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Doc#: 1601919081 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/19/2016 03:16 PM Pg: 1 of 3

DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE ILLINO'S CONDOMINIUM PROPERTY ACT

THIS DECLARATION of Removal from the Provisions of the Illinois Condominium Property Act (hereinafter "Declaration of Removal") is made and entered into by Namey-Spivey Group, LLC, an Illinois Limited Liability Company (hereinafter "Declarant"):

WITNESSETH THAT:

WHEREAS, the Declarant is the sole legal title holder of the rollowing described real estate in the City of Chicago, County of Cook and State of Illinois:

PARCEL 1: UNITS 1, 2, 3 AND 4 IN THE 2423 W. MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN WILCOX SUBDIVISION OF THE EAST S ACRES OF THE EAST % OF THE NORTHEAST % OF THE NORTHEAST % OF THE NORTHEAST % OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACKED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0926010042 AS AMENDED BY DOCUMENT NUMBER 1114511028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMION ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1 (ASSIGNED TO UNIT 2), P-2 (ASSIGNED TO UNIT 3), P-3 (ASSIGNED TO UNIT 4) AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0926010042

The property (common) address of which is 2423 W. Madison, Chicago, Illinois 60612 and the permanent index (real estate tax) numbers of which is 16-13-203-054-1001; 16-13-203-054-1002; 16-13-203-054-1003 and 16-13-203-054-1004 (hereinafter "the Property");

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WHEREAS the Declaration of Condominium for 2423 W. Madison Condominiums was recorded on May 25, 2011 as document number 1114511028 in the Office of the Recorder of Deeds of Cook County, Illinois which submitted the Property to the Illinois Condominium Property Act (hereinafter "Condominium Declaration");

Whereas the Deciarant hereby desires to remove the Condominium Deciaration and the Property from the provisions of the Condominium Property Act of the State of illinois (hereinafter "the Act") and that all terms, covenants and conditions of the Condominium Deciaration shall be considered null and void and of no further force and effect; and

WHEREAS, all the individual condominium units (as said term is defined in the Condominium Declaration) are owned by the Declarant and none have been sold or otherwise transferred or encumbered to any third party purchasers.

NOW THEREFORE, the Declarant as the sole legal title holder of record of the Property hereinabove described, and for the purposes above set forth, hereby DECLARE AS FOLLOWS:

- 1. As owner of the entire property, and in accordance with Section 16 of the Act (Chapter 765, Section 605/16 of the Illinois Compiled Statutes), the Property is hereby removed from the provisions of the Act upon the recording of this Declaration of Removal.
- 2. At said time of the recordation of this Declaration of Removal, all the terms, covenants and conditions of the Condominium Declaration shall be considered null and void and of no further effect.
- 3. Any and all outstanding liens of record affecting the Property to be hereby removed from the provisions of the Act, as such liens exist, are hereby transferred to the undersigned Declarant as owner of the entire Property in accordance with section 605/16 of the Act, and in such case, said lien holders of record have hereby consented to the execution of this Declaration of Removal and to the removal of the Property from the Act by its execution of this Declaration of removal.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Removal this 12th day of January, 2016.

Morney-Spivey Group, ALC., an Illinois

Limited Liability Company

By Nikki Crump, its Managing Member

Subscribed and sworn before me

this / 4 day of January, 2016

Notary Public

Prepared by and malf to:

Law Office of Charles Izensta

2711 N. Halsted

Chicago, IL 60614

OFFICIAL SEAL
JACQUELINE ANDERSON
Notary Public - State of Illinois
My Commission Expires Mar 30, 2019

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CONSENT OF MORTGAGEE

Sherpa Capital Group, LLC, holder of the following Mortgages on the Property: (1) Mortgage dated May 7, 2015 and recorded May 13, 2015 in the office of the Cook County Recorder of Deeds as document 1513319059 and (2) Mortgage dated October 6, 2015 and recorded October 6, 2015 in the office of the Cook County Recorder of Deeds as document 1527910027, hereby consents to the execution and recording of the within Declaration of Removal and agrees that the Mortgage is subject thereto.

> Sherpa Capital Group, LLC, an illinois Limited Liability Company by Rahul Shah, its Managing Member

COUNTY OF COOK

1. 2/182 T. Drew, a Notary Public for said County and State, do hereby certify that Rahul Shah personally known to me to be the same person whose name is subscribed to the foregoing instrument as the Managing Member of Sterna Capital Group, LLC, appeared before me this day in person and acknowledged that he signed sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 50 ay of January, 2016

Official Seal Elisa T Drew Notary Public State of Illinois My Commission Expires 04/08/2017