

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:

Jennifer La Mell Goldstone, Esq.  
Shaw Fishman Glantz & Towbin LLC  
321 N. Clark, Suite 800  
Chicago, IL:60654



Doc#: 1519545046 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2015 11:18 AM Pg: 1 of 5

WITHDRAWAL OF THE PROPERTY COMMONLY KNOWN AS 7250 S.  
BENNETT, CHICAGO, IL FROM THE ILLINOIS CONDOMINIUM ACT BY  
RESCINDING AND TERMINATING THE PROVISIONS SET FORTH IN THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 7250 SOUTH  
BENNETT AVENUE CONDOMINIUMS, AS AMENDED

This Withdrawal of The 7250 South Bennett Avenue Condominiums from the Illinois Condominium Property Act and termination of the Declaration of Condominium Ownership as amended, is submitted by Mavrobros LLC, an Illinois limited liability company (the "Owner") and is dated as of March 2, 2015 (the "Termination of Condominium Ownership")

## RECITALS

WHEREAS, on or about April 1, 2008 the property commonly known as 7250 S, Bennett, Chicago, Cook County, Illinois and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property") was submitted to the Illinois Condominium Property Act pursuant to the Declaration of Condominium Ownership dated as of March 31, 2008, and recorded in the Cook County Recorder of Deeds as of April 1, 2008 as Document Number 0809216060 (the "Original Declaration") which Original Declaration was amended by the (1) Amendment No. 1 to the Declaration of Condominium Owners for the 7250 South Bennett Avenue Condominiums, which amendment was dated as of April 16, 2007 and recorded in the Cook County Recorder of Deeds on May 6, 2008 as Document Number 0812754087 (the "First Amendment") and (2) Declaration Amendment dated July 18, 2014 and record in the Cook County recorder of Deeds on July 18, 2014 as Document Number 1419934091 (the "Second Amendment"; the First Amendment, the Second Amendment and the Original Declaration are collectively referred to herein as the "Declaration");

RECORDING FEE

46<sup>00</sup>

DATE 7/14/2015

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CK BY

JBB

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WHEREAS, the Owner holds title to all of the condominium units as described in the Declaration;

WHEREAS, pursuant to Section 765 ILCS 605/16 of the Illinois Condominium Property Act, Owner desires to remove the Property from submission to the Illinois Condominium Property Act thereby creating one parcel of real estate consisting of an apartment building with 3 residential apartments and corresponding parking spaces.

NOW THEREFORE, the Owner hereby stipulates the following:

1. Owner is the fee simple owner of Unit Numbers 7250-1, 7250-2, and 7250-3 and all of the parking spaces in and a part of the 7250 South Bennett Avenue Condominiums (each referred to herein as a "Unit" and collectively as the "Units").
2. Pursuant to Section 23 of the Declaration and Article VIII of the By-laws of the 7250 South Bennett Avenue Condominiums, by signing this Termination of Condominium Ownership, the Owner has resolved to rescind the Declaration and terminate any condominium ownership established by the Declaration.
3. Pursuant to Section 765 ILCS 605/16 of the Illinois Condominium Property Act, Owner desires to terminate all of the easements, restrictions and covenants, contained in the Declaration hereby removes the Property from the Illinois Condominium Act to create one parcel of land consisting of a building with 3 residential apartments and a corresponding parking lot.

IN WITNESS WHEREOF, the Owner has caused this instrument to be executed this 28 day of March, 2015.

MAVROBROS, LLC, an Illinois limited liability company authorized to establish series

By: \_\_\_\_\_

Gus Mavrogianis, a Member

By: \_\_\_\_\_

Theofanis Mavrogianis, a Member

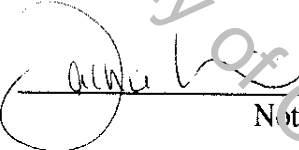
Being all of the Members of  
Mavrobros, LLC

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STATE OF ILLINOIS     )  
                                        ) SS.  
 COUNTY OF COOK         )

I, JACKIE KRIZMANICH, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gus Mavrogiannis and Theofanis Mavrogiannis, the Members of Mavrobros, LLC personally known to be to be the same persons whose names are subscribed to the foregoing instrument respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 28 day of March, 2015.

  
 \_\_\_\_\_  
 Notary Public



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## MORTGAGEE'S CONSENT

First Midwest Bank, holder of a certain Mortgage dated November 18, 2011 and recorded on December 2, 2011, as Document Number 1133650047, hereby consents to the execution and recording of the within Termination of Condominium Ownership

IN WITNESS WHEREOF, First Midwest Bank has caused this Consent of Mortgage to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois on this 25<sup>th</sup> day of JUNE, 2015.

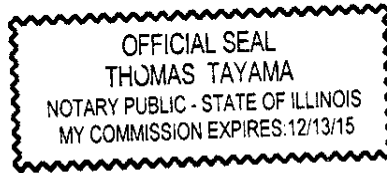
First Midwest Bank

By: William D. Bolsen  
Its: Vice President

ATTEST:

Thomas Tayama

STATE OF ILLINOIS )  
) SS  
COUNTY OF LAKE )



I, the undersigned, a Notary Public in and for said County and State, do hereby certify that WILLIAM D. BOLSEN, the Vice President of First Midwest Bank who is 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, sealed and delivered instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal this 25<sup>TH</sup> day of JUNE, 2015.

Thomas Tayama  
Notary Public

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## EXHIBIT A LEGAL DESCRIPTION

Units 7250-1, 7250-2, and 7250-3 all in the 7250 South Bennett Avenue Condominium Association as delineated on a survey of the following described parcel of Real Estate:

THE SOUTH 28.13 FEET OF THE NORTH 65.65 FEET OF LOT 4 IN COUNTY CLERK'S DIVISION OF LOTS 6, 11, AND 14, IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINS:**

20-25-119-028-1001

20-25-119-028-1002

20-25-119-028-1003

Common Address: 7250 South Bennett Avenue, Chicago, IL 60649