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DECLARATION FOR REMOVAL FROM ILLINOIS CONDOMINIUM PROPERTY ACT



Doc#: 1608819084 Fee: \$42.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2016 12:11 PM Pg: 1 of 3

PREPARED BY:

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DECLARATION FOR REMOVAL FROM PROVISIONS OF CONDOMINIUM PROPERTY ACT

THIS DECLARATION made and entered into as of this 1st day of October, 2015 by the Owner of Record as to each Condominium Unit in the 3231 W. Pierce Ave. Condominium, located at 3231 West Pierce Avenue, Chicago, IL 60651 (hereinafter referred to as the "Owner");

WITNESSETH:

WHEREAS, on July 31, 2008, Ad Development Enterprise, Inc., recorded in the Office of Recorder of Cook County, Illinois, a *Declaration of Condominium Ownership* ("Condominium Declaration") pursuant to the Illinois Condominium Property Act for the below property, as Document Number 0822445123; and,

WHEREAS, L&MC Investments, LLC, an Illinois Limited Liability Company, by virtue of a deed dated February 27, 2014, from Bank of America, N.A., as Document Number 1407218001, is the record Owner of the following described real property ("Real Estate"):

LOT 38 IN BLOCK 4 IN PIERCE'S HUMBOLDT PARK ADDITION SAID ADDITION BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP

RECORDING FEE 42.00
DATE 3-28-16 COPIES 6
OK BY *B. Muzen*

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39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FORMERLY KNOWN AS:

UNIT NO.(S) 1 AND 2 IN THE 3231 W. PIERCE AVE. CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 38 IN BLOCK 4 IN PIERCE'S HUMBOLDT PARK ADDITION SAID ADDITION BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2008 AS DOCUMENT NO. 0822445123, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND P-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE ABOVE-NOTED DECLARATION OF CONDOMINIUM.

PINs: 16-02-207-042-1001 , 16-02-207-042-1002

Commonly Known as 3231 West Pierce Avenue, Chicago, IL 60651

WHEREAS, L&MC Investments, LLC is presently the record owner of the Condominium Units set

forth above and One Hundred percent (100%) of the common ownership in the common elements appertaining thereto, and have determined to abrogate the Condominium Declaration.

NOW THEREFORE, the Owners, for the purposes set forth above, declare pursuant to the Condominium Property Act as follows:

1. The Real Estate is hereby removed from the provisions of the Condominium Declaration recorded as Document Number 0822445123;
2. The rights, easements, privileges and restrictions granted, created, reserved or declared in the Condominium Declaration are hereby abrogated and forever held for naught.

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IN WITNESS WHEREOF, L&MC Investments, LLC, and Illinois Limited Liability Corporation, has caused its name to be signed to this Declaration of Removal from Provisions of the Condominium Property Act by its sole member, Luis Castro, as of the day first set forth above.

L&MC Investments, LLC
an Illinois Limited Liability Corporation

By: [Signature]
Luis Castro, Member

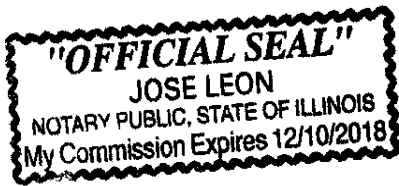
State of Illinois,
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANGEL CASTRO, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 28 day of March, 2015.

My commission expires 12-10-18

[Signature]
Notary Public



Property of Cook County Clerk's Office