



Doc#: 1515529050 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2015 02:52 PM Pg: 1 of 4

**DECLARATION OF REMOVAL FROM
THE PROVISIONS OF THE
ILLINOIS CONDOMINIUM PROPERTY ACT**

THIS DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (hereinafter referred to as the "Declaration of Removal") is made and entered into by Chicago Title Land Trust Company, as Successor Trustee to LaSalle National Bank as Trustee under Trust Number 119598 dated June 23, 1995 (for convenience hereinafter referred to as the "Trustee"):

WHITNESSETH THAT:

WHEREAS, on December 30, 1986 pursuant to the declaration of Condominium Ownership for 1205 W Farwell and 6832-6838 N Sheridan (Kenwood Condominium Association) (hereinafter referred to as the "Condominium Declaration") recorded January 9, 1981 as Document No. 25731043 in the Office of the Recorder of Deed of Cook County, Illinois, North Shore National Bank of Chicago as Trustee under Trust Agreement dated December 5, 1978 and known as Trust No. 211 ("Declarant") submitted to the provisions of the Illinois Condominium Property Act (hereinafter referred to as the "Act") the following described land and all improvements and structures erected, constructed or contained therein or thereon, and all easements, rights and appurtenances belonging thereto, and all fixtures and equipment intended for the mutual use, benefit and enjoyment of the Unit Owners (as defined in the Condominium Declaration), commonly known as is 1205 W Farwell, Chicago, Illinois and 6832-6838 N Sheridan, Chicago Illinois (all the foregoing being hereinafter referred to as:

THAT PART OF LOT 1 IN BLOCK 6 IN INGALL'S RESUBDIVISION OF BLOCKS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 37.75 FEET FOR A PLACE OF BEGGINNING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, SAID LINE ALSO BEING A PARTY WALL BOUNDARY LINE, 21.17 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, SAID LINE ALSO BEING A PARTY WALL BOUNDARY LINE, 3.41 FEET; THENCE SOUTH AT RIGHT ANDLES TO THE LAST DESCRIBED LINE, 21.68 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 1.79 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 21.56 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 1, 72.95 FEET TO THE SOUTEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, 50.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG SAID NORTH LINE OF LOT 1, 62.25 FEET TO THE PLACE OF BEFINNING. ALL IN COOK COUNTY, ILLINOIS.

WHEREAS, Trustee has succeeded to the interest of: the original Declarant in the Declaration, the Units and the Common Elements appurtenant thereto and in the Property, and is currently the sole legal title owner of the Property and all the following -described units (the "Units") created by the Condominium Declaration, which Units comprise all of the units created by the Condominium Declaration:

CCRD REVIEWER _____

RECORDING FEE 744.00
DATE 6-4-15 COPIES 10x
OK BY RC

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UNITS 1205-2, 1205-3, 6832-2, 6832-3, 6834-1 and 6838-1 IN THE 1205 W FARWELL 6832-6838 N SHERIDAN, KENWOOD CONDOMINIUM WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LEGAL DESCRIPTION:

UNITS 1205-2, 1205-3, 6832-2, 6832-3, 6834-1 and 6838-1 IN THE 1205 W FARWELL 6832-6838 N SHERIDAN, KENWOOD CONDOMINIUM WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. PART OF LOT 1 IN BLOCK 6 IN INGALL'S RESUBDIVISION OF BLOCKS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHEREAS, the property identification number(s) (real estate tax) for the Units are, respectively,

11-32-124-026-1001
 11-32-124-026-1002
 11-32-124-026-1003
 11-32-124-026-1004
 11-32-124-026-1005
 11-32-124-026-1006

WHEREAS, the Trustee hereby desires to remove the Condominium Declaration and the Property from the provisions of the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act") and that all terms, covenants and conditions of the Condominium Declaration shall be considered null and void and of no further effect;

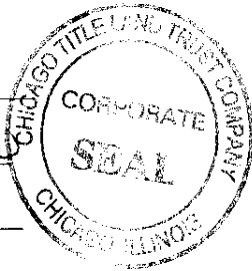
NOW THEREFORE, the Declarant as sole legal title holder of record of the Property hereinabove described, and for the purposes above set forth, hereby DECLARE AS FOLLOWS:

1. As owner of the entire Property, and in accordance with Section 16 of the Act (Chapter 765, Section 605/16 of the Illinois Compiled Statutes), the Property is hereby removed from the provisions of the Act upon recording of this Declaration of Removal.
2. At said time of recordation of this Declaration of Removal, all the terms, covenants and conditions of the Condominium Declaration shall be considered null and void and of no further force and effect.
3. Anything to the contrary notwithstanding, each and all of the representations, covenants, undertakings and agreements herein made on the part of Trustee while in form purporting to be representations, covenants, undertakings and agreements of said Trustee are nevertheless each and everyone of them, made and intended, not as personal representations, covenants, undertakings and agreements of Trustee or for the purpose of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal responsibility or liability is assumed by nor shall at any time be asserted or enforceable against the Trustee or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representation, covenant undertaking or agreement of said Trustee in this this instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released

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IN WITNESS WHEREOF, Chicago Title Land Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer and its corporate seal to be hereto affixed and attested this 4th day of June, 2015

By: [Signature]
By: BAREN M. FINN
ITS: ASST. V.P.

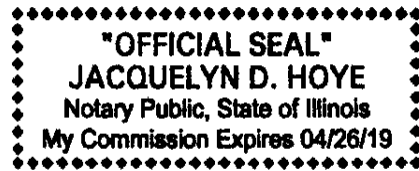


This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Subscribed and Sworn to before me
This 4th Day of June, 2015

[Signature]
Notary Public

This Document was Prepared by and mailed to:
John A Tsoutsias
Penland & Hartwell, LLC
1 N LaSalle
38th Floor
Chicago, Illinois 60602



Property of Cook County Clerk's Office

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DECLARATION OF WITHDRAWAL
FROM
THE CONODOMINIUM PROPERTY ACT OF ILLINOIS

The Parcels affected by this Declaration are:

- 11-32-124-026-1001 (Residential)
- 11-32-124-026-1002 (Residential)
- 11-32-124-026-1003 (Residential)
- 11-32-124-026-1004 (Residential)
- 11-32-124-026-1005 (Commercial)
- 11-32-124-026-1006 (Commercial)

Property of Cook County Clerk's Office