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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

Property of Cook County Clerk's Office

DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE ILLINOIS 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 Morney-Spivey Group, LLC, an Illinois Limited Liability Company (hereinafter "Declarant"):

WITNESSETH THAT:

WHEREAS, the Declarant is the sole legal title holder of the following 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 5 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED 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 COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: 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");

RECORDING FEE 42⁰⁰
DATE 1/19/2016 COPIES 6X
OK BY [Signature]

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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 Declarant hereby desires to remove the Condominium Declaration 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 Declaration 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, LLC, an Illinois
 Limited Liability Company,
 By Nikki Crump, its Managing Member

Subscribed and sworn before me
this 14 day of January, 2016


Notary Public

Prepared by and mail to:
Law Office of Charles Izenstark
2711 N. Halsted
Chicago, IL 60614

