

# UNOFFICIAL COPY

## DECLARATION OF WITHDRAWAL

Doc#: 1705206179 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/21/2017 11:31 AM Pg: 1 of 4

Prepared by & return to:

J. Cory Faulkner  
Ashen|Faulkner  
217 N. Jefferson, Suite 601  
Chicago, IL 60661

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

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1716717 (6058)

### Declaration of Withdrawal

This Declaration is made and entered into as January 26, 2017, by **2620 NORTH WAYNE ENTERPRISES, LLC** ("Owner"), who states and agrees as follows:

#### Recital

WHEREAS, as of the date hereof, Owner is the owner of all condominium units ("Units") located in the building commonly known as 2620 N. Wayne Ave., Chicago, IL ("Property");

WHEREAS, pursuant to 765 ILCS 605/16 of the Illinois Condominium Property Act ("Act"), Owner wishes to withdrawal and remove the Property from the provisions of the Act;

WHEREAS, there are no liens on the Property to be transferred to the Owner; and

WHEREAS, Owner has full authority to execute this Declaration.


#### Agreement

1. Withdrawal from Act: The Property is hereby removed from the Act.
2. Property Ownership. The ownership of all Units in the Property shall now be deemed owned in common by Owner. All previously undivided interests shall similarly be owned by Owner.

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- 3. Consolidation of Property. The Units shall no longer be deemed legally separate and distinct parcels. The Condominium Declaration, recorded as document number 96024296, that submitted the Property to the Act and created the distinct Units shall be held for naught.

EXECUTED this 26 day of January, 2017

  
 \_\_\_\_\_  
 Dugan H. Schwalm, as manager of  
 2620 North Wayne Enterprises, LLC

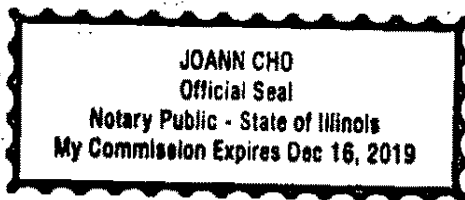
State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that **Dugan H. Schwalm**, individually, 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 signed, sealed and delivered the foregoing Declaration of Withdrawal as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of January, 2017.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 12-16-19



Mail to:

Dugan Schwalm  
 2620 NORTH WAYNE ENTERPRISES, LLC  
 707 N. Wells St., Unit 1104  
 Chicago, IL 60654

Send subsequent tax bills to:

Dugan Schwalm  
 2620 NORTH WAYNE ENTERPRISES, LLC  
 707 N. Wells St., Unit 1104  
 Chicago, IL 60654

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## Exhibit A

### Property Withdrawn from Act

UNIT 1N, 1S, 2N, 2S AND 3, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2620 NORTH WAYNE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96024296 FOR THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 27 AND 28 IN ALTGELD'S SUBDIVISION OF THE NORTH 1/2 AND THE SOUTHEAST 1/4 OF SUB-BLOCK 4 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2620 N. Wayne Ave., Units 1N, 1S, 2N, 2S and 3  
Chicago, Illinois 60614

#### Permanent Identification No.:

14-29-307-063-1001

14-29-307-063-1002

14-29-307-063-1003

14-29-307-063-1004

14-29-307-063-1005

#### Underlying PIN Identification Nos.:

14-29-307-063-0000

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## Exhibit B

### Legal Description after Withdrawal from Act

LOTS 27 AND 28 IN ALTGELD'S SUBDIVISION OF THE NORTH 1/2 AND THE SOUTHEAST 1/4 OF SUB-BLOCK 4 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2620 N. Wayne Ave.  
Chicago, Illinois 60614

P.I.N.: 14-29-307-063-0000

Property of Cook County Clerk's Office