 IN JASPE'S MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDEN'S SUBDIVISION OF SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2007 AS DOCUMENT NUMBER 0726215156, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AS LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0726215156, AS AMENDED FROM TIME TO TIME.

Commonly known as: 4245 North Lincoln Avenue, Unit 3, Chicago, Illinois, 60618

PIN: 14-18-313-051-1003

Unit 4:

PARCEL 1: UNIT 4245-4 IN THE 4245 NORTH LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDEN'S SUBDIVISION OF SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 19, 2007 AS DOCUMENT NUMBER 0726215156, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0726215156, AS AMENDED FROM TIME TO TIME.

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Commonly known as: 4245 North Lincoln Avenue, Unit 4, Chicago, Illinois, 60618

PIN: 14-18-313-051-1004

WHEREAS, on September 19, 2007, Prairie Bank and Trust Company as Trustee under Trust Agreement dated July 7, 2005 and known as Trust Number 05-093, recorded in the Office of Recorder of Cook County, Illinois, a *Declaration of Condominium Ownership and Covenants, Conditions, Easements, and Restrictions for 4245 North Lincoln Condominium Association* ("Condominium Declaration") pursuant to the Illinois Condominium Property Act for this Real Estate, as Document Number 0726215156; and,

WHEREAS, the Owner is presently the record owners of the Real Estate and of the total One Hundred (100%) percent of the ownership in the common elements appertaining thereto, and have determined to abrogate the Condominium Declaration.


NOW THEREFORE, the Owner, for the purposes set forth above, declare pursuant to the Condominium Property Act as follows:

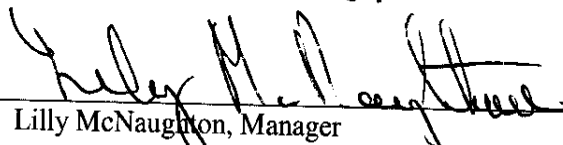
1. The Real Estate is hereby removed from the provisions of the Condominium Declaration recorded as Document Number 0726215156 pursuant to 765 ILCS 605/16;
2. The rights, easements, privileges and restrictions granted, created, reserved or declared in the Condominium Declaration are hereby abrogated and forever held for naught.

IN WITNESS WHEREOF, JM & PM PROPERTIES LLC, an Illinois Limited Liability Company, has caused its name to be signed to this Declaration of Removal from Provisions of the Condominium Act by its Managers, John McNaughton, Michael McNaughton, and Lilly McNaughton as of the day first set forth above.

JM & PM PROPERTIES LLC,
an Illinois Limited Liability Company

By: 
John McNaughton, Manager

By:  (minor By John McNaughton)
Michael McNaughton, Manager

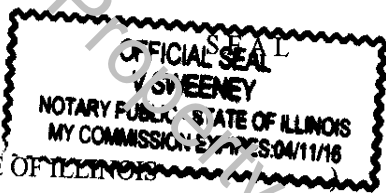
By:  (minor By John McNaughton)
Lilly McNaughton, Manager

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **John McNaughton**, Manager, of JM & PM PROPERTIES LLC, an Illinois Limited Liability Company is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of May, 2015



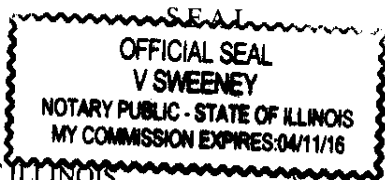
[Handwritten Signature]

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Michael McNaughton**, Manager, of JM & PM PROPERTIES LLC, an Illinois Limited Liability Company is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of May, 2015



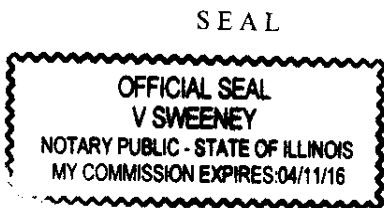
[Handwritten Signature]

Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Lilly McNaughton**, Manager, of JM & PM PROPERTIES LLC, an Illinois Limited Liability Company is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of May, 2015



[Handwritten Signature]

Notary Public

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**PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS
4245 North Lincoln Avenue Condominium Association**

<u>Unit</u>	<u>Percentage Ownership of Common Elements</u>
1	25%
2	25%
3	25%
4	25%
Total	100.00%

Property of Cook County Clerk's Office