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Doc#: 1722947085 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/17/2017 10:43 AM Pg: 1 of 5

DECLARATION OF WITHDRAWAL FROM THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT

THIS DECLARATION of Withdrawal from the Provisions of the Illinois Condominium Property Act made this 3rd day of March, 2017, by Green Property Acquisitions, LLC., an Illinois limited liability company:

WITNESSETH:

WHEREAS, on November 1, 2007, JOHN T. KELL recorded in the office of the Recorder of Deeds of Cook County, Illinois, a Declaration of Condominium Ownership and Easements, Restrictions and Covenants for the 7921 S. Phillips Condominiums and Declaration of By-Laws for the 7921 S. Phillips Condominiums Association, an Illinois not-for-profit corporation pursuant to the Condominium Property Act of Illinois, as Document No. 0730515115 ("Declaration") and known as 7921 S. Phillips Condominiums, to which Declaration was attached as Exhibit "A" a plat of survey of the real estate and all the condominium units thereon, all as described on Exhibit "A" attached hereto (collectively "Property") and to which Declaration was also attached as Exhibit "B" being a list of all the condominium units with their corresponding percentage interest in the common elements;

WHEREAS, Green Property Acquisitions, LLC., an Illinois limited liability company, is presently the record owner of the Property being all of the condominium units in 7921 S. Phillips Condominiums and 100% of the interest in the common elements appertaining thereto:

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WHEREAS, the aforesaid record unit owner desires to withdraw the Property from the provisions of the Illinois Condominium Property Act as provided therein, and to abrogate the Declaration and Exhibit "A" and Exhibit "B" attached thereto; and

WHEREAS, all lien holders of record have consented and agreed to the removal of the Property from the Illinois Condominium Property Act under the terms and conditions as hereinafter set forth.

NOW THEREFORE, the record unit owner for the purposes above set forth and pursuant to the Illinois Condominium Property Act declares as follows:

1. The Property is hereby removed and withdrawn from the provisions of the Declaration recorded as Document No. 0730515115 on March 3, 2017, and from the provisions of the Illinois Condominium Property Act and the terms and provisions of the Declaration and the aforementioned Act shall no longer apply to the Property or any unit located therein.

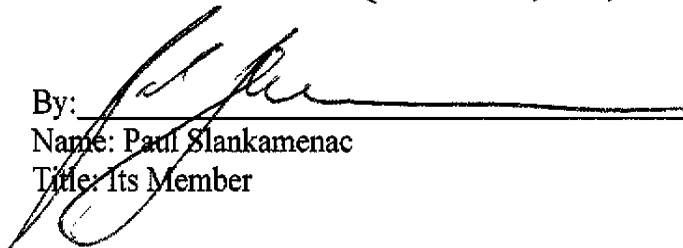
2. All of the rights, easements, privileges and restrictions granted, created, reserved or declared in the Declaration are hereby abrogated and forever held for naught.

3. Upon recordation of this Declaration of Withdrawal from the Provisions of the Illinois Condominium Property Act ("Declaration of Withdrawal"), the legal description of the Property shall revert to its legal description immediately prior to the recording of the Declaration, namely:

Lot 14 in Block 3 in 79th Street Addition to Cheltenham Beach, a Subdivision of part of the West 1/2 of the Northwest 1/4 of Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, lying Northeasterly of the right of way of the Baltimore and Ohio Railroad Company, in Cook County, Illinois.

IN WITNESS WHEREOF, Green Property Acquisitions, LLC., an Illinois limited liability company, has caused this instrument to be executed by its corporate officers thereunto duly authorized and its corporate seal to be hereunto affixed and attested, all as of the day, month and year first above written.

GREEN PROPERTY ACQUISITIONS, LLC,

By: 
Name: Paul Slankamenac
Title: Its Member

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EXHIBIT "A"

Units 1, 2 and 3 in 7921 S. Phillips Condominium, as delineated on a Plat of Survey of the following described tract of Land: Lot 14 in Block 3 in 79th Street Addition to Cheltenham Beach, a Subdivision of part of the West 1/2 of the Northwest 1/4 of Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, lying Northeasterly of the right of way of the Baltimore and Ohio Railroad Company, in Cook County, Illinois;

Which Plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 1, 2007 as Document Number 0730515115; as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

F/K/A

Lot 14 in Block 3 in 79th Street Addition to Cheltenham Beach, a Subdivision of part of the West 1/2 of the Northwest 1/4 of Section 31, Township 38 North, Range 15 East of the Third Principal Meridian, lying Northeasterly of the right of way of the Baltimore and Ohio Railroad Company, in Cook County, Illinois;

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CONDOMINIUM PERMANENT INDEX NUMBERS:

<u>PINS:</u>	<u>Percentage Interest in Common Elements</u>	<u>Limited Common Elements</u>
21-31-101-019-1001	34%	B-1
21-31-101-019-1002	33%	B-2
21-31-101-019-1003	33%	B-3

Common Property Address:

7921 South Phillips, Chicago, IL 60617

Property of Cook County Clerk's Office