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**DECLARATION OF REMOVAL
FROM PROVISIONS OF
THE ILLINOIS CONDOMINIUM
PROPERTY ACT**

(DECONVERSION)

FOR

**1541 NORTH BOSWORTH
CONDOMINIUM ASSOCIATION**



Doc# 2208819049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2022 02:11 PM PG: 1 OF 4

THIS DECLARATION is made and entered into by JDB PROPERTIES, LLC, an Illinois Corporation residing at 1221 S Fairview Avenue, Park Ridge, Illinois (hereinafter also referred to as the "Declarant"):

WHEREAS, the Declarant is the sole legal title holder of the following described real estate in the City of Chicago, County of Cook, and State of Illinois which is 100% of the Units in the Condominium:

UNITS 1, 2 AND 3 IN THE 1541 NORTH BOSWORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, LOT 14 IN STARR'S SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2009 AS DOCUMENT NUMBER 0912434026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-05-101-090-1001, 17-05-101-090-1002 and 17-05-101-090-1003

Common Address: 1541 N. Bosworth Avenue, Units 1, 2, 3
Chicago, IL 60642

WHEREAS, it is the desire and intention of the Declarant to remove the Property from provisions of the Illinois Condominium Property Act and to transfer its interests and liens in the Property to the singular and undivided interest in the Property;

2/2
FIDELITY NATIONAL TITLE 0622062983

RECORDING FEE \$ 88-
DATE 3/29/22 COPIES 6x
OK BY RVISTO

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NOW THEREFORE, the Declarant aforesaid, as the sole legal title holder of the real estate heretofore described, and for the purposes above set forth and pursuant to Section 16 of the Illinois Condominium Property Act (765 ILCS 605/16), DECLARES AS FOLLOWS:

The following described real estate:

UNITS 1, 2 AND 3 IN THE 1541 NORTH BOSWORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN STARR'S SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2009 AS DOCUMENT NUMBER 0912434026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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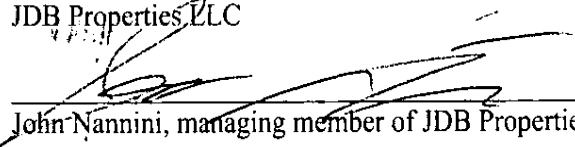
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Chicago, IL 60642

shall be and is hereby removed from the provisions of the Illinois Condominium Property Act and all interests and liens of the Declarant in the Property shall and are hereby transferred to interest of the Declarant in the following manner: **JDB Properties LLC**

The Declaration of Condominium Ownership and of Easements and Restrictions and Covenants for CCC Condominium and Declaration of By-Laws recorded at the office of the Cook County Recorder of Deeds on May 4, 2009, as document number 0912434026 shall be and is hereby without any force and effect as of the date and time of recording this Declaration of Removal from Provisions of the Illinois Condominium Property Act.

IN WITNESS WHEREOF, John Nannini, managing member of JDB Properties LLC, an Illinois Corporation has caused this instrument to be signed and sealed as his free and voluntary act, all done in Chicago, Illinois, this 14th day of March, 2022.

JDB Properties LLC

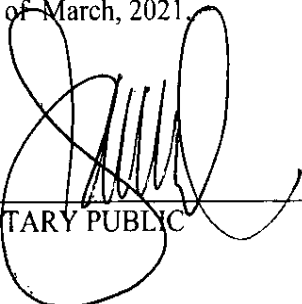

John Nannini, managing member of JDB Properties LLC, an Illinois Corporation

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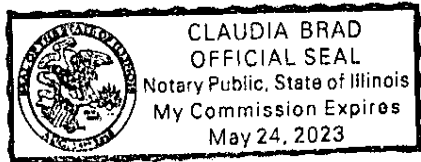
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that John Nannini, managing member of JDB Properies LLC, an Illinois Corporation, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of March, 2021.



NOTARY PUBLIC



Prepared by/Mail to: William J. Gross, Attorney at Law, Prospect Law Group LLC,
41 S. Prospect Ave., #201, Park Ridge, IL. 60068

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 14 IN STARR'S SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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