

UNOFFICIAL COPY

DECLARATION OF WITHDRAWAL FOR 1325 NORTH BOSWORTH CONDOMINIUM ASSOCIATION

This Declaration of Withdrawal from the Illinois Condominium Property Act is made and entered into this 30th day of April, 2021 by the undersigned, Scott Shepardson and Kathryn Shepardson ("Declarant")

WITNESSETH;

WHEREAS, by a Declaration of Condominium Ownership, recorded in the Recorder's Office of Cook County, Illinois as Document No. 27227632 on August 24, 1984 certain real estate located at 1325 N. Bosworth Ave., Chicago IL 60642 and described more particularly on **Exhibit A** hereto (the "Property") was submitted to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the undersigned Declarant has obtained ownership of all of the units in said Condominium Property; and

WHEREAS, the Act provides for the removal of property from the provisions of the Act in Section 16 of the Act; and

WHEREAS, Gold Coast Bank, the only LIENHOLDER has consented to this Declaration of Withdrawal and their lien against the Property listed below be transferred to the undivided interest in the of the unit owner/declarant, see the attached **Exhibit B**.

WHEREAS, DECLARANT desires to remove the Property from the Act, removing all individual units and consolidating the real estate tax property identification numbers into one;

NOW, THEREFORE, be it resolved by all of the owners of the Property and the Declarant, Scott Shepardson and Kathryn Shepardson, is hereby withdrawn from the Act according to Section 16.

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

DECLARANT

Scott Shepardson
Scott Shepardson

Km Shepardson
Kathryn Shepardson



Doc# 2115357027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2021 12:23 PM PG: 1 OF 4


RECORDING FEE 88.00
DATE 6-2-21 COPIES 6X
OK BY JP

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

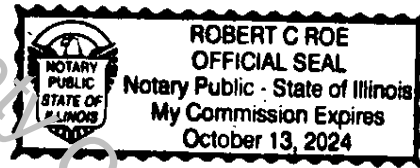
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT the above DECLARANT, SCOTT SHEPARDSON AND KATHRYN SHEPARDSON, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of April, 2021.



Notary Public

This Instrument was prepared by:
Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

UNITS G, 1 AND 2 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1325 N. BOSWORTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27227632, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

17-05-116-109-1001

17-05-116-109-1002

17-05-116-109-1003

ADDRESS:

units G, 1, and 2 at 1325 BOSWORTH AVE., CHICAGO IL 60642

Property of Cook County Clerk's Office


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EXHIBIT B

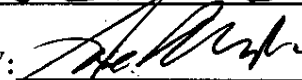
CONSENT OF LIEN HOLDERS

GOLD COAST BANK, holder of a note secured by a mortgage on the property dated March 31, 2021, hereby consents to the execution and recording of the above and foregoing **DECLARATION OF WITHDRAWAL FOR 1325 NORTH BOSWORTH CONDOMINIUM ASSOCIATION** and hereby submits the mortgage recorded on April 30, 2021 as document number 2112017114 to the provisions of the above and foregoing Declaration of Withdrawal for 1325 North Bosworth Condominium Association which shall be rerecorded on the new property index number for the undivided interest of all unit owners according to Section 16 of the Condominium Property Act.

IN WITNESS WHEREOF, the said GOLD COAST BANK has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 20th day of May, 2021.

BY: 
 GOLD COAST BANK
 PRINTED NAME: John Morgan
 ITS: EVP/CFO

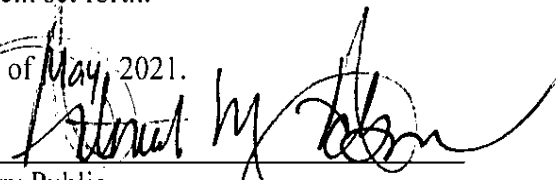
ATTEST:

Joe Mazzocchi
 BY: 
 ITS: VP/COO Flashier

STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT John Morgan, EVP/CFO and Joe Mazzocchi VP/COO of Gold Coast Bank, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of May, 2021.


 Notary Public

