


UNOFFICIAL COPY

This document has been prepared by
and after recording should be mailed to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, Illinois 60622


1728345026
Doc# 1728345026 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/10/2017 10:38 AM PG: 1 OF 4

REMOVAL OF PROPERTY FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT FOR 1314 NORTH WICKER PARK CONDOMINIUM

This document is executed on this the 20th day of September, 2017 by JDB Properties, LLC an Illinois limited liability company (hereinafter "Unit 2 Owner") and Dragana Radosavljevic (hereinafter "Unit 1, 3 and 4 Owner") (collectively Unit 1, 3 and 4 Owner and Unit 2 Owner shall be referred to as "Owners") and is being recorded for the purpose of removing certain property commonly known as 1314 N. Wicker Park, Chicago, Illinois and legally described on Exhibit "A" attached hereto (hereinafter "the Property"), from the Illinois Condominium Property Act pursuant to 765 ILCS 605/16 (hereafter referred to as "the Act").

RECITALS

WHEREAS, the Property was submitted to the Act by the Declaration of Condominium (hereafter referred to as "Declaration") for 1314 North Wicker Park Condominiums ("Condominium"), which Declaration was made and entered into by 1300 North Wood, LLC, an Illinois limited liability company ("Declarant") and recorded on September 18, 2007, as Document No. 0726115085 in the Office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, Owners have since acquired title to all units in the condominium as specified on Exhibit "B" and desire to remove the Property from the Act; and

WHEREAS, there are no lien holders against the Property.

NOW THEREFORE, Owners hereby remove the Property from the provisions of the Act, thereby transferring an undivided 100% fee-simple interest to Owners pursuant to their percentage interest as set forth on Exhibit "B" attached hereto.

RECORDING FEE 44⁰⁰
DATE 10/10/2017 COPIES 6x
OK BY [Signature]

UNOFFICIAL COPY

EXHIBIT A

UNITS 1314-1, 1314-2, 1314-3 AND 1314-4 IN THE 1314 NORTH WICKER PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 28 AND 29 IN BLOCK 1 IN PICKETT'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 3 AND 8 IN ASSESSOR'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 27, THENCE SOUTH 48 DEGREES, 09 MINUTES, 24 SECONDS EAST, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 48 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 25 FEET; THENCE SOUTH 41 DEGREES 50 MINUTES 36 SECONDS WEST, A DISTANCE OF 124.60 FEET; THENCE NORTH 48 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 25 FEET; THENCE NORTH 41 DEGREES 50 MINUTES 36 SECONDS EAST A DISTANCE OF 124.60 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726115085, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #'S:

- 17-06-217-046-1001
- 17-06-217-046-1002
- 17-06-217-046-1003
- 17-06-217-046-1004

Property commonly known as: 1314 N. Wicker Park
Chicago, IL. 60622

UNOFFICIAL COPY

EXHIBIT B

PERCENTAGE OWNERSHIP INTEREST IN COMMON ELEMENTS

<u>UNIT</u>	<u>% INTEREST</u>
1314-1	25.0%
1314-2	25.0%
1314-3	25.0%
1314-4	25.0%
TOTAL	100.0%

Property of Cook County Clerk's Office