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Permanent Tax Index Numbers:

20-28-211-026-0000
20-28-211-035-1001
20-28-211-035-1002
20-28-211-035-1003
20-28-211-035-1004
20-28-211-035-1005
20-28-211-035-1006


1630144011

Doc# 1630144011 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/27/2016 10:22 AM PG: 1 OF 4

This space reserved for Recorder's use only.

Declaration of Removal from the Provisions of the Condominium Property Act of Illinois

THIS Declaration of Removal From the Provisions of the Condominium Property Act of Illinois (herein "Declaration of Removal"), related to the Property commonly known as 7240-44 S. Wentworth Avenue, Chicago, Illinois 60621, and legally described herein below (the "Property"), made on October 26, 2016, by COUNTY OF COOK, ILLINOIS, A BODY POLITIC AND CORPORATE, D/B/A COOK COUNTY LAND BANK AUTHORITY, whose mailing address is 69 W. Washington Street, Suite 2935, Chicago, Illinois 60602, herein referred to as the "COOK COUNTY LAND BANK AUTHORITY" witnesseth:

THAT WHEREAS, the Property, including the real estate, legal description, permanent index numbers, property address, as legally described herein, and the Condominium Units, as legally described herein, within this Declaration of Removal and located in the City of Chicago, County of Cook, Illinois, has previously been submitted to the terms of the Condominium Property Act of the State of Illinois (the "Act") by the recording of the "Declaration of Condominium Pursuant to the Condominium Property Act 7240-44 S. Wentworth Condominium" ("Condominium Declaration"), recorded on December 19, 2007, as Document Number 0735303040, in the Office of the Recorder of Deeds of Cook County in the State of Illinois, with Exhibit A, a legal description as set forth below herein, Exhibit B, a chart of percent participation, Exhibit C, the Condominium By-Laws of 7240-44 S. Wentworth Condominium Association, Exhibit D, a plat of survey of the real estate and all of the Condominium Units thereon, the legal description, Property Index Numbers, and common address as follows:

RECORDING FEE 74.00
DATE 10/27/16 COPIES 6
OK BY Bmj

Declaration of Removal

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Legal Description of the Property Submitted to the Provisions of the Act

LOT 9 IN BLOCK 1 IN EGGLESTON SECOND SUBDIVISION BEING THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Index Number (PIN): 20-28-211-026-0000

Address of Real Estate: 7240-44 S. Wentworth Avenue, Chicago, Illinois 60649

Legal Description of the Units as Set Forth in the Condominium Declaration

PARCEL 1:

UNITS 1, 2, 3, 4, 5 AND 6 IN THE 7240-44 S. WENTWORTH CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 9 IN BLOCK 1 IN EGGLESTON SECOND SUBDIVISION BEING THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1, P-2, P-3, AND P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM.

Permanent Index Number (PIN): 20-28-211-026-0000

Address of Real Estate: 7240-44 S. Wentworth Avenue, Chicago, Illinois 60649

WHEREAS, as of the date of this Declaration of Removal, COOK COUNTY LAND BANK AUTHORITY is the record owner and fee simple title holder of all of the Condominium Units set forth in the Condominium Declaration and in the 7240-44 S. Wentworth Condominium Association, including Units 1, 2, 3, 4, 5, and 6, and a One Hundred Percent (100%) interest in all parking spaces and common elements;

WHEREAS, pursuant to Section 16 of the Illinois Condominium Property Act (765 ILCS 605/16), COOK COUNTY LAND BANK AUTHORITY wishes to, and now hereby does, remove the Property, including all parcels described herein, and all six Condominium Units, all parking spaces, and all common elements, from the provisions of the Illinois Condominium Property Act, and to abrogate the Condominium Declarations and all of the attached exhibits;

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NOW, THEREFORE, pursuant to Section 16 of the Illinois Condominium Property Act (765 ILCS 605/16), COOK COUNTY LAND BANK AUTHORITY, the record owner of all of the Condominium Units set forth in the Condominium Declaration and in the 7240-44 S. Wentworth Condominium Association, including Units 1, 2, 3, 4, 5, and 6, and a One Hundred Percent (100%) interest in all parking spaces and common elements thereof, for the reasons set forth herein, declares as follows:

1. The Property, described herein, including all real property, all parcels, all Condominium Units, including units 1, 2, 3, 4, 5, and 6, and all parking spaces and common elements, are hereby removed from the provisions of the Illinois Condominium Property Act (765 ILCS 605/1, *et seq.*), and from the provisions of the Declaration of Condominium Pursuant to the Condominium Property Act 7240-44 S. Wentworth Condominium, recorded on December 19, 2007, as Document Number 0735303040, in the Office of the Recorder of Deeds of Cook County in the State of Illinois; and
2. The Declaration of Condominium Pursuant to the Condominium Property Act 7240-44 S. Wentworth Condominium, and any rights, privileges, or restrictions arising from, or granted by, that declaration, are hereby abrogated.

IN WITNESS WHEREOF, COOK COUNTY LAND BANK AUTHORITY, by and through its Executive Director, has caused its signature to be hereto affixed and these presents to be signed by him on the day and year first written.

County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority

By: Robert Rose by Stephen Soltanzadeh, Attorney in Fact
 Robert Rose, Executive Director,
 by Stephen Soltanzadeh, as attorney in fact

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Stephen Soltanzadeh, with Power of Attorney for **Robert Rose, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, 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 signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County Land Bank and as his free and voluntary act, for the uses and purposes therein set forth.

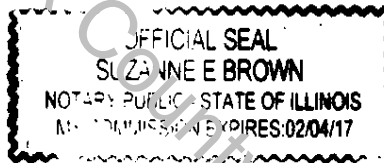
Given under my hand and Notarial Seal, this 26th day of October, 2016.

Commission expires Feb. 11, 2017

Suzanne E. Brown

NOTARY PUBLIC

IMPRESS SEAL HERE



This instrument was prepared by and Should be returned to:

Brent O. Denzin
Ancel Glink P.C.
140 South Dearborn, 6th Floor
Chicago, Illinois 60603