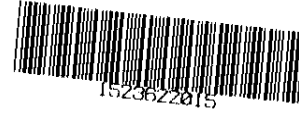


# UNOFFICIAL COPY

This Instrument Prepared  
By and Return To:



Doc#: 1523622015 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/24/2015 09:02 AM Pg: 1 of 4

Thompson & Thompson  
19 S. LaSalle St., Suite 302  
Chicago, Illinois 60603

150159734P LND  
1/20/15

## 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 3<sup>rd</sup> day of August, 2015 by BAKER LINCOLN HRD, LLC, an Illinois limited liability company (hereinafter referred to as the "Owner")

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership of the 2522 North Lincoln Condominiums dated as of June 29, 2004 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 1, 2004 as document Number 0418327022 (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 2518-36 North Lincoln, Chicago, Illinois (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 unit owners may remove property from the provisions of the Act by an instrument executed by the owners and duly recorded; and

WHEREAS, 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.

CCRD REVIEWER

4  
Box 334

# UNOFFICIAL COPY

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 in set forth in their entirety.
2. **Removal:** The Property is hereby removed from the terms and conditions of the Act and the Declaration.
3. **Abrogation:** All of the rights, easements, privileges and restrictions granted, created, reserved and declared in the Declaration are hereby abrogated in their entirety.

[SIGNATURES APPEAR ON THE NEXT PAGE]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, BAKER LINCOLN HRD, LLC, executed this Declaration of Removal as of the day and date first above written.

BAKER LINCOLN HRD, LLC, an Illinois limited liability company by its Manager, Baker Development Corporation, an Illinois corporation

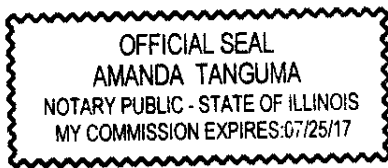
By: \_\_\_\_\_  
Name: Warren Baker  
Its: President

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, Amanda Tanguma, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Warren Baker, as President of Baker Development Corporation, Manager of Baker Lincoln HRD, LLC, 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 fee and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 3 day of August, 2015

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



# UNOFFICIAL COPY

PART OF LOTS 1 THROUGH 9 BOTH INCLUSIVE AND THAT PART OF LOT 15 IN THE SUBDIVISION OF LOT 6 IN BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 5 IN LILL AND RSEY'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION AFORESAID AND TOGETHER WITH THAT PART OF THE NORTHWESTERLY AND THEASTERLY 14 FOOT VACATED ALLEY ADJOINING SAID LOTS WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.76 FEET CHICAGO DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.71 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID LOT 9); THENCE NORTH 45°-05'-01" WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 120.31 FEET (THE MOST EASTERLY LINE OF SAID TRACT ALSO BEING THE SOUTHWESTERLY LINE OF N. LINCOLN AVENUE); THENCE SOUTH 44°-54'-59" WEST, 17.70 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 44°-46'-18" WEST, 15.06 FEET; THENCE NORTH 45°-13'-42" WEST, 9.31 FEET; THENCE NORTH 44°-46'-18" EAST, 15.06 FEET; THENCE SOUTH 45°-13'-42" EAST, 9.31 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.71 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID TRACT; THENCE NORTH 45°-05'-01" WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 99.91 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 45°-01'-23" WEST, 56.18 FEET; THENCE NORTH 45°-11'-09" WEST, 49.98 FEET; THENCE NORTH 45°-01'-23" EAST, 66.27 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 49.98 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 45°-01'-23" WEST, 56.18 FEET; THENCE NORTH 45°-05'-01" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF +36.65 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID TRACT; THENCE NORTH 45°-05'-01" WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 99.81 FEET; THENCE SOUTH 45°-01'-23" WEST, 66.18 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 45°-09'-13" WEST, 49.98 FEET; THENCE NORTH 45°-01'-23" EAST, 61.25 FEET; THENCE SOUTH 45°-11'-09" EAST, 49.98 FEET TO THE PLACE OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS

EXHIBIT "A"

14-29-419-010-0000  
 Tax + including  
 14-29-419-034-0000

14-29-419-030-0000  
 14-29-419-010-0000  
 14-29-419-011-0000