

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 12:19 PM PG: 1 OF 6

## ABROGATION OF CONDOMINIUM FOR 3350 W. EVERGREEN CONDOMINIUM

This Abrogation of Condominium for 3350 W. Evergreen Condominium Association (this "Abrogation"), for the condominium property as legally described on Exhibit A attached hereto, is made and entered into this \_\_\_ day of September, 2016, between BTRE-3 Investments, LLC., an Illinois limited liability company, and 3350 W. Evergreen Condominium Association (hereinafter referred to as "Owners"). Capitalized terms used herein shall have the meanings ascribed to them in the Declaration (hereinafter defined).

WITNESSETH:

WHEREAS, the Declaration of Condominium of 3350 W. Evergreen Condominium, which was recorded in the Office of the Cook County Recorder of Deeds on August 12, 2008 as Document Number 0822518014 (the "Declaration"); and

WHEREAS, pursuant to Section 16 of the Illinois Condominium Property Act, Owners now desire to remove the property from the provisions of the Condominium Property Act ("the Abrogation").

WHEREAS, the existing mortgagee consents to the Abrogation and such lien shall be transferred to the Property as to the undivided interest of the unit owner.

NOW THEREFORE, the Declaration is hereby abrogated as follows:

PINS: 16-02-218-040-1001 (Parcel 1);  
16-02-218-040-1002 (Parcel 2);  
16-02-218-040-1003 (Parcel 3);  
16-02-218-040-1004 (Parcel 4);  
16-02-218-040-1005 (Parcel 5);

CRD REVIEW

FIDELITY NATIONAL TITLE CH16038252

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16-02-218-040-1006 (Parcel 6);  
16-02-218-040-1007 (Parcel 7);  
16-02-218-040-1008 (Parcel 8);

**Address: 3350 West Evergreen, Units 1 through 8, Chicago, Illinois 60651**

1. The Sole Unit Owner of all eight parcels has consented to and feels that it is in its best interest to remove the property from the provisions of the Condominium Property Act.
2. Agreement of the current lien holders has been granted as evidenced below.
3. After withdrawal of the property from the provisions of the Condominium Property Act, the property shall be deemed to be owned by the Sole Unit Owner, there being no other parties or persons having a legal or equitable interest in the Property other than the lien holder listed below.
4. This Abrogation shall be effective from and after the date of its recording with Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the Owners have caused this Abrogation to the Declaration to be duly executed on the day and year first written above.

3350 W. Evergreen Condominium Association

By: \_\_\_\_\_  
Its: President

CONSENT OF SOLE UNIT OWNER:

\_\_\_\_\_  
BTRE – 3 Investments, LLC, as owner of Units 1 through 8

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16-02-218-040-1006 (Parcel 6);  
16-02-218-040-1007 (Parcel 7);  
16-02-218-040-1008 (Parcel 8);

**Address: 3350 West Evergreen, Units 1 through 8, Chicago, Illinois 60651**

1. The Sole Unit Owner of all eight parcels has consented to and feels that it is in its best interest to remove the property from the provisions of the Condominium Property Act.
2. Agreement of the current lien holders has been granted as evidenced below.
3. After withdrawal of the property from the provisions of the Condominium Property Act, the property shall be deemed to be owned by the Sole Unit Owner, there being no other parties or persons having a legal or equitable interest in the Property other than the lien holder listed below.
4. This Abrogation shall be effective from and after the date of its recording with Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the Owners have caused this Abrogation to the Declaration to be duly executed on the day and year first written above.

3350 W. Evergreen Condominium Association

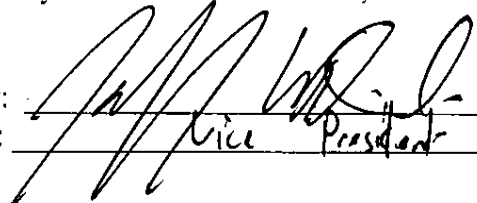
By: \_\_\_\_\_  
Its: President

CONSENT OF SOLE UNIT OWNER:

\_\_\_\_\_  
BTRE – 3 Investments, LLC, as owner of Units 1 through 8

CONSENT OF SOLE LIEN/MORTGAGE HOLDER

Lakeside Bank  
~~Colony America Finance Lender, LLC~~

By:   
Its: Vice President

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STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ilan Tzadka as President of 3350 W. Evergreen Condominium Association is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, as such President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18<sup>th</sup> day of ~~September~~ November, 2016

*[Handwritten Signature]*

Notary Public



STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ilan Tzadka, as Manager and Member of ~~TRE-3 Investments, LLC~~ <sup>TRE</sup>, an Illinois limited liability company, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and for the uses and purposes therein set forth.

\* BTRE

GIVEN under my hand and Notarial Seal this 18<sup>th</sup> day of ~~September~~ November, 2016

*[Handwritten Signature]*

Notary Public



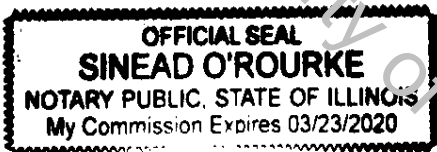
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STATE OF Illinois )  
                          ) SS  
COUNTY OF Cook )

Vice President of Lakeside Bank

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Seth Wisniewski, as ~~President of Colony America Finance Lender, LLC~~, is personally known to me to be the same persons 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 his/her own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of ~~September~~ November, 2016



Sinead O'Rourke  
Notary Public

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: CH16038252

For APN/Parcel ID(s): 16-02-218-040-1001, 16-02-218-040-1002, 16-02-218-040-1003,  
16-02-218-040-1004, 16-02-218-040-1005, 16-02-218-040-1006,  
16-02-218-040-1007 and 16-02-218-040-1008

For Tax Map ID(s): 16-02-218-040-1001, 16-02-218-040-1002, 16-02-218-040-1003,  
16-02-218-040-1004, 16-02-218-040-1005, 16-02-218-040-1006,  
16-02-218-040-1007 and 16-02-218-040-1008

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UNITS 1, 2, 3, 4, 5, 6, 7 AND 8 IN 3350 W. EVERGREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 27 AND 28 IN BLOCK 2 IN WEAGE EBERHARDT AND BARTLETT'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0822518014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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