

151
NAT
17280136

UNOFFICIAL COPY



This instrument was prepared by
and after recording should be returned to:

Constantine G. Tzamouranis
9631 West 153rd Street, Suite 35
Orland Park, Illinois 60462

Doc# 1713718134 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2017 03:35 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

**DECLARATION OF REMOVAL AND WITHDRAWAL FROM THE PROVISIONS
OF THE CONDOMINIUM PROPERTY ACT**

THIS DECLARATION is made as of this 11th day of May, 2017, by AFFORDABLE HOMES FOR RENT I, LLC, a Delaware limited liability company (the "Owner"):

WITNESSETH:

WHEREAS, the Owner is the sole record owner of the real property commonly known as 822 N. Keeler Avenue, Units 1, 2 & G, Chicago, Illinois 60651 (the "Real Estate") described on Exhibit "A", the Property Identification Numbers of which are set forth on Exhibit "A" (attached hereto);

WHEREAS, on March 6, 2007, a prior owner of the Real Estate recorded in the Office of the Cook County Recorder of Deeds (in Cook County, Illinois), a Declaration of Condominium Ownership pursuant to the Illinois Condominium Property Act for the Real Estate, as Document Number 076515001;

WHEREAS, the Owner is presently the record owner of the Real Estate and of the total of ONE HUNDRED PERCENT (100%) ownership in the common elements appertaining thereto;

WHEREAS, the Owner desires to remove and withdraw the Real Estate from the provisions of the Illinois Condominium Property Act as provided therein and to abrogate the Declaration of Condominium.

WHEREAS, the foregoing actions are in compliance with the requirements of the Condominium Act for termination of a condominium regime (735 ILCS 05/15).

NOW, THEREFORE, the Owner, for the purposes set forth above, declares pursuant to the Illinois Condominium Property Act as follows:

1. The Real Estate is hereby removed and withdrawn from the provisions of the Declaration of Condominium recorded on March 6, 2007 as Document Number 0706515001;
2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared in said Declaration of Condominium are hereby abrogated and forever held to be of no force or effect.

RECORDING FEE \$42.00

DATE 5/17/17 COPIES 6X

OK BY Joseph [Signature]

UNOFFICIAL COPY

IN WITNESS WHEREOF, AFFORDABLE HOMES FOR RENT I, LLC has caused its name to be signed to this Declaration of Removal and Withdrawal from the Provisions of the Condominium Property Act by its Manager, as of the date first set forth hereinabove.

AFFORDABLE HOMES FOR RENT I, LLC

By: Michael Butler
Michael Butler

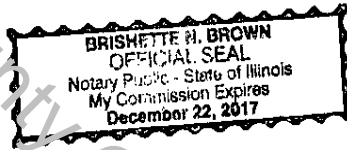
Its: Manager

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 **MICHAEL BUTLER**, as Manager of AFFORDABLE HOMES FOR RENT I, LLC, a Delaware limited liability company, 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 and delivered the said instrument as his free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of May, 2017.

Brisette M. Brown
NOTARY PUBLIC



My commission expires: December 22, 2017

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION:

UNITS G, 1 AND 2 IN THE 822 NORTH KEELER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 IN BLOCK 1 IN EDWARD T. NOONAN'S WEST CHICAGO AVENUE ADDITION IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY HAS BEEN ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 6, 2007 AS DOCUMENT NUMBER 0706515001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 822 North Keeler Avenue, Units 1, 2 & G, Chicago, Illinois 60651

PERMANENT INDEX NUMBERS: 16-03-427-038-1002, 16-03-427-038-1003 and
16-03-427-038-1001

PROPOSED LEGAL DESCRIPTION:

LOT 15 IN BLOCK 1 IN EDWARD T. NOONAN'S WEST CHICAGO AVENUE ADDITION IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.