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After recording return to:

Name: Michael G. Flanagan
Firm/Company: Flanagan Bilton, LLC
Address: 500 N. Dearborn Street
Address 2: Suite 400
City, State, Zip: Chicago, IL 60654

Doc#: 1529915006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2015 09:01 AM Pg: 1 of 4

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**DECLARATION OF REMOVAL
FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT
Pursuant to 765 ILCS 605/16
Of
ARMITAGE FREMONT, LLC**

This DECLARATION OF REMOVAL is made and entered into this 22nd day of October, 2015, by ARMITAGE FREMONT, an Illinois LLC ("ARMITAGE FREMONT"), collectively hereinafter referred to as the "Owners".

WITNESSETH

WHEREAS, the Owners are the fee title owners of all the condominium units in the ARMITAGE FREMONT, LLC (the "Association"), the Association and the condominium units being established by virtue of a DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR ARMITAGE FREMONT recorded on N/A in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder"), as Document number 0812016035, as amended by that certain AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ARMITAGE FREMONT, LLC recorded on April 29, 2008 in the Recorder's office, as Document number 0812016035 (collectively, the "Condominium Declaration"), and legally described as follows (the "Property"):

LEGAL DESCRIPTION FOR PIN 14-32-226-052-1001:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 912 W. ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0812016035, IN THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(LEGAL DESCRIPTIONS CONTINUED ON NEXT PAGE)

RECORDING FEE 44⁰⁰
DATE 10/26/2015 COPIES lex
OK BY Jbr

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LEGAL DESCRIPTION FOR PIN 14-32-226-052-1002:

UNIT PS-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 912 W. ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0812016035, IN THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR PIN 14-32-226-052-1003:

UNIT PS-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 912 W. ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0812016035, IN THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 912 West Armitage Avenue
Chicago, Illinois 60647

Permanent Index Number:

Unit 1	14-32-226-052-1001
Unit PS-1	14-32-226-052-1002
Unit PS-2	14-32-226-052-1003

WHEREAS, the Owners intend, and do hereby agree, to remove the Property, consisting of all of the foregoing described condominium units and common elements, and limited common elements, from operation under, and the provisions of the Illinois Condominium Property Act, as provided in 765 ILCS 605/16, effective upon the recording of this Declaration of Removal in the Recorder's Office; and

WHEREAS, each of the owners is the owner in fee simple of the unit(s) set forth herein, and each unit is assigned the percentage of common elements as follows:

<u>UNIT NUMBER</u>	<u>OWNER</u>	<u>PERCENTAGE OF COMMON ELEMENTS</u>
All units	DAVID DUSHEY (<i>"Armitage Fremont, LLC"</i>)	100%

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NOW, THEREFORE, the OWNERS DECLARE as follows:

1. That each of the foregoing recitals is expressly adopted as part of this Declaration of Removal.
2. That all of the Owners do hereby remove the Property from the provisions of the Illinois Condominium Property Act as provided in 765 ILCS 605/16.
3. The rights, easements, privileges and restrictions granted, created, reserved or declared in the Condominium Declaration are hereby abrogated and forever held for naught.
4. That upon the recording of this Declaration of Removal in the Recorder's Office, the Property shall be deemed to be owned in common by all of the Owners, and the undivided interest in the Property owned in common which shall appertain to each Owner shall be the percentage of undivided interest previously owned by such Owner in the common elements, as follows:

<u>OWNER</u>	<u>PERCENTAGE OF OWNERSHIP</u>
DAVID DUSHEY <i>("Armitage Fremont, LLC")</i>	100%

[Signature Pages Follow]

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IN WITNESS WHEREOF, the Owners have caused this Declaration of Removal to be signed on the day and year first above written.

David Dushey
DAVID DUSHEY

ARMITAGE FREMONT, an Illinois LLC

By: David Dushey

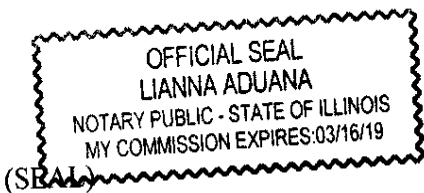
Name: David Dushey

Its: owner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that DAVID DUSHEY, 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 said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of October, 2015.



Lianna Aduana
Notary Public

Lianna Aduana
Print Name

My Commission Expires:

03/16/19

This document prepared by:

Name: Michael G. Flanagan
Firm/Company: Flanagan Bilton, LLC
Address: 500 N. Dearborn Street
Address 2: Suite 400
City, State, Zip: Chicago, IL 60654