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**DECLARATION
OF WITHDRAWAL FOR
OLD ORCHARD
CONDOMINIUMS
BUILDING 3
CONDOMINIUM
ASSOCIATION**



Joc# 2102222061 Fee \$59.00

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

JAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2021 02:19 PM PG: 1 OF 5

THIS Declaration of Withdrawal from the Illinois Condominium Property Act is made and entered into this 19th day of January, 2021 by the undersigned Richmond Apartments LLC, a Colorado limited liability company ("Declarant");

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership, recorded in the Recorder's Office of Cook County, Illinois as Document No. 0735103071 on December 17, 2007, and as amended from time to time, certain real estate commonly known as Old Orchard Condominiums Building 3 Condominiums and located at 10118 and 10119 Old Orchard Court, Skokie, Illinois and described more particularly on Exhibit A hereto (the "Property") was submitted to the provisions of the Illinois Condominium Property Act ("Act"); and

WHEREAS, the undersigned Declarant has obtained ownership of all of the units in said condominium Property, and thereby one hundred percent ownership interest in the common elements therein, as well; and

WHEREAS, Section 16 of the Act provides for the removal of property from the provisions of the Act by recorded instrument of all unit owners to that effect; and

WHEREAS, Declarant desires to remove the Property from the Act, removing all individual units and consolidating their real estate tax identification numbers ("PINS") into one PIN; and

NOW, THEREFORE, it is declared that the Property known as Old Orchard Condominiums Building 3 Condominium Association is hereby withdrawn from the Act.

RECORDING FEE 0.59
DATE 1-22-21 COPIES 60
OK BY Rv1370

THIS DOCUMENT PREPARED BY AND UPON RECORDING, MAIL TO:
Northstone Law LLC, Attn: Animesh K. Ravani, Esq, 1016 W. Jackson, Ste. 509, Chicago, IL 60607

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IN WITNESS WHEREOF, the undersigned has signed this document for the purposes herein stated on the day and year first above written.

DECLARANT:

Richmond Apartments LLC,
a Colorado limited liability company

By: [Signature]

Name: Ron Schoeneman

Its: Manager

STATE OF Illinois

) ss.

COUNTY OF Cook

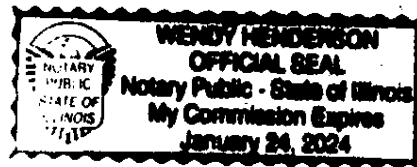
I, Wendy Henderson, a Notary Public in and for said County and State, do hereby certify that Ron Schoeneman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act as Manager of Declarant, Richmond Apartments LLC, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15 day of 1, 2021.

Wendy Henderson
Notary Public

My commission expires:

January 24, 2024



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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CONSENT OF MORTGAGEE

Heartland Bank & Trust Company, holder of a certain Mortgage (the "Mortgage") on the property legally described on Exhibit A hereby consents to the execution, delivery and recording of the Declaration of Withdrawal for Old Orchard Condominiums Building 3 Condominium Association. The Mortgage shall remain in full force and effect and continue to encumber the subject Property.

IN WITNESS WHEREOF, Justin Kennedy has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf, on this 14th day of January, 2021.

HEARTLAND BANK & TRUST COMPANY

By: [Signature]
Its: Vice President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Karina Ontiveros a Notary Public in and for said County and State, do hereby certify that Justin Kennedy, the VP of HEARTLAND BANK & TRUST COMPANY, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as he free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of January, 2021.

[Signature]
Notary Public



My Commission Expires: 7/9/24

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 10118-101, 10118-102, 10118-103, 10118-104, 10118-201, 10118-202, 10118-203, 10118-204, 10118-301, 10118-302, 10118-303, 10118-304, 10119-101, 10119-102, 10119-103, 10119-104, 10119-201, 10119-202, 10119-203, 10119-204, 10119-301, 10119-302, 10119-303, 10119-304 IN OLD ORCHARD CONDOMINIUM BUILDING 3 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF LOTS 1 TO 36, BOTH INCLUSIVE, IN OLD ORCHARD RESUBDIVISION, RECORDED NOVEMBER 29, 1956 AS DOCUMENT 16767277 IN BOOK 482 OF PLATS, PAGE 38, SUCH RESUBDIVISION BEING A PART OF LOT 5 AND ALL OF LOT 6 IN ADMINISTRATOR'S SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED BORDER LANE, VACATED WESTMORELAND DRIVE AND THAT PART OF VACATED BEVERLY DRIVE AND VACATED HARVEST LANE LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF AFORESAID OLD ORCHARD RESUBDIVISION FROM A POINT IN SAID EAST LINE, 14.57 FEET NORTH OF THE NORTHEAST CORNER OF LOT 48 ALL AS SHOWN IN OLD ORCHARD RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103071, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION RECORDED AUGUST 30, 2007 AS DOCUMENT 0724215076, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION, DATED NOVEMBER 29, 2011 AND RECORDED NOVEMBER 30, 2011 AS DOCUMENT NUMBER 1133416064.

PARCEL 3:

RIGHT FOR THE BENEFIT OF PARCEL 1 TO USE THE PARKING SPACES LOCATED ON OR WITHIN THE PORTION OF THE COMMUNITY AREA LEGALLY DESCRIBED ON EXHIBIT D-1 OF THE FIRST AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION, DATED NOVEMBER 29, 2011 AND RECORDED NOVEMBER 30, 2011 AS DOCUMENT NUMBER 1133416064, DEPICTED THEREON WITH CROSS-HATCHED MARKINGS AND ENUMERATED AS SPACES #003, 004, 005, 006, 007, 008, 009, 37-80, 85-105, BOTH INCLUSIVE.

Permanent Tax No.: 10-10-102-025-1001 (Unit 10118-101)

Permanent Tax No.: 10-10-102-025-1002 (Unit 10118-102)

Permanent Tax No.: 10-10-102-025-1003 (Unit 10118-103)

Permanent Tax No.: 10-10-102-025-1004 (Unit 10118-104)

Permanent Tax No.: 10-10-102-025-1005 (Unit 10118-201)

Permanent Tax No.: 10-10-102-025-1006 (Unit 10118-202)

Permanent Tax No.: 10-10-102-025-1007 (Unit 10118-203)

Permanent Tax No.: 10-10-102-025-1008 (Unit 10118-204)

THIS DOCUMENT PREPARED BY AND UPON RECORDING, MAIL TO:

Northstone Law LLC, Attn: Animesh K. Ravani, Esq, 1016 W. Jackson, Ste. 509, Chicago, IL 60607

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Permanent Tax No.: 10-10-102-025-1009 (Unit 10118-301)
Permanent Tax No.: 10-10-102-025-1010 (Unit 10118-302)
Permanent Tax No.: 10-10-102-025-1011 (Unit 10118-303)
Permanent Tax No.: 10-10-102-025-1012 (Unit 10118-304)
Permanent Tax No.: 10-10-102-025-1013 (Unit 10119-101)
Permanent Tax No.: 10-10-102-025-1014 (Unit 10119-102)
Permanent Tax No.: 10-10-102-025-1015 (Unit 10119-103)
Permanent Tax No.: 10-10-102-025-1016 (Unit 10119-104)
Permanent Tax No.: 10-10-102-025-1017 (Unit 10119-201)
Permanent Tax No.: 10-10-102-025-1018 (Unit 10119-202)
Permanent Tax No.: 10-10-102-025-1019 (Unit 10119-203)
Permanent Tax No.: 10-10-102-025-1020 (Unit 10119-204)
Permanent Tax No.: 10-10-102-025-1021 (Unit 10119-301)

Permanent Tax No.: 10-10-102-025-1022 (Unit 10119-302)
Permanent Tax No.: 10-10-102-025-1023 (Unit 10119-303)
Permanent Tax No.: 10-10-102-025-1024 (Unit 10119-304)

Property of Cook County Clerk's Office