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Doc# 1703113040 Fee \$42.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2017 11:36 AM PG: 1 OF 3

STATE OF ILLINOIS)

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) SS

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COUNTY OF COOK)

In the Office of the Recorder
of Deeds of Cook County

DECLARATION REMOVING CERTAIN PROPERTIES FROM THE PROVISION OF THE ILLINOIS CONDOMINIUM ACT

Permanent Tax Numbers: 20-23-115-041-1001 Unit 1
20-23-115-041-1002 Unit 2

Address of Property: 6520 S Ellis Ave
Chicago, Illinois 60637

Prepared by and Mail to: Elizabeth Saha
1104 Darrow Ave
Evanston, IL 60202
(773)-209-2023

DECLARATION OF WITHDRAWING PROPERTY FROM THE PROVISIONS OF THE CONDOMINIUM ACT

THIS DECLARATION made this 27th day of January, 2017 by Elizabeth Saha
hereinafter referred to as Declarant represents as follows:

I. The Declarant holds title to all of those certain condominium units and limited
common elements appearing in Schedule A attached hereto.

II. The said condominium units and limited common elements comprised all of the
units and limited common elements covered by the Declaration of Condominium ownership
hereto for recorded in the Office of the Recorder of Deeds of Cook County, Illinois and no other
person, persons, or entities holds or has any interest in the title to anyone or more of the units
being a part of the said condominium.

RECORDING FEE 42.00
DATE 1/31/2017 COPIES 62
OK BY [Signature]

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III None of the units within the said condominium are encumbered by mortgages.

IV. As the record owner of all of the units, the limited common elements as well as the common elements, Declarant now desires and intends to remove the said property from the provisions of the Condominium Property Act, as provided therein, and to abrogate the aforesaid Declaration and Exhibit "A" attached thereto.

NOW THEREFORE, Elizabeth Saha, Declarant does hereby declare as follows:

1. That certain Declaration recorded on February 3, 2004, in the Office of the Recorder of Deeds of Cook County as Document 0403444069 is hereby declared to be a nullity and of no further force and effect as of the date that this instrument is recorded and the property is hereby removed from the provisions of the Condominium Property Act of the State of Illinois.

2. All of the rights, easements, privileges and restrictions, covenants, and conditions granted, created, reserved or declared in said Declaration are hereby abrogated and forever held for naught.

3. That from and after the date of the recording of this instrument, the parcel in question will be legally described as follows:

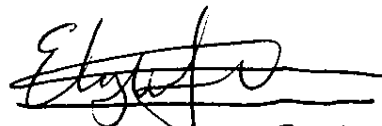
The North 1/2 of Lot 5 in Block 5 in Woodlawn Ridge, being a Subdivision of the South 1/2 of the Northwest 1/4 of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Declarant while in form purporting to be warranties, indemnities, representations, covenants, undertakings and agreements of said Declarant are nevertheless and each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and

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agreements by the Declarant or for the purposes or with the intention of binding said Declarant personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein. And this instrument is executed and delivered by said Declarant not in its own right but solely in the exercise of the powers conferred upon it as such Declarant, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Declarant on account of this instrument, or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Declarant, whether or not in this instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, the said Elizabeth Saha, as Declarant aforesaid has hereunto affixed its hand and seal on the date first above written.



Elizabeth Saha

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Suman Saha, a Notary Public in and for said County in the State of Illinois DO HEREBY CERTIFY that Deborah Jones 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 she signed, sealed and delivered said agreement as her free and voluntary act.

GIVEN under my hand and notrial seal this 27th day of January 2017.




Notary Public