

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY  
And after recording should be mailed to:  
Raya D. Bogard, Esq.  
The Bogard Law Firm, LLC  
479 N Harlem Ave., #617  
Oak Park, Illinois 60301

PT18-48376 18/11/18



\*1832306311\*

Doc# 1832306311 Fee \$46.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/19/2018 04:28 PM PG: 1 OF 5

**DECLARATION OF REMOVAL FROM THE PROVISIONS OF THE CONDOMINIUM  
PROPERTY ACT OF THE STATE OF ILLINOIS  
FOR  
PRAIRIE GARDEN CONDOMINIUM ASSOCIATION**

This document is executed on this the 1st day of November, 2018, by Icarus Holdings Chicago, LLC, an Illinois limited liability company located at 1347 W. Washington Blvd., #1B, Chicago, IL 60607, (hereinafter "Declarants"), and is being recorded for the purpose of removing certain property commonly known as 5432 S. Prairie Avenue, Chicago, Illinois 60615, and legally described on Exhibit A attached hereto (hereinafter "Property"), from the Illinois Condominium Property Act pursuant to 765 ILCS 605/16 (hereafter referred to as "Act").

## RECITALS

**WHEREAS**, the Property was submitted to the Act by the Declaration of Condominium (hereafter referred to as "Declaration") for Prairie Garden Condominium Association ("Condominium"), which Declaration was recorded on September 17, 1999, as Document No. 99883070 in the Office of the Recorder of Deeds of Cook County, Illinois, and to which Declaration there was attached as Exhibit "A" a plat of survey of the Property; and

**WHEREAS**, the Declarant is the owner of record of the real estate and all of the Units and Common Elements thereon, together with the easements appurtenant thereto; and

**WHEREAS**, the Declarant now desires to remove the Property from the provisions of the Act as provided therein, and to abrogate the aforesaid Declaration and Exhibit A attached thereto; and

**NOW THEREFORE**, the Declarant, for the purposes above set forth and pursuant to the Act, **DECLARES AS FOLLOWS:**

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1. The Property is hereby removed from the provisions of the Act and the Declaration of Condominium recorded as Document No. 99883070, and thereby an undivided 100% fee simple interest is transferred to Declarant, Icarus Holdings Chicago, LLC.
2. All of the rights, easements, privileges and restrictions granted, created, reserved, or declared in said Declaration are hereby abrogated and forever held for naught.

*Remainder of page left blank intentionally – signature page to follow.*

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Owner of all units in 5432 S. Prairie Avenue, Chicago, Illinois 60615, have executed this document on the day and year first written above.

ICARUS HOLDINGS CHICAGO, LLC

By: Icarus Investment Group, LLC,  
Sole Member



By: David Pezzola, Manager of Icarus Investment Group, LLC

Property of Cook County Clerk's Office

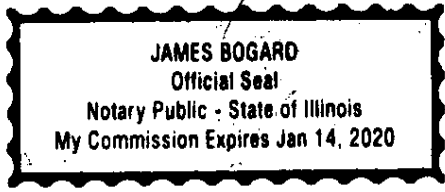
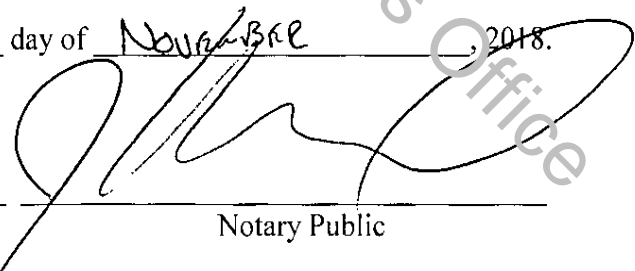
State of Illinois )  
County of Cook )

ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Pezzola, Manager of Icarus Investment Group, LLC, the sole Member of Icarus Holdings Chicago, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 1<sup>st</sup> day of November, 2018.

Commission expires: 1/14/2020  
Notary Public



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MORTGAGEE'S CONSENT TO ABROGATION OF CONDOMINIUM DECLARATION

First Midwest Bank does hereby consent to the recordation of the Abrogation of Declaration of Condominium to which this Mortgagee's Consent is attached.

FIRST MIDWEST BANK

By: [Signature]

Title: Vice President

ATTEST: [Signature]

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, Marie Ann Castro, Notary Public in and for the County and State aforesaid, do hereby certify that William D. Bolsen Jr as Vice President of First Midwest Bank and as thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as William D Bolsen Jr and respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said corporation for the uses and purposes therein set forth,

GIVEN under my hand and Notarial Seal this 9th day of November, 2018.



[Signature]
Notary Public

My Commission Expires: 9/7/2022

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## EXHIBIT A

### PREVIOUS LEGAL DESCRIPTION

UNITS 1 NORTH, 1 SOUTH, 2 NORTH, 2 SOUTH, 3 NORTH, AND 3 SOUTH IN PRAIRIE GARDEN CONDOMINIUM AS DELINEATED BY A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 51.25 FEET OF THAT PART OF THE SOUTH 1/2 OF BLOCK 9 LYING EAST OF A LINE DRAWN PARALLEL TO AND 170.83 FEET EAST OF THE EAST LINE OF THE INDIANA AVENUE AS NOW OPENED IN JENNINGS AND MOFFETT'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AT EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 17, 1999 AS DOCUMENT NO. 99883070 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN #'S: 20-10-314-028-1001, 20-10-314-028-1002, 20-10-314-028-1003, 20-10-314-028-1004, 20-10-314-028-1005 & 20-10-314-028-1006

Property commonly known as: 5432 S. Prairie Avenue, Chicago, Illinois 60615

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### UNDERLYING LEGAL DESCRIPTION

THE NORTH 51.25 FEET OF THAT PART OF THE SOUTH 1/2 OF BLOCK 9 LYING EAST OF A LINE DRAWN PARALLEL TO AND 170.83 FEET EAST OF THE EAST LINE OF THE INDIANA AVENUE AS NOW OPENED IN JENNINGS AND MOFFETT'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.