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Doc#: 1824233088 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2018 10:20 AM Pg: 1 of 4

**THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:**

Robbins, Salomon & Patt, Ltd.
180 N. LaSalle St. Suite 3300
Chicago, IL 60601
Attn: R. Kymn Harp
(312) 456-0378
rkharp@rsplaw.com

Space Above for Recorder's Use Only

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

NOTICE OF REMOVAL OF PROPERTY

known as

VASARI ON MICHIGAN AVENUE CONDOMINIUM

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 the owner of all units, with the consent of the holder of all liens affecting any of the units in The Vasari on Michigan Avenue Condominium, for the purpose of removing from the provisions of the Act all property included within The Vasari on Michigan Avenue Condominium. 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 Vasari on Michigan Avenue Condominium" 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 for Vasari on Michigan Avenue Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on November 10, 2005 as **document 0531403030**, as from time to time amended, creating the following condominium units and assigning their respective interests in the common elements:

UNITS 4201-1N, 4201-2N, 4201-3N, 4201-1S, 4201-2S, 4201-3S, 4209-1N, 4209-2N, 4209-3N, 4209-1S, 4209-2S, 4209-3S, 107-1E, 107-2E, 107-3E, 107-1W, 107-2W, 107-3W

IN THE VASARI ON MICHIGAN AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 23 AND 24, (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING MICHIGAN AVENUE) IN BLOCK 12 IN PRYOR AND HOPKIN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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15C9796.04
Notice of Removal of Property
From Condominium Property Act
The Vasari on Michigan Avenue Condominium
Chicago, Illinois

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WHICH SURVEY WAS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF THE VASARI ON MICHIGAN AVENUE CONDOMINIUM RECORDED AS DOCUMENT 0531403030, IN COOK COUNTY, ILLINOIS

At that time having assigned PIN: 20-03-120-001-0000,
Commonly known as 4201 S. Michigan Ave., Chicago, Illinois 60653

(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 D, the Property was submitted to the provisions of the Act, thereby creating the following units ("Units") in The Vasari on Michigan Avenue Condominium, as delineated on the Plat of Survey attached to the Declaration as Exhibit D:

Dwelling No.	Unit	PERMANENT INDEX No. (PIN)	PERCENTAGE INTEREST IN COMMON ELEMENTS
4201-1N		20-03-120-031-1001	.0581
4201-2N		20-03-120-031-1002	.0409
4201-3N		20-03-120-031-1003	.0420
4201-1S		20-03-120-031-1004	.0529
4201-2S		20-03-120-031-1005	.0409
4201-3S		20-03-120-031-1006	.0420
4209-1N		20-03-120-031-1007	.0529
4209-2N		20-03-120-031-1008	.0409
4209-3N		20-03-120-031-1009	.0420
4209-1S		20-03-120-031-1010	.0538
4209-2S		20-03-120-031-1011	.0409
4209-3S		20-03-120-031-1012	.0420
115-1E		20-03-120-031-1013	.0473
115-2E		20-03-120-031-1014	.0484
115-3E		20-03-120-031-1015	.0495
107-1E		20-03-120-031-1016	.0624
107-2E		20-03-120-031-1017	.0441
107-3E		20-03-120-031-1018	.0452
107-1W		20-03-120-031-1019	.0602
107-2W		20-03-120-031-1020	.0463
107-3W		20-03-120-031-1021	.0473
Total			100%

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Collectively, the foregoing Units include ownership of ONE HUNDRED PERCENT (100%) of all Common Elements in The Vasari on Michigan Avenue Condominium.

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 Vasari on Michigan Avenue Condominium, free and clear of all liens, except general real estate taxes for calendar year 2018 and subsequent years which are not yet due and payable, and a mortgage lien in favor of Beverly Bank & Trust Company, N.A., a national banking association, its successors and/or assigns.

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 unified parcel comprised of land legally described as follows:

LOT 23 AND 24, (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING MICHIGAN AVENUE) IN BLOCK 12 IN PLYOR AND HOPKIN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

Commonly known as: 4201 S. Michigan Ave., Chicago, Illinois 60653

PIN: A copy of this Notice of Removal shall, upon recording, be promptly filed with the Cook County Assessor for the purpose of consolidation of all existing PINs.

IN WITNESS WHEREOF, this instrument is executed by 42nd & Michigan Residences, LLC, an Illinois Limited Liability Company, as its free, voluntary and duly authorized act for the purposes set forth herein this ___ day of July, 2018.

SOLE OWNER:

42nd & Michigan Residences LLC
An Illinois Limited Liability Company

By: 312 Real Estate Management LLC
An Illinois Limited Liability Company,
Its Manager

By: 
Raphael Lowenstein, Manager

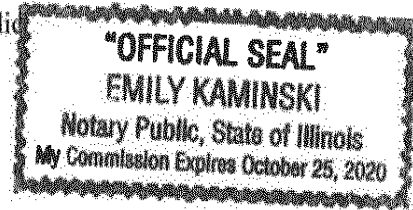
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ACKNOWLEDGMENT

State of Illinois)
) SS.
 County of Cook)

This instrument was acknowledged before me on July 18, 2018 by Raphael Lowenstein, a person personally known to me, acting in his capacity as Manager of 312 Real Estate Management LLC, Manager of 42nd & Michigan Residences LLC, an Illinois limited liability company, acting in such capacity for the purposes set forth therein.

Emily Kaminski, Notary Public
 Print Name: EMILY KAMINSKI
 My Commission Expires: 10/25/2020



Property of Cook County Clerk's Office