UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURNED TO:

HOWARD S. DAKOFF LEVENFELD PEARLSTEIN, LLC 2 NORTH LASALLE STREET, SUITE 1300 CHICAGO, IL 60602

TOPO C



Thor# 1809929066 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/09/2018 02:39 PM PG: 1 OF 5

For Official Use

WITI IDRAWAL AND RELEASE OF DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR FOSTER-WOLCOTT COMMONS CONDOMINIUM ASSOCIATION

WITNESSETH:

The Board administers the property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

A Declaration of Condominium Pursuant to the Condominium Property A t for the Foster-Wolcott Commons Condominium Association was recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0629218086 ("Declaration"). All defined terms sath have the meaning ascribed to them in the Declaration unless otherwise defined herein;

The Board and all Unit Owners desire to remove the Declaration 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 Unit Owners and the holders of all liens affecting any of the Units. There are no lien holders affecting any of the Units;

All Unit Owners in the Association, and the lender with a lien against all Units, approved this Release. See Exhibits B and C.

RECORDING FEE 46.00

DATE 4/09/2018 COPIES 6X

OK BY _____

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 The Declaration is hereby released and rescinded in its entirety and removed from the provisions of the Act and the property referenced in the Declaration shall no longer be subject to the Act or the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

IN WITNESS WHEREOF, the Board has approved this Release on the day and year first above written.

BOARD OF DIRECTORS OF THE FOSTER-WOLCOTT COMMONS CONDOMINIUM ASSOCIATION

By: John A. Batdorff, II

Its: President

STATE OF ILLINOIS) ss.:
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that John A. Batdorff, II, President of the Association, 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 purpose herein set forth.

GIVEN under my hand and notarial seal this 3/3" day of Mortil 20

Motary Public

OFFICIAL SEAL
STEVE E MELVAGE
Notary Public - State of Illinois
My Commission Expires Dec 30, 2018

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Exhibit Al

LEGAL DESCRIPTION OF REAL ESTATE

UNIT 5206-1M 5206-2M 5208-1, 5208-2, 5210-1, 5210-2, 1900 EAST, 1900 WEST, COMMERCIAL EAST AND COMMERCIAL WEST IN THE FOSTER WOLCOTT COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE LOTS 25 AND 26 IN BLOCK 8 IN NICHOLAS MILLERS SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAS: OUARTER (EXCEPT THE EAST 511 FEET) IN SECTION 7, TOWNSHIP 40, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AT EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 19. 31.
12921b
3E INTER.

CONTROL

CONTROL 2006 AS DOCUMENT 0629218085, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address of Property:

5206 N. Wolcott Avenue, Unit 1, Chicago, Illinois 60640

5206 N. Wolcott Avenue, Unit 2, Chicago, Illinois 60640

5208 N. Wolcott Avenue, Unit 1, Chicago, Illinois 60640

5208 N. Wolcott Avenue, Unit 2, Chicago, Illinois 60640

5210 N. Wolcott Avenue, Unit 1, Chicago, Illinois 60640

5210 N. Wolcott Avenue, Unit 2, Chicago, Illinois 60640

1900 W. Foster Avenue, Unit E. Chicago, Illinois 60640

1900 W. Foster Avenue, Unit W, Chicago, Illinois 60640

1900 W. Foster Avenue, Commercial Unit E, Chicago, Illinois 60640

1900 W. Foster Avenue, Commercial Unit W, Chicago, Illinois 60640

Permanent Index Numbers

14-07-226-024-1001 through 14-07-226-024-1010

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[Exhibit B]

[Approving Unit Owner Signature]

<u>Units</u>	Percentage of Ownership	Unit Owner's Signature
5206-1, 5206-2, 5208-1, 5208-2, 5210-1, 5210-2, 1900 East, 1900 West, Commercial East and Commercial Wast	100%	Conine Properties, L.L.C., a Michigan limited liability company By: Menga / Own
Op	Co	

COOK COUNTY ECORDER OF DEEDS

LP 13512052,1 \ 42517-110031

UNOFFICIAL C

Exhibit C [Secretary's Certification]

STATE OF ILLINOIS)	*	
) SS.		7.
COUNTY OF COOK)		

- I, Staci Prince, being duly sworn on oath, do hereby state that:
- I am in acting Secretary of the Foster-Wolcott Commons Condominium Association ("Association").
 - 2. I am the keeper of the corporate records of the Association.
- 3. This Release of the Declaration of the Foster-Wolcott Commons Condominium Association was duly approved by 100% of the Unit Owners.
- 4. The holder of liens against all Unive in the Association has approved this Release of the OUNT CIONA'S ONE Declaration (See consent of Mortgagee).

FURTHER AFFIANT SAYETH NAUGHT.

Staci Prince, Secretary

Foster-Wolcott Commons Condominium Association

Signed and sworn to me before me

] davor

OFFICIAL SEAL STEVE E MELVAGE Notary Public - State of Illinois My Commission Expires Dec 30, 2018