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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2017 02:16 PM PG: 1 OF 3

Elisha M. Prero
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, IL 60077



CT 17016822NS
NS Dur 1.51

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

This document is recorded for the purpose of removing the Property ("Property"), legally described in Exhibit "A" hereto and subject to the Declaration of Condominium Ownership for Kings' Court Condominium ("Declaration of Condominium") recorded on May 18, 1981, as Document No. 25874269 in the Office of the Recorder of Deeds of Cook County, Illinois for the Kings Court Condominium Association ("Association"), from the provisions of the Illinois Condominium Property Act ("Act").

This Declaration of Removal is adopted pursuant to Section 16 and Section 17 of the Act. Said provisions provide that all of the Unit Owners in the Association may remove the Property from the provisions of the Act by an instrument to that effect, duly recorded.

RECITALS

WHEREAS, the Property has been submitted to the provisions of the Act; and

WHEREAS, the Unit Owners desire to remove the Property from the provisions of the Act; and

WHEREAS, this Declaration of Removal has been executed by the owner of all units in the Association and there are no holders of liens affecting any of the Units, all in compliance with Section 16 and Section 17 of the Act.

NOW THEREFORE, the Property is hereby removed from the provisions of the Illinois Condominium Property Act, and the Declaration of Condominium Ownership for Kings' Court Condominium, as amended from time to time, is hereby rescinded and of no further legal effect.

END OF TEXT OF DECLARATION OF REMOVAL

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RECORDING FEE 42-
DATE 12/14/17 COPIES 6x
OK BY ROUSTO

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UNIT OWNER SIGNATURE PAGE

The undersigned is a voting member of the Kings' Court Condominium Association, a condominium established by the aforesaid Declaration of Condominium, and by my signature below do hereby execute the foregoing Declaration of Removal to remove the Property from the provisions of the Illinois Condominium Property Act.

EXECUTED this 5th day of December, 2017.

Eli Morgenstern Authorized Agent
 3708 Sheffield LLC, a Delaware Limited Liability Company- Voting Member's Printed Name

Eli Morgenstern Authorized Agent
 3708 Sheffield LLC, a Delaware Limited Liability Company- Voting Member's Signature

Being the owner of all of the Units in the Kings Court Condominium Association, Inc. and having 100% ownership in the common elements.

Unit Addresses:
3708-3714 North Sheffield
Chicago, IL 60613

Acknowledgment
(In A Representative Capacity)

This instrument was acknowledged before me on December 5, 2017 by Eli Morgenstern as Authorized Agent of 3708 Sheffield LLC.

[Signature]
Notary Public Signature



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EXHIBIT "A" LEGAL DESCRIPTION

UNITS 101, 102, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408 IN THE KINGS COURT CONDOMINIUMS

AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 30 (EXCEPT THE NORTH 15 FEET THEREOF) AND ALL OF LOT 29 IN BLOCK 4 IN BUCKINGHAM SECOND ADDITION TO LAKE VIEW IN THE NORTH EAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NO. 25874269

Commonly Known As: **3708-3714 N. Sheffield**
KINGS COURT CONDOMINIUMS
Chicago, Illinois **60613**

Permanent Index Number: 14-20-219-041-1001
through and including: 14-20-219-041-1026