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Doc# 2124222029 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2021 11:24 AM PG: 1 OF 7

THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:

MELTZER, PURTILL & STELLE LLC  
300 South Wacker Drive  
Suite 2300  
Chicago, Illinois 60606-6704  
Attn: Reuben C. Warshawsky

ABOVE SPACE FOR RECORDER'S USE ONLY

②

## DECLARATION OF REMOVAL / WITHDRAWAL FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT

This Declaration of Removal / Withdrawal from the Illinois Condominium Property Act is made by and entered into by 2950 LAND COMPANY LLC, a Delaware limited liability company ("Owner").

### RECITALS:

Meadows Club Realty, L.L.C. ("Original Declarant"), recorded (i) that certain Declaration of Condominium Ownership and Easements, Restrictions and Covenants for Meadows Club Condominium and By Laws for Meadows Club Condominium Association in the Office of the Recorder of Deeds for Cook County, Illinois on October 24, 2008, as Document No. 0829818055 (the "Declaration"). The Original Declarant submitted the real estate legally described on Exhibit A attached hereto (the "Property") to the provisions of the Illinois Condominium Property Act of the State of Illinois (the "Condominium Act") and subjected the Property to the terms of the Declaration. The condominium units created by the recording of the Declaration are set forth on Exhibit B (the "Units") attached hereto.

Pursuant to Section 16 of the Condominium Act, the owners of all the Units may remove the Property from the provisions of the Condominium Act by an instrument executed by all of the owners of all of the Units to that effect and duly recorded. Owner is the owner of the Property, all of the Units, and their undivided interests, and desires to remove the Property and Units from the provisions of the Condominium Act and to abrogate the Declaration in its entirety.

NOW, THEREFORE, Owner for the purposes set forth above and pursuant to the Condominium Act, hereby declares as follows:

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

2. Withdrawal from Condominium Act and Declaration. The Property and the Units are hereby removed from the provisions of the Condominium Act and the Declaration.

RECORDING FEE 63.00  
DATE 8/30/21 COPIES 6x  
OK BY EK

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3. Abrogation of Declaration: All the rights, obligations, easements, restrictions, and privileges granted, created, reserved, and declared in the Declaration are hereby abrogated in their entirety.

DATED: August 25<sup>th</sup>, 2021

OWNER:

2950 LAND COMPANY LLC,  
a Delaware limited liability company

By: Cara Richardson

Cara Richardson  
Vice President

STATE OF NH)  
) SS.  
COUNTY OF Rockingham

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Cara Richardson, Vice President of 2950 LAND COMPANY LLC, a Delaware limited liability company ("Company"), personally known to be to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 25<sup>th</sup> day of August, 2021.

Ali Hamza  
Notary Public



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## EXHIBIT A TO DECLARATION OF REMOVAL / WITHDRAWAL FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT

### Property

UNIT NUMBERS 1, 2 AND 3 IN THE MEADOWS CLUB CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

#### PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, A DISTANCE OF  
861.67 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST  
ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF GOLF ROAD, A  
DISTANCE OF 523.48 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO  
THE LAST DESCRIBED COURSE, A DISTANCE OF 422.43 FEET; THENCE WEST ALONG  
A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A  
DISTANCE OF 168.91 FEET; THENCE SOUTH ALONG A LINE AT RIGHT ANGLES TO  
THE LAST DESCRIBED COURSE, A DISTANCE OF 124.14 FEET; THENCE WEST ALONG  
A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A  
DISTANCE OF 350.00 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE SOUTH  
ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 298.34 FEET TO THE  
POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND  
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 8, DISTANT 861.67  
FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG  
A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF GOLF ROAD, A DISTANCE  
OF 523.48 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST  
DESCRIBED COURSE, A DISTANCE OF 422.43 FEET; THENCE WEST ALONG A LINE  
PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF  
168.91 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING WEST ALONG  
A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A  
DISTANCE OF 40.09 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE  
LAST DESCRIBED COURSE, A DISTANCE OF 207.68 FEET TO A POINT 82.5 FEET  
SOUTHERLY MEASURED RADIALLY. FROM THE SOUTHERLY RIGHT OF WAY LINE  
OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY (FORMERLY THE NORTHERN  
ILLINOIS TOLL HIGHWAY); THENCE NORTHWESTERLY ALONG A LINE PARALLEL  
WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS STATE TOLL

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HIGHWAY, A DISTANCE OF 259.87 FEET TO A POINT DISTANT 61.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SECTION 8; THENCE WESTERLY, A DISTANCE OF 61.14 FEET MEASURED (61.00 FEET IN DEED) TO A POINT IN THE WEST LINE OF SECTION 8, DISTANT 106.7 FEET, MEASURED RADially, FROM THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS STATE TOLL HIGHWAY; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 422.41 FEET TO A POINT 1160.01 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE EAST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF 350.00 FEET TO A LINE DRAWN AT RIGHT ANGLES FROM THE LAST DESCRIBED COURSE, THROUGH THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 124.14 FEET TO THE POINT OF THE BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE WEST 104.32 FEET, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTH 104.50 FEET (AS MEASURED ALONG THE WEST LINE) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8; ALSO, EXCEPTING THE WEST 104.32 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 104.50 FEET (AS MEASURED ALONG THE WEST LINE) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 8, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2008 AS DOCUMENT 0829818055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 2950 W. Golf Road, Rolling Meadows, Illinois

PINS: 08-08-300-020-1001  
08-08-300-020-1002  
08-08-300-020-1003

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## Legal Description after Removal/Withdrawal

### PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 861.67 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF GOLF ROAD, A DISTANCE OF 523.48 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 422.43 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF 168.91 FEET; THENCE SOUTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 124.14 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF 350.00 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 298.34 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 8, DISTANT 861.67 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF GOLF ROAD, A DISTANCE OF 523.48 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 422.43 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF 168.91 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING WEST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF 40.09 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 207.68 FEET TO A POINT 82.5 FEET SOUTHERLY MEASURED RADially. FROM THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY (FORMERLY THE NORTHERN ILLINOIS TOLL HIGHWAY); THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS STATE TOLL HIGHWAY, A DISTANCE OF 259.87 FEET TO A POINT DISTANT 61.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SECTION 8; THENCE WESTERLY, A DISTANCE OF 61.14 FEET MEASURED (61.00 FEET IN DEED) TO A POINT IN THE WEST LINE OF SECTION 8, DISTANT 106.7 FEET, MEASURED RADially, FROM THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS STATE TOLL HIGHWAY; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 422.41

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FEET TO A POINT 1160.01 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE EAST ALONG A LINE PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GOLF ROAD, A DISTANCE OF 350.00 FEET TO A LINE DRAWN AT RIGHT ANGLES FROM THE LAST DESCRIBED COURSE, THROUGH THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 124.14 FEET TO THE POINT OF THE BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE WEST 104.32 FEET, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTH 104.50 FEET (AS MEASURED ALONG THE WEST LINE) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8; ALSO, EXCEPTING THE WEST 104.32 FEET (AS MEASURED ALONG THE NORTH LINE) OF THE NORTH 104.50 FEET (AS MEASURED ALONG THE WEST LINE) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 8, ALL IN COOK COUNTY, ILLINOIS.

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**EXHIBIT B TO  
DECLARATION OF REMOVAL / WITHDRAWAL FROM  
THE ILLINOIS CONDOMINIUM PROPERTY ACT**

Percentage Unit Ownership  
***[LIST EACH UNIT AND ITS UNDIVIDED INTEREST]***

Unit	Undivided Interest
1	45.96%
2	16.44%
3	37.60%
	TOTAL 100%