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PREPARED BY AND AFTER
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Joseph Julius
5410 Newport Dr. Ste 23
Rolling Meadows, IL 6008

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2016 09:45 AM PG: 1 OF 7

FIRST AMERICAN TITLE

FILE # 2712872 13417

DECLARATION OF WITHDRAWAL FROM THE CONDOMINIUM PROPERTY ACT OF ILLINOIS

THIS DECLARATION OF WITHDRAWAL FROM THE CONDOMINIUM PROPERTY ACT OF ILLINOIS, is made and entered into as of the 29th day of September, 2016 by Environs Development Howe Partners, LLC ("Declarant").

WITNESSETH:

WHEREAS, pursuant to the terms of the Condominium Property Act of Illinois (the "Act"), Les Maison Condominium Association, as predecessor-in-interest to Declarant, executed that certain Declaration of Condominium Ownership and By-Laws for The Les Maison Condominium Association, dated 01/28/80 and recorded 01/28/80 in the Office of the Recorder of Deeds of COOK County, Illinois, as Document No. 25339614 (the "Condominium Declaration");

WHEREAS, attached to the Condominium Declaration as Exhibit A is a certain plat of survey ("Plat"), which Plat describes (i) certain real property located at 1815-1825 N. Howe St, Chicago, Illinois and which is legally described on Schedule 1 attached hereto (the "Property"), and (ii) certain condominium units located on such Property and commonly known as Units 1815 A,B,C,D,E,F AND 1825 A,B,C,D (collectively, "the Units") and certain common elements appurtenant thereto. The Units taken together with such common elements constitute the Les Maison Condominium Association;

WHEREAS, Declarant is presently the record owner of all of the Units and all appurtenant common elements of the Les Maison Condominium Association;

WHEREAS, Declarant desires to withdraw said property from the provisions of the Act and to terminate the aforesaid Declaration, including, the Plat.

NOW, THEREFORE, Declarant for the purposes above set forth and pursuant to the Act, declares as follows:

1. The Property is hereby removed and withdrawn from the provisions of the Declaration and from the provisions of the Act.

2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared in the Declaration are hereby terminated in their entirety.

FIRST AMERICAN TITLE
FILE # 2712872A

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IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 12th day of October, 2016

[Signature]
Environs Development Kenneth Brinkman
Howe Partners, LLC member

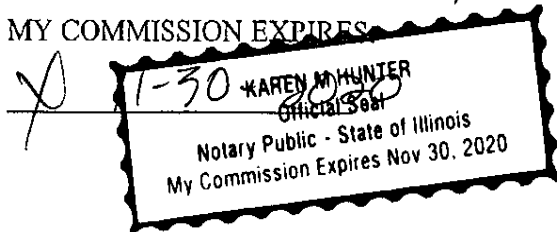
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth Brinkman, as member of Environs Development Howe Partners, LLC, 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 said instrument as such member, as his/her free and voluntary act, and as the free and voluntary act of said member for the uses and purposes set forth herein.

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

[Signature]
Notary Public

MY COMMISSION EXPIRES



Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 6th day of OCTOBER, 2016.

X [Signature]
Les Maison Condominium Assoc. [Signature]

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

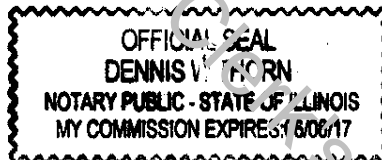
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL J. BALLOW, as PRES. of Les **Maison Condominium Association**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as such PRESIDENT, as his/her free and voluntary act, and as the free and voluntary act of said CONDOMINIUM ASSOC., for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 6th day of OCT, 2016.

[Signature]
Notary Public

MY COMMISSION EXPIRES:

6/6/17



UNOFFICIAL COPY

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 29th day of SEPT., 2016.

x Janice Gordon
Les Maison Condominium Assoc. TREAS

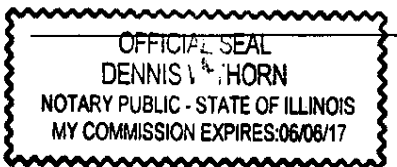
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANICE GORDON, as TREASURER of Les **Maison Condominium Association**, 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 said instrument as such TREASURER, as his/her free and voluntary act, and as the free and voluntary act of said TREASURER for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 29th day of SEPT, 2016.

[Signature]
Notary Public

MY COMMISSION EXPIRES:



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Schedule I
Legal Description

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NUMBERS 1-10 INCLUSIVE IN LES MAISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE WEST 1/2 OF LOT 1 (EXCEPT THAT PART TAKEN FOR ALLEY) IN THE ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE NORTHEAST 1/4 OF LOT 14 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 1/2 OF THE WEST 1/2 (EXCEPT THAT PART FALLING IN PUBLIC ALLEY AND EXCEPT PART FALLING IN HOWE STREET) OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 15 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 7, 8 AND 9 (EXCEPT PART TAKEN FOR ALLEY) IN KERFOOT'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 OF LOT 15 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, 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 25339614, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE 7, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25339614.

Permanent Index #'s: 14-33-303-138-1007 Vol. 0495

Property Address: 1825 North Howe Avenue, D, Chicago, Illinois 60614