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This instrument was prepared by and, after recording, return to:

Sharon S. Zaban
Aronberg Goldgehn Davis & Garmisa
330 N. Wabash Ave., Suite 1700
Chicago, Illinois 60611


1800845059
Doc# 1800845059 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/08/2018 02:17 PM PG: 1 OF 4

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17016543 NS/RD
18 OF 20

Space above this line for Recorder's use only

WITHDRAWAL AND RELEASE OF DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR PAULINA COURTS CONDOMINIUM ASSOCIATION

This Withdrawal and Release of the Declaration Ownership and of Bylaws, Easements, Restrictions and Covenants for Paulina Courts Condominium Association ("Release") is made and entered into this 27th day of December, 2017 by Winick Property Development, LLC Series (32) - 4808-12 N. Paulina, Chicago, Illinois, an Illinois designated series of a Delaware limited liability company ("Owner") as owner of all of the condominium units located upon the real property commonly known as 4808-12 N. Paulina, Chicago, Illinois ("Property").

WITNESSETH:

The Owner is the record owner of the Property, as legally described on Exhibit A attached hereto and incorporated herein by this reference.

A Declaration of Condominium Ownership and of Bylaws, Easements, Restrictions and Covenants for Paulina Courts Condominium Association was recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0319019038 ("Declaration"). All defined terms shall have the meaning ascribed to them in the Declaration unless otherwise defined herein;

The Owner desires to terminate the Declaration and remove the Property from the provisions of the Illinois Condominium Property Act ("Act") pursuant to Section 16 of the Act. Section 16 of the Act allows the Property to be removed from the purview of the Act upon execution of a release of condominium declaration approved by all owners and holders of all liens affecting any of the units.

RECORDING FEE 44-
DATE 1/8/17 COPIES 6x
OK BY RV1570

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This Release and the removal of the Property from the Act has been approved by the Owner and all lien holders of record, as evidenced by the execution hereof by the Owner and the execution of the lien holder consent attached hereto.


NOW THEREFORE, the Declaration is hereby released as follows:

1. The Declaration is hereby released and rescinded in its entirety and removed from the provisions of the Act and the Property shall no longer be subject to the Act or the Declaration.

IN WITNESS WHEREOF, the undersigned, being the sole Owner in the Paulina Courts Condominium Association, has duly executed this Release on the day and year first written above.

WINICK PROPERTY DEVELOPMENT, LLC
SERIES (32) – 4808-12 N. PAULINA, CHICAGO,
ILLINOIS, an Illinois designated series of a
Delaware limited liability company

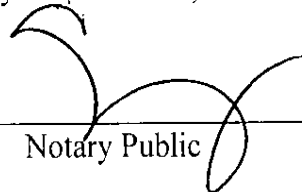
By: ICM PROPERTIES, INC., an Illinois
corporation, Its Manager

By: 
_____ Adam Winick, Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Adam Winick, Vice President of ICM Properties, Inc., who is personally known to me, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, and as the free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal with 27th day of December, 2017.


_____ Notary Public



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CONSENT OF LIEN HOLDER

Wintrust Bank, which is the holder of a Mortgage from Winick Property Development, LLC, Series (32) – 4808-12 N. Paulina, Chicago, Illinois dated December 27th, 2017 and recorded concurrently in the Office of the Recorder of Deeds of Cook County, Illinois, hereby consents to the execution and recording of the above and foregoing.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed on this day of 26th day of December, 2017.

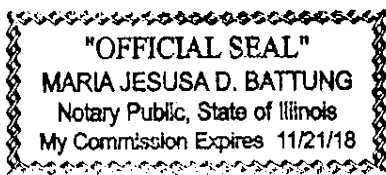
Wintrust Bank

By: Bridget Morton
Its: Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Bridget Morton, the (Vice) President of said Bank, appeared before me this day in person and acknowledged that he signed, sealed and delivered the within instrument as his free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of December, 2017.



Maria Jesusa D. Battung
Notary Public

Property of Cook County Clerk's Office

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Exhibit A

Legal Description of Condominium Property

PARCEL 1:

UNITS 4808-1E, 4808-1W, 4808-2E, 4808-2W, 4808-3E, 4808-3W, 4808-BE, 4808-BW, 4810-1E, 4810-1W, 4810-2E, 4810-2W, 4810-3E, 4810-3W, 4812-1, 4812-2 AND 4812-3 IN PAULINA COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN BLOCK 3 IN KEENEY'S ADDITION TO RAVENSWOOD A SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0319019038 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16 AND S17, A LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0319019038.

Commonly known as: 4808-12 N. Paulina, Chicago, Illinois 60640

PINS:	14-07-422-054-1001	14-07-422-054-1010
	14-07-422-054-1002	14-07-422-054-1011
	14-07-422-054-1003	14-07-422-054-1012
	14-07-422-054-1004	14-07-422-054-1013
	14-07-422-054-1005	14-07-422-054-1014
	14-07-422-054-1006	14-07-422-054-1015
	14-07-422-054-1007	14-07-422-054-1016
	14-07-422-054-1008	14-07-422-054-1017
	14-07-422-054-1009	