



Doc# 1800941097 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2018 12:53 PM PG: 1 OF 5

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

BEACON COMMONS, LLC c/o Bertsch Properties, LLC 4554 N. Maplewood Ave., Gdn Chicago, IL 60625 Attn: David Burciaga

Space Above for Recorder's Use Only



CT/17015846NS NS 20-430244

NOTICE OF REMOVAL OF PROPERTY known as THE LOYOLTON CONDOMINIUMS from the provisions of the ILLINOIS CONDOMINIUM PROPERTY ACT

THIS INSTRUMENT is executed and recorded pursuant to Section 16 of the Illinois Condominium Property Act, 765 ILCS 605/1 et seq. (the "Act") by all unit owners and the holder of all liens affecting any of the units in The Loyolton Condominiums, for the purpose of removing from the provisions of the Act all property included within The Loyolton Condominiums. This instrument shall become effective as of the date of recording in the office of the Recorder of Deeds of Cook County, Illinois.

As referred to herein, "The Loyolton Condominiums" means and includes the land and all buildings, structures, improvements and other permanent fixtures of whatsoever kind and nature, which were submitted to the provisions of the Act by a certain Declaration of Condominium Ownership of The Loyolton Condominiums (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on May 28, 2003 as document 0314832122 as from time to time amended, creating the following condominium units:

UNITS 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, G, G1, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J IN THE LOYOLTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 234 AND THE NORTH 1/2 OF LOT 235 IN SHERIDAN DRIVE SUBDIVISION, BEING ASUBDIVISION OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM

RECORDING FEE 46.00 DATE 1/09/2018 COPIES 6x OK BY [Signature]

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RECORDED AS DOCUMENT 0314832122, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

Commonly known as 4630-32 N Beacon, Chicago, Illinois

(All of the foregoing being herein referred to herein as the "Property").

Background

By recording the Declaration, with a Plat of Survey attached thereto as Exhibit B, the Property was submitted to the provisions of the Act, thereby creating the following units ("Units") in the The Loyolton Condominiums, as delineated on the Plat of Survey attached to the Declaration as Exhibit B:

Collectively, the foregoing Units own ONE HUNDRED PERCENT (100%) of all Common Elements in the The Loyolton Condominiums.

The undersigned is currently the sole owner of fee title to all of the Units, and the sole owner of all of the Common Elements in the The Loyolton Condominiums, free and clear of all liens, except general real estate taxes for calendar year 2017 which are not yet due and payable.

Unit	Permanent Index No (PIN)
1A	14-17-108-027-1001
1B	14-17-108-027-1002
1C	14-17-108-027-1003
1D	14-17-108-027-1004
1E	14-17-108-027-1005
1F	14-17-108-027-1006
1G	14-17-108-027-1007
1H	14-17-108-027-1008
1I	14-17-108-027-1009
1J	14-17-108-027-1010
GARDEN	14-17-108-027-1011
G-1	14-17-108-027-1012
2A	14-17-108-027-1013
2B	14-17-108-027-1014

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2C	14-17-108-027-1015
2D	14-17-108-027-1016
2E	14-17-108-027-1017
2F	14-17-108-027-1018
2G	14-17-108-027-1019
2H	14-17-108-027-1020
2I	14-17-108-027-1021
2J	14-17-108-027-1022
3A	14-17-108-027-1023
3B	14-17-108-027-1024
3C	14-17-108-027-1025
3D	14-17-108-027-1026
3E	14-17-108-027-1027
3F	14-17-108-027-1028
3G	14-17-108-027-1029
3H	14-17-108-027-1030
3I	14-17-108-027-1031
3J	14-17-108-027-1032
4A	14-17-108-027-1033
4B	14-17-108-027-1034
4C	14-17-108-027-1035
4D	14-17-108-027-1036
4E	14-17-108-027-1037
4F	14-17-108-027-1038
4G	14-17-108-027-1039
4H	14-17-108-027-1040
4I	14-17-108-027-1041
4J	14-17-108-027-1042

Removal of the Property from the Provisions of the Act

PURSUANT TO SECTION 16 OF THE ACT, by executing and recording this instrument, the undersigned hereby declares its intent to remove the Property from the provisions of the Act, and does hereby REMOVE the Property from the provisions of the Act, effective as of the date of recording. Thereupon, no part of the Property shall constitute a condominium and the Property shall revert to a single parcel hereafter legally described as follows:

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LOT 234 AND THE NORTH 1/2 OF LOT 235 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4630-32 N Beacon, Chicago, IL

PIN: This Notice of Removal of Property is being filed with the Cook County Assessor contemporaneously herewith to consolidate all PINs into a single PIN.

Property of Cook County Clerk's Office

