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\*2212315048\*

Doc# 2212315048 Fee \$65.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2022 03:07 PM PG: 1 OF 8

This document has been prepared by  
and after recording should be mailed to:

Law Offices of Kulas & Kulas, P.C.  
2329 W. Chicago Ave.  
Chicago, Illinois 60622

## REMOVAL OF PROPERTY FROM THE ILLINOIS CONDOMINIUM PROPERTY ACT FOR 4357 S. CALUMET CONDOMINIUM

This document is executed on this the 21<sup>st</sup> day of April, 2022 by BOULDER REAL ESTATE GROUP, LLC, an Illinois limited liability company, HOUSE A REST LLC - 1, an Illinois series limited liability company and HOME SUITE HOME, LLC, an Illinois limited liability company (hereinafter "Owners") and is being recorded for the purpose of removing certain property commonly known as 4357 S. Calumet/350 E. 40<sup>th</sup> St., Chicago, Illinois and legally described on Exhibit "A" attached hereto (hereinafter "the Property"), from the Illinois Condominium Property Act pursuant to 765 ILCS 605/16 (hereafter referred to as "the Act").

### RECITALS

WHEREAS, the Property was submitted to the Act by the Declaration of Condominium (hereafter referred to as "Declaration") for 4357 S. Calumet Condominium ("Condominium"), which Declaration was made and entered into by Jozef Harmata ("Declarant") and recorded on January 18, 2006, as Document No. 0001845020 in the Office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, Owners have since acquired title to all units in condominium as specified on Exhibit "B" and desire to remove the Property from the Act; and

WHEREAS, Devon Bank (hereinafter "Lender") is a lien holder affecting the Property and Lender has consented to the removal of the Property from the Act.

NOW THEREFORE, Owners hereby remove the Property from the provisions of the Act, thereby transferring an undivided 100% fee simple interest to Owners in the percentages as set forth on Exhibit "C" as tenants in common and further transferring the lien of Lender over and upon the undivided 100% fee simple title of Owners.

RECORDING FEE 67.00


DATE 5/3/2022 COPIES 6x


OK BY EK

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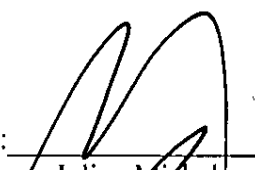
IN WITNESS WHEREOF, the Owners of all units in 4357 S. Calumet Condominium have executed this document on the day and year first written above.

BOULDER REAL ESTATE  
GROUP LLC, an Illinois limited  
Company

By:  \_\_\_\_\_  
Julian Mickelson, Manager

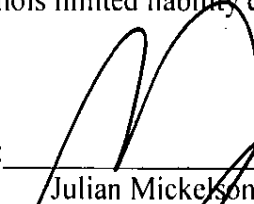
By:  \_\_\_\_\_  
Jonathan Mickelson, Manager


HOUSE A REST LLC -I,  
an Illinois limited liability company

By:  \_\_\_\_\_  
Julian Mickelson, Manager

By:  \_\_\_\_\_  
Jonathan Mickelson, Manager

HOME SUITE HOME LLC, an  
Illinois limited liability company

By:  \_\_\_\_\_  
Julian Mickelson, Manager

By:  \_\_\_\_\_  
Jonathan Mickelson, Manager

Property of Cook County Clerk's Office

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State of Illinois )  
 )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julian Mickelson and Jonathan Mickelson, personally known to me to be the Managers of Boulder Real Estate Group LLC an Illinois limited liability company, and personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 7<sup>th</sup> day of April, 2022

Commission expires: 9/25/22

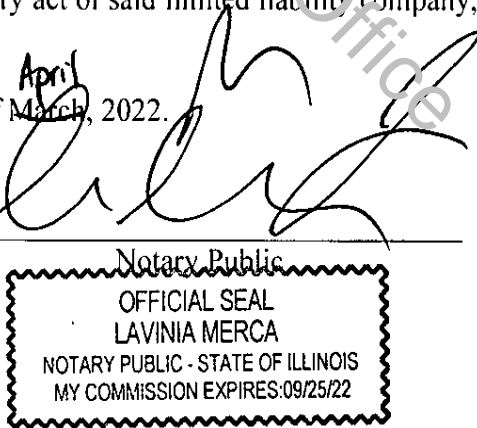


State of Illinois )  
 )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julian Mickelson and Jonathan Mickelson, personally known to me to be the Managers of House A Rest LLC – 1, an Illinois series limited liability company, and personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 7<sup>th</sup> day of ~~March~~ <sup>April</sup>, 2022.

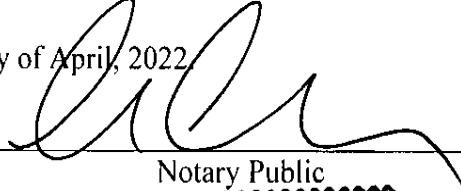
Commission expires: 9/25/22



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State of Illinois     )  
                                   )     ss.  
 County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julian Mickelson and Jonathan Mickelson, personally known to me to be the Managers of Home Suite Home LLC an Illinois limited liability company, and personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 7<sup>th</sup> day of April, 2022.  
 Commission expires: 9/25/22 

Notary Public



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## MORTGAGEE CONSENT

Devon Bank, holder of a note secured by a mortgage and assignment of rents on the property dated December 13, 2016, hereby consents to the execution and recording of the above and foregoing Removal of Property from the Illinois Condominium Property Act for 4357 S. Calumet Condominium, and hereby transfers the mortgage and assignment of rents recorded as Document Numbers 1700322053 and 1700322054, respectively, in the office of the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the said Devon Bank has caused this instrument to be signed by its duly authorized officers on its behalf all done at Chicago, Illinois on this the 6 day of April, 2022.

DEVON BANK

By: *John Ruckstaetter*  
Attest: *Maria Garcia*

State of Illinois )  
                                  )     SS.  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Ruckstaetter, personally known to me to be the SVP, Chief Lending Officer of Devon Bank, and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of said banking corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and notarial seal this 6 day of April, 2022.

*Maria Garcia*  
Notary Public



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## EXHIBIT A

UNITS G, C, 1 AND 2 IN THE 4357 S. CALUMET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THE EAST 36 FEET THEREOF) IN ANDERSON'S SUBDIVISION OF THAR PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF CALUMENT AVENUE AND 166 FEET WEST OF GRAND BOULEVARD; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0601845020, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN #'S: 20-03-305-021-0000

Property commonly known as: 4357 S. Calumet/350 E. 44<sup>th</sup> St.  
Chicago, IL. 60653

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## EXHIBIT B

### PERCENTAGE OWNERSHIP INTEREST IN COMMON ELEMENTS

<u>UNIT</u>	<u>% INTEREST</u>
G	25.0%
I	25.0%
2	25.0%
C	25.0%
TOTAL	100.0%

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## EXHIBIT C

### PERCENTAGE OWNERSHIP INTEREST AFTER DECONVERSION

<u>OWNER</u>	<u>% INTEREST</u>
BOULDER REAL ESTATE GROUP, LLC, an Illinois limited liability company	50.0%
HOUSE A REST LLC – 1, an Illinois series limited liability company	25.0%
HOME SUITE HOME LLC, an Illinois limited liability company	25.0%

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