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Doc# 1816306136 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 03:03 PM PG: 1 OF 6

THIS DOCUMENT HAS BEEN PREPARED BY, AND AFTER RECORDING SHOULD BE RETURNED TO:

Timm & Garfinkel, LLC  
770 Lake Cook Road  
Deerfield, IL 60015  
Attention: Steven J. Rothschild

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

CT

CT/1806.00.0NS  
NSC Doc

This document is recorded for the purpose of removing the Property ("Property"), legally described in Exhibit "A" hereto and subject to the Amended and Restated Declaration of Condominium Ownership for the 227 Condominium ("Declaration of Condominium") recorded on March 4, 2015, as Document No. 1506334050, as amended from time to time, in the Office of the Recorder of Deeds of Cook County, Illinois for the 227 E. Walton Place Condominium Association ("Association"), from the provisions of the Illinois Condominium Property Act ("Act").

This Declaration of Removal is adopted pursuant to the provisions of the Declaration of Condominium and 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, provided that the holders of all liens affecting any of the Units consent thereto, and provided the same is executed by the Managing Member of the Association or such other officer authorized by the Board of Managers of the Association.

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 Managing Member of the Association, and there are no holders of liens affecting any of the Units, all in compliance with the Declaration of Condominium and 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Condominium Property Act, and the Declaration of Condominium and By-Laws, as amended from time to time, are hereby rescinded and of no further legal effect.

RECORDING FEE 48.00

DATE 6-12-18 COPIES 6x

DK BY BC

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END OF TEXT OF DECLARATION OF REMOVAL

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Property of Cook County Clerk's Office

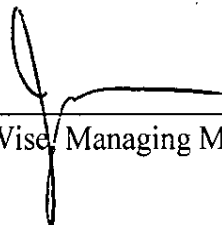
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## MANAGING MEMBER'S SIGNATURE PAGE

I Jerry Wise, am the Managing Member of 227 E. Walton LLC, a Delaware limited liability company, the Purchaser of all of the units of 227 E. Walton Condominium Association, an Illinois not-for-profit corporation and condominium established by the aforesaid Declaration, and by my signature below do hereby execute the foregoing Declaration of Removal pursuant to Section 17 of the Illinois Condominium Property Act.

EXECUTED this 5<sup>th</sup> day of JUNE, 2018.

BY:

  
\_\_\_\_\_  
Jerry Wise, Managing Member

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

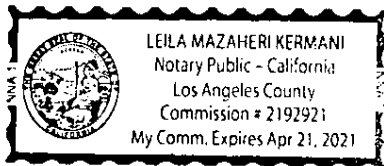
On June 5<sup>th</sup>, 2018 before me, Leila Mazaheri Kermani, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Jerry M. Wise  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 43 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 227 E. Walton Place, Chicago, Illinois

Permanent Index Numbers: 17-03-214-013-1001 through 1008  
17-03-214-013-1011 through 1026

Property of Cook County Clerk's Office

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## CONSENT OF LENDER TO REMOVAL FROM PROVISIONS OF CONDOMINIUM PROPERTY ACT AND CONSOLIDATION OF CONDOMINIUM PERMANENT INDEX NUMBERS INTO ONE PERMANENT INDEX NUMBER FOR REAL ESTATE ASSESSMENT AND TAX PURPOSES

It is our understanding that 227 E. Walton LLC, a Delaware limited liability company, as the record owner of all of the condominium units located upon the real property described on Exhibit A (incorporated herein by reference), including the total of one hundred percent (100%) ownership in the common elements appertaining thereto, has determined to abrogate the Amended and Restated Condominium Declaration that was recorded with the Cook County Recorder of Deeds by a prior owner of the subject real estate on March 4, 2015 as Document Number 1506334050, and to remove the subject real estate from the provisions of the Condominium Property Act. **As the current lender in connection with the subject property, we hereby consent to the removal of the subject real estate from the provisions of the Condominium Property Act and to consolidation of the condominium Permanent Index Numbers into a single, non-condominium Permanent Index Number, for real estate assessment and tax purposes.**

LENDER

By: \_\_\_\_\_

Its: Mark Ableman  
Managing Director

Signed and Sworn to  
Before me this 5 day of June 2018

  
NOTARY PUBLIC

TIERNEY BOISVERT  
Notary Public, State of New York  
No. 01BO6374224  
Qualified in New York County  
Commission Expires April 23, 2022