



Doc#: 1528715020 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 01:28 PM Pg: 1 of 4

THIS DOCUMENT HAS BEEN PREPARED BY
and after recording should be mailed to:

CHUHAK & TECSON, P.C.
30 S. Wacker Dr., Ste. 2600
Chicago, Illinois 60606
Attention: Adam R. Moreland

**DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE CONDOMINIUM
PROPERTY ACT OF THE STATE OF ILLINOIS
FOR
FALCON CREST CONDOMINIUM**

This document is executed on this the 27th day of October, 2015, by the DAPHNE KERR LOFT TRUST, whose address is 205 E. 42nd Street, 20th Floor, New York, NY 10017 (hereinafter "Declarant"), and is being recorded for the purpose of removing certain property commonly known as 5156 S. Indiana Ave., Chicago, Illinois 60615, and legally described on Exhibit A attached hereto (hereinafter "Property"), from the Illinois Condominium Property Act pursuant to 765 ILCS 605/16 (hereafter referred to as "Act").

RECITALS

WHEREAS, the Property was submitted to the Act by the Declaration of Condominium (hereafter referred to as "Declaration") for Falcon Crest Condominium ("Condominium"), which Declaration was recorded on August 28, 2006, as Document No. 0624045094 in the Office of the Recorder of Deeds of Cook County, Illinois, and to which Declaration there was attached as Exhibit D a plat of survey of the Property; and

WHEREAS, the Declarant is the owner of record of the real estate and all of the Units and Common Elements thereon (each as defined in the Declaration), together with the easements appurtenant thereto; and

WHEREAS, the Declarant now desires to remove the entirety of the Property from the provisions of the Act as provided therein, and to abrogate the aforesaid Declaration and Exhibit D attached thereto.

NOW THEREFORE, the Declarant, as owner of the entire Property, for the purposes above set forth and pursuant to Section 16 of the Act (Chapter 765, Section 605/16 of the Illinois Compiled Statutes), **DECLARES AS FOLLOWS:**

1. The Property is hereby removed from the provisions of the Act and the Declaration of Condominium recorded as Document No. 0624045094, and thereby an undivided 100% fee simple interest is transferred to the DAPHNE KERR LOFT TRUST.

RECORDING FEE 44.⁰⁰
DATE 10/14/2015 COPIES 6x
OK BY JBC

UNOFFICIAL COPY

2. All of the rights, easements, privileges and restrictions granted, created, reserved, or declared in said Declaration are hereby abrogated and forever held for naught.
3. No portion of the Property is encumbered by a security interest in favor of any noteholder, and therefore no mortgagee consent is necessary for the removal of the Property from the provisions of the Act.

Remainder of page left blank intentionally – signature page to follow.

Property of Cook County Clerk's Office

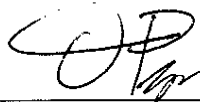
UNOFFICIAL COPY

IN WITNESS WHEREOF, the sole Unit Owner of all Units in Falcon Crest Condominium have executed this document on the day and year first written above.

DAPHNE KERR LOFT TRUST

By: Its Authorized Agent

Icarus Investment Group, LLC

By: 
Name: David Pezzola
Its: Manager

Property of Cook County Clerk's Office

State of New York


ss.

County of KINGS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Pezzola, as Manager of Icarus Investment Group, LLC, as authorized agent of DAPHNE KERR LOFT TRUST, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and seal, this 8th day of October, 2015.

Commission expires: 05/18/19


Notary Public



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EXHIBIT A

- PREVIOUS LEGAL DESCRIPTION

Unit Numbers 1GN, 1GS, 1N, 1S, 2N, 2S, 3N and 3S in the Falcon Crest Condominium, as delineated on a survey of the following described tract of land: The 25 feet North of and adjoining the South 233 feet of Lot 3 and the South 25 feet of the North 583.5 feet of said Lot 3 in James D. Lynch's Addition to Hyde Park, in the West 1/2 of the Southwest 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0624045094, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property commonly known as: 5156 S. Indiana Avenue, Units 1GN, 1GS, 1N, 1S, 2N, 2S, 3N & 3S, Chicago, IL 60615

P.I.N.'s: 20-10-302-041-1001;
 20-10-302-041-1002;
 20-10-302-041-1003;
 20-10-302-041-1004;
 20-10-302-041-1005;
 20-10-302-041-1006;
 20-10-302-041-1007; and
 20-10-302-041-1008

- UNDERLYING LEGAL DESCRIPTION

The 25 feet North of and adjoining the South 233 feet of Lot 3 and the South 25 feet of the North 583.5 feet of said Lot 3 in James D. Lynch's Addition to Hyde Park, in the West 1/2 of the Southwest 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.