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This Instrument Prepared By and Return To:

Thompson & Thompson ≤ 19 S. LaSalle St., Suite 302 Chicago, Illinois 60603 1251510S1



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

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

THIS DECLARATION OF REMCVAL ("Declaration") is made and entered into this day of August, 2015 by BAKER LINCOLN HRD, LLC, an Illinois limited liability company (hereinafter referred to as the "Owner")

WITNESSETE

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 "Condomizarim"); 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.

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If of the rights, easements, privileges and restriction in the Declaration are hereby abrogated in their entirety.

ISIGNATURES APPEAR ON THE NEXT PAGE

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OR AND OF THE NEXT PAG 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.

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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, Amade according to the County and State aforesaid, DO HEREBY CERTITY 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

OFFICIAL SEAL
AMANDA TANGUMA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/25/17

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CE OF BEGINNING, TOGETHER WITH THAT PART OF S. ID TRACT WHICH LIE: ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF #36.65 FEET CHICAGO Y DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOV. SI COMMENCING AT HE MOST EASTERLY CORNER OF SAID TRACT, THENCE NORTH 45°-05'-01' WEST HE MOST EASTERLY CORNER OF SAID TRACT, THENCE NORTH 45°-01'-23' WEST, 66.18 FEET TO THE PLACE OF BEGINNING. THENCE SOUTH 45°-01'-23' WEST, 49.98 FEET TO THE PLACE OF SAID TRACT, A DISTANCE OF 5' 28 FEET THEIC ENORTH 45'-01'-23' WEST, 49.98 FEET; THENCE NORTH 45'-01'-23' EAST, 61 25 ENCE CONTINUING SOUTH 45'-01'-23' WEST, 49.98 FEET TO THE PLACE OF DEGINNING. ALL IN COOK COUNTY, ILLINOIS

PART OF LOTS 1 THROUGH 9 BOTH INCLUSIVE AND THAT PART OF LOT 15 31 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 "HIRD 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 AND TOGETHER WITH THAT PART OF THE NORTHWESTERLY AND AND TOGETHER WITH THAT PART OF THE NORTHWESTERLY AND AND TOGETHER WITH THAT PART OF THE NORTHWESTERLY AND MOST & SUBDIVISION OF BLUCK ID IN CANAL TRUSTEES SUBDIVISION APPLIES AND TOGETHER VITE TOAT FART OF THE NORTHWESTERLY AND THEASTERLY 14 FOOT VACATED ALLEY ADJOINING SAID LOTS WHICH LIES 180VE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.76 FEET CHICAGO THEASTERLY 14 FOOT VACATED ALLEY ADJUINING SAID LOTS WHICH LIES ABOVE A HURIZUNTAL POARE HAVING AN ELEVATION OF +24,76 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34,71 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS UNION AND WHICH LIES BELOW A MUNICUNTAL PLANE HAVING AN ELEVAL ON OF 134,71 FEET CHICAGO CITY DATUM AND 16 BOUNDED AND DESCRIBED AS OWN: COMMENCING AT THE MOST FASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TRACT ALSO BEING THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TRACT ALSO BEING THE MOST EASTERLY CORNER OF SAID TRACT ALSO BEING THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TRACT ALSO BEING THE MOST EASTERLY CORNER OF SAID TRACT ALSO BEING THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TRACT ALSO BEING THE MOST EASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY CORNER OF SAID TR LOWS: COMMENCING AT THE MOST PASTERLY CORNER OF SAID TRACT (THE MOST EASTERLY LINE OF SAID TRACT, A DISTANCE OF 120.31 FEET (THE NER OF SAID LOT 9); THENCE FORTH 45°-05'-01" WEST ALONG THE FORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 120.31 FEET (THE NER OF SAID TRACT, A DISTANCE OF 120.31 FEET (THE NER OF SAID TRACT, A DISTANCE OF 120.31 FEET TO THE THE NEXT THE NEXT THE NEXT TO THE SOUTH 44°-54'-59" WEST, 17.70 FEET TO THE SAID TRACT ALOO BEING THE SOUTHWESTERLY LINE OF N. LINCOLN AVENUE); THENCE NORTH 44°-54'-59" WEST, 15.06 FEET. THENCE NORTH 44°-54'-59" WEST 15.06 FEET. CE OF BEGINNING; THENCE SOUTH 44 43-18" WEST, 15.06 FEET; THENCE N RTH 45'-13'-12" WEST, 9.31 FEET; THENCE NORTH 44"-46-18" EAST, 15.06 FEET; CE OF BEGINNING; THENCE SOUTH 44"-43"-18" WEST, 15.06 FEET; THENCE N: ORTH 45"-13"-42" WEST, 9.31 FEET; THENCE NORTH 44"-46"-18" EAST, 15.06 FEET; THENCE N: ORTH 45"-13"-42" WEST, 9.31 FEET; THENCE ABOVE A HORIZONTAL NCE SOUTH 45"-13"-42" EAST, 9.31 FEET, 1) THE PLACE OF BEGINNING, TK GETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL NCE HOVING AN ELEVATION OF +34.71 FEET CHICAGO CITY DATUM AND IS BUUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY ALONG THE MORTH ACTION OF +34.71 FEET CHICAGO CITY DATUM AND IS BUUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY ALONG THE MORTH ACTION OF SAID TRACT. A DISTANCE OF SIGN FROM THE MORTH ACTION OF SAID TRACT. NE HAVING AN ELEVATION OF +34.71 FEET CHICAGO CITY DATUM AND IS BUUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY RIVER OF SAID TRACT, A DISTANCE OF 99.91 FEET TO THE PLACE OF RIVER OF SAID TRACT, THENCE NORTH 45".01-23" EAST, 66.27 FEET TO THE SINNING. THENCE SOUTH 45"-01-23" WEST, 56.41 EET, THENCE NORTH 45" 11"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01-23" EAST, 66.27 FEET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01"-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01"-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01"-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01"-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01"-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, THENCE NORTH 45"-01"-23" WEST, 56.41 EET, THENCE NORTH 45" 10"-09" WEST, 49.98 FEET, 49.98 FEET SHANING, THENCE SOUTH 40-01-23 WEST, 50 21 FEET, THENCE NORTH 45 11-09 WEST, 49.96 FEET, THENCE NORTH 45 -01-23 EAST, 50 21 FEET TO THE RTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 49 98 FEET TO THE RESTERLY LINE OF SAID TRACT, THENCE SOU, H 45*-05*-01* EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 49 98 FEET TO THE RETHEASTERLY LINE OF SAID TRACT; THENCE SOUTH 45-05-07 EAST ALONG THE NURTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 48.46 FEET CHICAGO ACE OF BEGINNING, TOGETHER WITH THAT PART OF S. ID TRACT WHICH LIE: ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 45.65 FEET CHICAGO

EXHIBIT "A"

14-29-419 030-6000 14.74.414-011-0000