

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY
and after recording should be mailed to:

Floss Law, LLC
1200 Shermer Road, Ste 206
Northbrook, IL 60062



Doc# 1709444019 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/04/2017 10:38 AM PG: 1 OF 4

**DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE CONDOMINIUM
PROPERTY ACT OF THE STATE OF ILLINOIS
FOR
4016-18 S. CALUMET COMMUNITY CONDOMINIUM ASSOCIATION**

This document is executed on this the 1st day of March, 2017, by Kenwood Initiative, LLC, an Illinois limited liability company located at 1200 Shermer Road, Suite 206, Northbrook, IL 60062, (hereinafter "Declarants"), and is being recorded for the purpose of removing certain property commonly known as 4016-18 South Calumet Avenue, Chicago, Illinois 60653, and legally described on Exhibit A attached hereto (hereinafter "Property"), from the Illinois Condominium Property Act pursuant to 765 IL CS 605/16 (hereafter referred to as "Act").

RECITALS

WHEREAS, the Property was submitted to the Act by the Declaration of Condominium (hereafter referred to as "Declaration") for 4016-18 S. Calumet Community Condominium Association ("Condominium"), which Declaration was recorded on November 13, 2002, as Document No. 0021251127 in the Office of the Recorder of Deeds of Cook County, Illinois, and to which Declaration there was attached as Exhibit "A" a plat of survey of the Property; and

WHEREAS, the Declarants are the owners of record of the real estate and all of the Units and Common Elements thereon, together with the easements appurtenant thereto, and

WHEREAS, the Declarants now desire to remove the Property from the provisions of the Act as provided therein, and to abrogate the aforesaid Declaration and Exhibit A attached thereto; and

NOW THEREFORE, the Declarants, for the purposes above set forth and pursuant to the Act, **DECLARE AS FOLLOWS**:

1. The Property is hereby removed from the provisions of the Act and the Declaration of Condominium recorded as Document No. 0021251127, and thereby an undivided 100% fee simple interest is transferred to Declarants, Kenwood Initiative, LLC.

RECORDING FEE

44⁰⁰

DATE 4/04/2017 COPIES 6x

OK BY

[Signature]

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

Remainder of page left blank intentionally – signature page to follow.

**COOK COUNTY
RECORDER OF DEEDS**

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Owners of all units in 4016-18 South Calumet Avenue, Chicago, Illinois 60653, have executed this document on the day and year first written above.


David Pezzola, Member

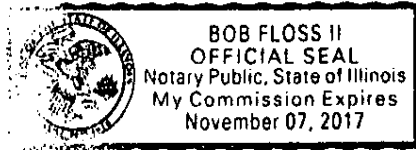
State of Illinois)
)
County of Cook)

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Pezzola, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 1st day of March, 2017.

Commission expires: 11/07/2017 Bob Floss II
Notary Public



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EXHIBIT A

PREVIOUS LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBERS 101, 102, 103, 104, 105, AND 106 IN THE 4016-18 S. CALUMET COMMUNITY, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 101 (EXCEPT THE NORTH 5 FEET THEREOF) ALL OF LOT 102 AND THE NORTH 1/2 OF LOT 103 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR GRAND BOULEVARD); WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2002 AS DOCUMENT 0021251127, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-101, P-102, P-103, P-104, P-105, and P-106, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021251127

PIN #'S: 20-03-110-038-1001; 20-03-110-038-1002; 20-03-110-038-1003;
20-03-110-038-1004; 20-03-110-038-1005; 20-03-110-038-1006;

Property commonly known as: 4016-18 South Calumet Avenue, Chicago, IL 60649

UNDERLYING LEGAL DESCRIPTION

LOT 101 (EXCEPT THE NORTH 5 FEET THEREOF) ALL OF LOT 102 AND THE NORTH 1/2 OF LOT 103 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR GRAND BOULEVARD), IN COOK COUNTY, ILLINOIS.