

19

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\*1912134100\*

THIS INSTRUMENT PREPARED  
BY AND AFTER RECORDING  
RETURN TO:  
David E. Burciaga, Esq.  
4554 N Maplewood Ave., Gdn  
Chicago, IL 60625

Doc# 1912134100 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2019 03:38 PM PG: 1 OF 4

CT

CT/19000700 NS  
NSC DC

Space Above for Recorder's Use Only

NOTICE OF REMOVAL OF PROPERTY

known as

915 MONTANA 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 all unit owners and the holder of all liens affecting any of the units in the 915 Montana Condominium, for the purpose of removing from the provisions of the Act all property included within the 915 Montana 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, "915 Montana 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 and Bylaws, Easements, Restrictions and Covenants for 915 W Montana Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on September "\_\_", 1979 as **document no. 31-20-127** as from time to time amended, creating the following condominium units:

UNITS G1, G2, G3, G4, G5, G6, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, and 26,  
IN THE 915 MONTANA CONDOMINIUM AS DELINEATED ON A  
SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 54 AND 55 IN SHELDON, WESTON, AND STONE'S SUBDIVISION OF THE  
EAST 10 ACRES OF OUT LOT 19 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF  
SECTION 29, TOWNSHIP40 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 915 W Montana, Chicago, IL

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

RECORDING FEE \$ 44.00

DATE 5-1-19 COPIES 6X

OK BY Joseph Alvarez

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## 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 915 Montana Condominium, as delineated on the Plat of Survey attached to the Declaration as Exhibit B:

UNIT No.	PERMANENT INDEX No. (PIN)
G1	14-29-427-057-1001
G2	14-29-427-057-1002
G3	14-29-427-057-1003
G4	14-29-427-057-1004
G5	14-29-427-057-1005
G6	14-29-427-057-1006
7	14-29-427-057-1007
12	14-29-427-057-1008
13	14-29-427-057-1009
14	14-29-427-057-1010
15	14-29-427-057-1011
16	14-29-427-057-1012
21	14-29-427-057-1013
22	14-29-427-057-1014
23	14-29-427-057-1015
24	14-29-427-057-1016
25	14-29-427-057-1017
26	14-29-427-057-1018

Collectively, the foregoing Units own ONE HUNDRED PERCENT (100%) of all Common Elements in the 915 Montana 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 915 Montana Condominium, free and clear of all liens, except general real estate taxes for the second installment of 2018 and for the calendar year 2019 which are not yet due and payable.

## 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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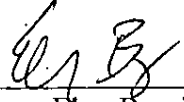
LOT 54 AND 55 IN SHELDON, WESTON, AND STONE'S SUBDIVISION OF THE EAST 10 ACRES OF OUT LOT 19 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 915 W Montana, 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.

IN WITNESS WHEREOF, this instrument is executed by Montana 18, LLC, as its free, voluntary and duly authorized act for the purposes set forth herein this 29th day of April, 2019.

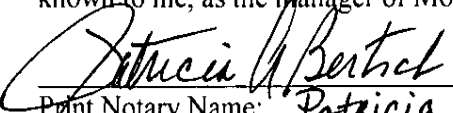
Montana 18, LLC, an Illinois limited liability company

By:   
Print Name: Eloy Burciaga  
Its: Manager

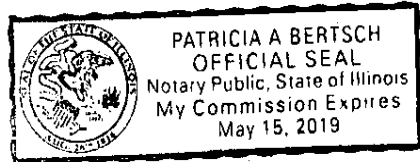
### ACKNOWLEDGMENT

State of Illinois )  
) SS.  
County of Cook )

This instrument was acknowledged before me on April 29th, 2019 by Eloy Burciaga, a person personally known to me, as the manager of Montana 18, LLC, in such capacity and for the purposes set forth therein.

 Notary Public  
Print Notary Name: Patricia A Bertsch  
My Commission Expires: May 15, 2019

SEAL:



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## CONSENT OF LENDER

The undersigned, as lender, hereby consents to all of the terms of this Notice of Removal.

Wells Fargo Bank, NA

By: [Signature]

Print Name: ANU AGARWAL

Its: RELATIONSHIP MANAGER

Property of Cook County Clerk's Office

## ACKNOWLEDGMENT

State of Illinois )

) SS.

County of Cook

This instrument was acknowledged before me on April 24, 2019 by ANU AGARWAL, a person personally known to me, as the \_\_\_\_\_ of Wells Fargo Bank, NA, in such capacity and for the purposes set forth therein.

[Signature]

Notary Public

SEAL:

Print Notary Name: Patricia A Bertsch

My Commission Expires: May 15, 2019

