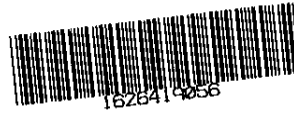


UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURNED TO:

HOWARD S. DAKOFF
LEVENFELD PEARLSTEIN, LLC
2 NORTH LASALLE STREET, SUITE 1300
CHICAGO, IL 60602



Doc#: 1626419056 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2016 10:52 AM Pg: 1 of 6

For Official Use

WITHDRAWAL AND RELEASE OF DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR 1947 W. CHICAGO CONDOMINIUM

This withdrawal and release ("Release") of the Declaration of Condominium Pursuant to the Condominium Property Act for 1947 W. Chicago Condominium is made and entered into this 9th day of August, 2016 by the Board of Directors ("Board") of 1947 W. Chicago Condominium Association (the "Association") and all Unit Owners in the Association.

WITNESSETH:

The Board administers the property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof:

A Declaration of Condominium Pursuant to the Condominium Property Act for 1947 W. Chicago Condominium recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0020100620 ("Declaration"). As amended. All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

The Board and all Unit Owners desire to remove the Declaration from the provisions of the Illinois Condominium Property Act ("Act") pursuant to Section 16 of the Act. Section 16 of the Act allows the property to be removed from the purview of the Act upon execution of a release of condominium declaration approved by all Unit Owners and the holders of all liens affecting any of the Units. There are no lien holders affecting any of the Units;

All Unit Owners in the Association, and the lender with a lien against all Units, approved this Release. See Exhibits B and C.

NOW THEREFORE, the Declaration is hereby released as follows:

RECORDING FEE 48.00
DATE 9/20/2016 COPIES 60x
OK BY [Signature]

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1. The Declaration is hereby released and rescinded in its entirety and removed from the provisions of the Act and the property referenced in the Declaration shall no longer be subject to the Act or the Declaration.

IN WITNESS WHEREOF, the Board has approved this Release on the day and year first above written.

BOARD OF DIRECTORS OF 1947 W.
CHICAGO CONDOMINIUM ASSOCIATION

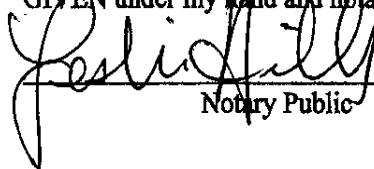
By: 

 Jonathon Fixler
 Its: President

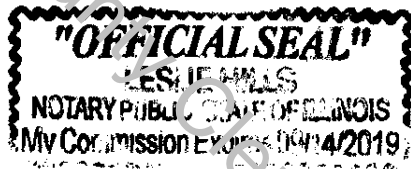
STATE OF ILLINOIS)
) ss.:
 COUNTY OF ~~COOK~~ ^{LAKE})

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jonathon Fixler, President of the Association, who is personally known to me, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, and as the free and voluntary act for the uses and purposes herein set forth.

GIVEN under my hand and notarial seal this 9 day of August 2016.



 Notary Public



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CONSENT OF MORTGAGEE

Subject to the conditions set forth below, the undersigned, Wells Fargo Bank, National Association ("Lender"), holder of that certain Mortgage and Assignment of Rents and Leases dated August 8, 2014 (the "Mortgage"), and recorded August 15, 2014 as Document 1422757085 with the Recorder of Deeds of Cook County, Illinois, hereby consents to the execution and recording of the attached Withdrawal and Release of Declaration of Condominium Pursuant to The Condominium Property Act for 1947 W. Chicago Condominium.

IN WITNESS WHEREOF, Lender has caused this Consent to be signed by its duly authorized officer this 12 day of August, 2016.

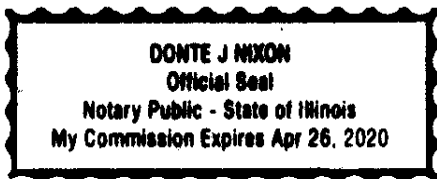
WELLS FARGO BANK, NATIONAL ASSOCIATION

By: [Signature]
 Name: Annamarie Cassata
 Title: relationship manager

STATE OF Illinois)
) SS
 COUNTY OF Cook)

I, Donde J. Nixon, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Annamarie Cassata, the Relationship manager of Wells Fargo Bank, National Association, who is 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/she signed and delivered the said instrument as the representative of the Bank, and as his/her own free and voluntary act and as the free and voluntary act of the Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of August, 2016.



[Signature]
 Notary Public
 My commission expires 4/26/2020

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[Exhibit A]

[Legal Description]

PARCEL 1:

UNIT NOS. A, B, C, D, E AND F IN 1947 W. CHICAGO CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 20, IN THE THOMPSON'S RESUBDIVISION, IN BLOCK 4, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 24, 2002, AS DOCUMENT NO. 0020100620, AS AMENDED FROM TIME TO TIME, 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-A, P-B, P-C AND P-D, LIMITED COMMON ELEMENTS, AS DEFINED AND DEPICTED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY.

Common Address of Property:

1947 West Chicago Avenue, Chicago, Illinois 60622


Permanent Index Numbers:

17-07-200-050-1001 **through** 17-07-200-050-1006

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[Exhibit B]

[Approving Unit Owner Signature]

<u>Units</u>	<u>Percentage of Ownership</u>	<u>Unit Owner's Signature</u>
A, B, C, D, E and F.	100%	BCL-1947 Chicago LLC, an Illinois limited liability company By:  Its: <u>Member</u>

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[Exhibit C]
[Secretary's Certification]

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Daniel Shachtman, being duly sworn on oath, do hereby state that:

1. I am the acting Secretary of 1947 W. Chicago Condominium Association ("Association").
2. I am the keeper of the corporate records of the Association.
3. This Release of the Declaration of 1947 W. Chicago Condominium Association was duly approved by 100% of the Unit Owners
4. The holder of liens against all Units in the Association has approved this Release of the Declaration (See consent of Mortgagee).

FURTHER AFFIANT SAYETH NAUGHT.



Daniel Shachtman, Secretary
1947 W. Chicago Condominium Association

Signed and sworn to me before me
this 9 day of August, 2016



Notary Public

