

UNOFFICIAL COPY



Doc# 1930113161 Fee \$57.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2019 02:03 PM PG: 1 OF 4

For Recorder's Use Only

After Recording Mail to:

Stephen E. Vargo
77 West Washington
Suite 618
Chicago, Illinois 60602

JL 1907136 X8 1081

DECLARATION OF WITHDRAWAL OF ENTIRE PROPERTY FROM THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT

This Declaration (hereinafter the "Declaration of Withdrawal") made as of this 15th day of October, 2019, by 1446 Thorndale LLC, a Delaware Limited Liability Company, regarding the condominium property commonly known as Units 1446-G, 1446-1N, 1446-2N, 1446-3N, 1446-1S, 1446-2S, 1446-3S, 1448-1N, 1448-2N, 1448-3N, 1448-1S, 1448-2S, 1448-3S, 1450-1N, 1450-2N, 1450-3N, 1450-1S, 1450-2S, 1450-3S, 1452-1N, 1452-2N, 1452-3N, 1452-1S, 1452-2S, 1452-3S and 1452-G in the Thorndale Court Condominiums (the "Condominium"), located at 1446-1452 West Thorndale Avenue, in the City of Chicago, County of Cook, State of Illinois, provides as follows:

RECITALS

WHEREAS, the Condominium was established by and is governed in accordance with a certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Thorndale Court Condominiums, recorded September 19, 2006 as Document Number 0626210048 in the Office of the Recorder of Deeds of Cook County, Illinois (the "Declaration"); and

WHEREAS, the Declaration has not since been amended; and

WHEREAS, the Declaration provides that the Condominium shall consist of six (6) residential condominium dwelling units representing 100% of the total common ownership, legally described as follows:

UNITS 1446-G, 1446-1N, 1446-2N, 1446-3N, 1446-1S, 1446-2S, 1446-3S, 1448-1N, 1448-2N, 1448-3N, 1448-1S, 1448-2S, 1448-3S, 1450-1N, 1450-2N, 1450-3N, 1450-1S, 1450-2S, 1450-3S, 1452-1N, 1452-2N, 1452-3N, 1452-1S, 1452-2S, 1452-3S and 1452-G TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN THORNDALE COURT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0626210048, IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

S
Y
P
4
S
L
M
SC
E
10/28/19

UNOFFICIAL COPY

Property Address: 1446-1452 West Thorndale Avenue, Units 1446-G, 1446-1N, 1446-2N, 1446-3N, 1446-1S, 1446-2S, 1446-3S, 1448-1N, 1448-2N, 1448-3N, 1448-1S, 1448-2S, 1448-3S, 1450-1N, 1450-2N, 1450-3N, 1450-1S, 1450-2S, 1450-3S, 1452-1N, 1452-2N, 1452-3N, 1452-1S, 1452-2S, 1452-3S and 1452-G, Chicago, Illinois 60660.

Permanent Index Numbers: 14-05-301-030-1001, 14-05-301-030-1002, 14-05-301-030-1003, 14-05-301-030-1004, 14-05-301-030-1005, 14-05-301-030-1006, 14-05-301-030-1007, 14-05-301-030-1008, 14-05-301-030-1009, 14-05-301-030-1010, 14-05-301-030-1011, 14-05-301-030-1012, 14-05-301-030-1013, 14-05-301-030-1014, 14-05-301-030-1015, 14-05-301-030-1016, 14-05-301-030-1017, 14-05-301-030-1018, 14-05-301-030-1019, 14-05-301-030-1020, 14-05-301-030-1021, 14-05-301-030-1022, 14-05-301-030-1023, 14-05-301-030-1024, 14-05-301-030-1025, 14-05-301-030-1026; and

WHEREAS, 1446 Thorndale LLC, a limited liability company established and existing pursuant to the laws of the State of Delaware (the "Owner"), and permitted under the laws of the State of Illinois, holds title to all twenty six (26) condominium units, all appurtenant limited common elements, and a corresponding undivided interest in the common elements pursuant to the following conveyances of record with the Office of the Recorder of Deeds of Cook County Illinois:

<u>Unit</u>	<u>PIN</u>	<u>Date of Deed</u>	<u>Date of Recording</u>	<u>Document Number</u>
1446-G	14-05-301-030-1001	October 02, 2019	October 21, 2019	1929417099
1446-1N	14-05-301-030-1002	October 03, 2019	October 21, 2019	1929417112
1446-2N	14-05-301-030-1003	October 03, 2019	October 21, 2019	1929417094
1446-3N	14-05-301-030-1004	October 03, 2019	October 21, 2019	1929417111
1446-1S	14-05-301-030-1005	October 03, 2019	October 21, 2019	1929417095
1446-2S	14-05-301-030-1006	October 03, 2019	October 21, 2019	1929417088
1446-3S	14-05-301-030-1007	October 04, 2019	October 21, 2019	1929417115
1448-1N	14-05-301-030-1008	October 01, 2019	October 21, 2019	1929417110
1448-2N	14-05-301-030-1009	October 04, 2019	October 21, 2019	1929417096
1448-3N	14-05-301-030-1010	October 03, 2019	October 21, 2019	1929417090
1448-1S	14-05-301-030-1011	October 03, 2019	October 21, 2019	1929417107
1448-2S	14-05-301-030-1012	October 04, 2019	October 21, 2019	1929417106
1448-3S	14-05-301-030-1013	October 08, 2019	October 21, 2019	1929417102
1450-1N	14-05-301-030-1014	October 03, 2019	October 21, 2019	1929417114
1450-2N	14-05-301-030-1015	October 03, 2019	October 21, 2019	1929417097
1450-3N	14-05-301-030-1016	October 03, 2019	October 21, 2019	1929417105
1450-1S	14-05-301-030-1017	October 10, 2019	October 21, 2019	1929417089
1450-2S	14-05-301-030-1018	October 10, 2019	October 21, 2019	1929417092
1450-3S	14-05-301-030-1019	October 08, 2019	October 21, 2019	1929417104
1452-1N	14-05-301-030-1020	October 10, 2019	October 21, 2019	1929417091
1452-2N	14-05-301-030-1021	October 03, 2019	October 21, 2019	1929417113
1452-3N	14-05-301-030-1022	October 03, 2019	October 21, 2019	1929417093
1452-1S	14-05-301-030-1023	October 07, 2019	October 21, 2019	1929417087
1452-2S	14-05-301-030-1024	October 03, 2019	October 21, 2019	1929417108
1452-3S	14-05-301-030-1025	October 08, 2019	October 21, 2019	1929417085
1452-G	14-05-301-030-1026	October 03, 2019	October 21, 2019	1929417086

UNOFFICIAL COPY

and

WHEREAS, §16 of the Illinois Condominium Property Act (765 ILCS 605/16) provides that: "All of the unit owners may remove the property from the provisions of this Act by an instrument to that effect, duly recorded, provided that the holders of all liens affecting any of the units consent thereto or agree, in either case by instruments duly recorded, that their liens be transferred to the undivided interest of the unit owner. Upon such removal the property shall be deemed to be owned in common by all the owners. The undivided interest in the property owned in common which shall appertain to each owner shall be the percentage of undivided interest previously owned by such owner in the common elements."; and

WHEREAS, Owner, as owner of record of all of the units, limited common elements and a corresponding undivided interest in the common elements, now desires and intends to withdraw the Condominium property from the provisions of the Illinois Condominium Property Act as provided therein, and to abrogate the Declaration, inclusive of all Exhibits thereto, in its entirety; and

WHEREAS, Owner is acting pursuant to the direction and approval of its Board of Managers; and

WHEREAS, Owner affirms that the Condominium is subject to the following outstanding liens, all of which have been duly recorded with the Office of the Recorder of Deeds of Cook County, Illinois:

1. None.

NOW, THEREFORE, in recognition and in furtherance of the aforesaid recitals, Owner does hereby state and declare as follows:

1. The Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Thorndale Court Condominiums, recorded September 19, 2006 as Document Number 0626210048 in the Office of the Recorder of Deeds of Cook County, Illinois is hereby repealed and declared to be a nullity and of no further force and effect, and the Condominium property is hereby withdrawn and removed from the provisions of the Illinois Condominium Property Act, as of the date that this Declaration of Withdrawal is recorded.

2. All of the rights, easements, privileges and restrictions, covenants and conditions granted, created, reserved or declared by the Declaration are hereby abrogated and forever held for naught.

3. The undivided interest of the Owner in the property shall be the entire undivided interest previously owned by Owner in the common elements.

4. From and after the date of the recording of this Declaration of Withdrawal, the property shall be legally described as follows:

LOTS 23, 24 AND 25 IN KRANZ'S THIRD ADDITION TO EDGEWATER, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SIGNATURE PAGE TO FOLLOW:

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Declaration of Withdrawal has been executed by the undersigned as of the date set forth above.

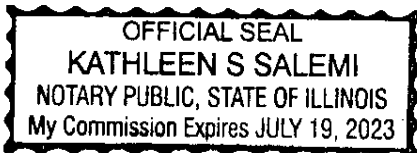
1446 Thorndale LLC, a Delaware limited liability company

Zachary Schulman
by Zachary W. Schulman (member and manager)

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ZACHARY W. SCHULMAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15 day of October, 2019.



Kathleen S Salemi
Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 618, Chicago, IL 60602