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NH 14 of 15

THIS INSTRUMENT PREPARED
BY & AFTER RECORDING
RETURN TO:

NICHOLAS GEROULIS, ESQ.
613 W. 16TH STREET
CHICAGO, ILLINOIS 60616



1720518092

Doc# 1720518092 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2017 03:37 PM PG: 1 OF 4

**DECLARATION OF REMOVAL FROM
THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT FOR
RIDGEMORE CONDOMINIUMS**

This Declaration of Removal from the Provisions of the Illinois Condominium Property Act for RIDGEMORE CONDOMINIUMS (this "Declaration of Removal") is made and entered into as of the 21st day of July, 2017, by NATHAN PROPERTIES, LLC, an Illinois limited liability company ("Owner"), being the sole owner of all the Units (as such term is defined in the Condominium Property Act of the State of Illinois (the "Act")) that are located at 5826-28 N. Ridge Ave., Chicago, Illinois and known as the RIDGEMORE CONDOMINIUMS (the "Condominiums").

WITNESSETH:

WHEREAS, the property described on Exhibit A (the "Property") was submitted to the Act pursuant to a Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the RIDGEMORE CONDOMINIUM ASSOCIATION recorded in the Office of the Recorder of Deeds of Cook County on December 30, 2004, as document number 0436519036 (the "Declaration").

WHEREAS, Section 16 of the Act (765 ILCS 606/16) provides that all of the Unit Owners (as defined in the Act) may remove the Property from the provisions of the Act by an instrument to that effect, duly recorded; provided, that the holders of all liens affecting any of the Units consent thereto or agree, in either case by instruments duly recorded, that their liens be transferred to the undivided interest of the Unit Owners, whereupon the Property shall be deemed to be owned in common by all the Unit Owners.

WHEREAS, Owner is the sole owner of all of the Units in the Condominiums, unencumbered by any mortgage liens, and desires to remove the Property from the provisions of the Act by the recording of this Declaration of Removal, whereupon the Property will be owned by Owner in fee simple.

RECORDING FEE 44 -
DATE 7/24/17 COPIES 0x
OK BY Ryisto

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NOW, THEREFORE, Owner does hereby remove the Property from the provisions of Act and shall hence forth own the Property in fee simple and upon recordation of this Declaration of Removal, the legal description of the Property shall be revised to its legal description in effect immediately prior to the recording of the Declaration, namely:

LOT 2 AND THE NORTHWESTERLY $\frac{1}{2}$ OF LOT 3 IN KATHERINE HANSEN'S ADDITION TO CHICAGO BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5826-28 N. Ridge Ave., Chicago Illinois 60660

[Signature pages follow.]

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IN WITNESS WHEREOF, Owner has caused this Declaration of Removal to be executed and delivered as of the 21st day of July, 2017.

NATHAN PROPERTIES LLC

By: _____

Name: Samuel Martin

Title: Manager

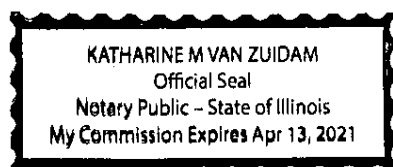
STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, Katharine M Van Zuidam, a Notary Public in and for said County and State, do hereby certify that SAMUEL MARTIN, the manager of NATHAN PROPERTIES LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Declaration of Removal from the Provisions of the Illinois Condominium Property Act for the RIDGEMORE CONDOMINIUMS, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21st day of July, 2017.



Katharine Michele Van Zuidam
Notary Public

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EXHIBIT A

Legal Description of Property

UNIT NUMBERS 5826 1N, 2N, 3N, 1S, 2S, 3S AND 5828 G, 1N, 2N, 3N, 1S, 2S, 3S IN THE RIDGEMORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 AND THE NORTHWESTERLY ½ OF LOT 3 IN KATHERINE HANSEN'S ADDITION TO CHICAGO BEING A SUBDIVISION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0436519036; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5826 1N, 2N, 3N, 1S, 2S, 3S AND 5828 G, 1N, 2N, 3N, 1S, 2S, 3S N. RIDGE AVE., CHICAGO, ILLINOIS 60660

PERMANENT INDEX NOS.: 14-05-311-059-1001
14-05-311-059-1002
14-05-311-059-1003
14-05-311-059-1004
14-05-311-059-1005
14-05-311-059-1006
14-05-311-059-1007
14-05-311-059-1008
14-05-311-059-1009
14-05-311-059-1010
14-05-311-059-1011
14-05-311-059-1012
14-05-311-059-1013

NOW KNOWN AS:

LOT 2 AND THE NORTHWESTERLY ½ OF LOT 3 IN KATHERINE HANSEN'S ADDITION TO CHICAGO BEING A SUBDIVISION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5826-28 N. Ridge Ave., Chicago Illinois 60660