



2234134014

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jeffrey K. Gutman GUTMAN & ASSOCIATES, LLC 4018 N. Lincoln Ave. Chicago, IL 60618 773/472-4500

Doc# 2234134014 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/07/2022 11:44 AM PG: 1 OF 6

DECLARATION OF REMOVAL FROM THE TERMS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM OWNERSHIP AND THE ILLINOIS CONDOMINIUM PROPERTY ACT

THIS DECLARATION OF REMOVAL ("Declaration") made and entered into this 30 day of October, 2022 by ASBURY ARMS LLC, an Illinois Limited Liability Company (hereinafter referred to as the "Owner").

WITNESSETH:

WHEREAS, by a DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS for the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 8, 2005 as Document Number 0534219048 and the First Amendment to Declaration of Condominium Ownership for 222-240 North Asbury Condominium recorded June 22, 2018 as document No. 1817341057 (hereinafter collectively referred to as the "Declaration"), the real estate legally described on Exhibit "A, which is attached hereto and made apart hereof ("Property), was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as 222-240 North Asbury, Evanston, Illinois. (hereinafter referred to as the "Condominium"); and

WHEREAS the Owner is the fee simple title holder of One hundred (100%) of the Units within the Condominium; and

WHEREAS, in accordance with Section 16 of the Act, the Owner desires to remove the Property from the terms and conditions of the Act and the Declaration, all as set forth in this Declaration.

NOW, THEREFORE, the Owner, as the fee simple title holder of one hundred percent (100%) of the Units within the Condominium, and for the purposes above set forth.

DECLARES AS FOLLOWS:

- 1. Recitals. The recitals set forth hereinabove are restated herein as if set forth in their entirety
2. Removal The Property is hereby removed from the terms and conditions of the Act and the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 8, 2005, as Document Number 0534219048 and the First Amendment to Declaration of Condominium Ownership for 222-240 North Asbury Condominium recorded June 22, 2018 as document No. 1817341057

[SIGNATURES APPEAR ON NEXT PAGE]

RECORDING FEE 61.00
DATE
COPIES
OK BY

UNOFFICIAL COPY

The Owner has executed this DECLARATION OF REMOVAL as of the day and year first above written.

OWNER

ASBURY ARMS LLC
an Illinois Limited Liability Company

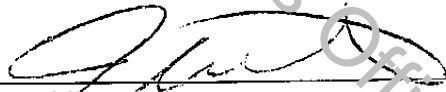


Eva Lerner
By: its manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

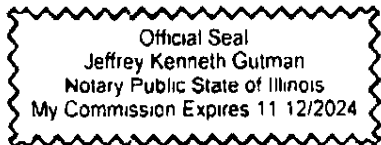
The undersigned, Notary Public in and for the County and State aforesaid, do hereby certify that Eva Lerner being the manager of ASBURY ARMS LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 30 day of October, 2022



Notary Public

My Commission Expires: _____



LENDERS CONSENT - ON FOLLOWING PAGE

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LENDERS CONSENT

Arbor Agency Lending, LLC, the lender of the Property does hereby consent to and approve the Declaration of Removal the terms and conditions of the Declaration of Condominium Ownership and the Illinois Condominium Property Act by Asbury Arms LLC, an Illinois Limited Liability Company.

DATED THIS 22nd DAY OF November 2022

Arbor Agency Lending, LLC

By: Jeanette Riley

Name: Jeanette Riley

Title: Vice President

^{New York}
STATE OF ~~ILLINOIS~~)
^{Erie}) SS
COUNTY OF ~~COOK~~)

I, Suzana Stojanovic Notary Public in and for the County and State aforesaid, do hereby certify that Jeanette Riley the Vice President of Arbor Agency Lending, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 22nd day of November, 2022

Suzana Stojanovic
Notary Public
My Commission Expires: _____
SUZANA STOJANOVIC
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01ST6252878
My Commission Expires Dec. 12, 2023

UNOFFICIAL COPY**Exhibit A - Legal Description**

UNITS 222-G, 222-1, 222-2, 222-3, 224-1, 224-2, 224-3, 226-G, 226-1, 226-2, 226-3, 228-1, 228-2, 228-3, 230-1, 230-2, 230-3, 232-1, 232-2, 232-3, 234-1, 234-2, 234-3, 236-G, 236-1, 236-2, 236-3, 238-1, 238-2, 238-3, 240-G, 240-1, 240-2, 240-3, PARKING UNITS P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, AND GARAGE UNITS G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-8, G-9, G-10, G-11, G-12, G-13, G-14, G-15, G-16, G-17, AND LIMITED COMMON ELEMENTS S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-26, S-27, S-28, S-29, S-30, S-31, S-32, S-33 AND S-34 IN 222-240 NORTH ASBURY CONDOMINIUM AS DELINEATED ON A SURVEY, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0534219048 AND AS AMENDED FROM TIME TO TIME, OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 (EXCEPT THE NORTH 75 FEET THEREOF) AND LOTS 2, 3, 4, 5, 6 AND 7 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25 IN GEORGE E. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT VACATED PART OF THE EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 7 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE E. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED 100% PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON DECEMBER 8, 2005 AS DOCUMENT NUMBER 0534219048, ALL IN COOK COUNTY, ILLINOIS.

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222-240 North Asbury, Evanston, IL 60202

Limited

Units		Parking Units	Garage Units	Common Elements	
222- G	232- G	P- 1	G- 1	S-- 1	S-- 18
222- 1	232- 1	P- 2	G- 2	S-- 2	S-- 19
222- 2	232- 2	P- 3	G- 3	S-- 3	S-- 20
222- 3	232- 3	P- 4	G- 4	S-- 4	S-- 21
224- G	234- G	P- 5	G- 5	S-- 5	S-- 22
224- 1	234- 1	P- 6	G- 6	S-- 6	S-- 23
224- 2	234- 2	P- 7	G- 7	S-- 7	S-- 24
224- 3	234- 3	P- 8	G- 8	S-- 8	S-- 25
226- G	236- G	P- 9	G- 9	S-- 9	S-- 26
226- 1	236- 1	P- 10	G- 10	S-- 10	S-- 27
226- 2	236- 2	P- 11	G- 11	S-- 11	S-- 29
226- 3	236- 3	P- 12	G- 12	S-- 12	S-- 30
228- G	238- G	P- 13	G- 13	S-- 13	S-- 31
228- 1	238- 1	P- 14	G- 14	S-- 14	S-- 32
228- 2	238- 2	P- 15	G- 15	S-- 15	S-- 33
228- 3	238- 3	P- 16	G- 16	S-- 16	S-- 34
230- G	240- G	P- 17	G- 17	S-- 17	
230- 1	240- 1				
230- 2	240- 2				
230- 3	240- 3				

Property of Cook County Clerk's Office

UNOFFICIAL COPY

222-240 North Asbury, Evanston, IL 60202

PIN Numbers

10-25-215-030-1001-0000	10-25-215-030-1035-0000
10-25-215-030-1002-0000	10-25-215-030-1036-0000
10-25-215-030-1003-0000	10-25-215-030-1037-0000
10-25-215-030-1004-0000	10-25-215-030-1038-0000
10-25-215-030-1005-0000	10-25-215-030-1039-0000
10-25-215-030-1006-0000	10-25-215-030-1040-0000
10-25-215-030-1007-0000	10-25-215-030-1041-0000
10-25-215-030-1008-0000	10-25-215-030-1042-0000
10-25-215-030-1009-0000	10-25-215-030-1043-0000
10-25-215-030-1010-0000	10-25-215-030-1044-0000
10-25-215-030-1011-0000	10-25-215-030-1045-0000
10-25-215-030-1012-0000	10-25-215-030-1046-0000
10-25-215-030-1013-0000	10-25-215-030-1047-0000
10-25-215-030-1014-0000	10-25-215-030-1048-0000
10-25-215-030-1015-0000	10-25-215-030-1049-0000
10-25-215-030-1016-0000	10-25-215-030-1050-0000
10-25-215-030-1017-0000	10-25-215-030-1051-0000
10-25-215-030-1018-0000	10-25-215-030-1052-0000
10-25-215-030-1019-0000	10-25-215-030-1053-0000
10-25-215-030-1020-0000	10-25-215-030-1054-0000
10-25-215-030-1021-0000	10-25-215-030-1055-0000
10-25-215-030-1022-0000	10-25-215-030-1056-0000
10-25-215-030-1023-0000	10-25-215-030-1057-0000
10-25-215-030-1024-0000	10-25-215-030-1058-0000
10-25-215-030-1025-0000	10-25-215-030-1059-0000
10-25-215-030-1026-0000	10-25-215-030-1060-0000
10-25-215-030-1027-0000	10-25-215-030-1061-0000
10-25-215-030-1028-0000	10-25-215-030-1062-0000
10-25-215-030-1029-0000	10-25-215-030-1063-0000
10-25-215-030-1030-0000	10-25-215-030-1064-0000
10-25-215-030-1031-0000	10-25-215-030-1065-0000
10-25-215-030-1032-0000	10-25-215-030-1066-0000
10-25-215-030-1033-0000	10-25-215-030-1067-0000
10-25-215-030-1034-0000	10-25-215-030-1068-0000