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**THIS INSTRUMENT PREPARED
BY AND RETURN TO:**

Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602



Doc# 2314640041 Fee \$55.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 12:50 PM PG: 1 OF 3

(above space for recorder's use only)

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

This **DECLARATION OF REMOVAL FROM PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT** (this "Declaration") is made effective as of May 1, 2023, by **TEMBO GROUP CHICAGO LP**, an Illinois limited partnership, as the sole owner of all of the condominium units located at the real property commonly known as 4950 N. King Drive, Chicago, Illinois ("Owner").

RECITALS:

WHEREAS, Owner is the sole owner of record of the real property described on Exhibit A, attached hereto and made part hereof (the "Property");

WHEREAS, on June 16, 2005, the prior owner of the Property recorded in the Office of the Cook County Recorder of Deeds (in Cook County, Illinois) ("Recorder") that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 4950 South King Drive Condominium Association, as Document Number 0516703113 (the "Condominium Declaration");

WHEREAS, the Owner is presently the record owner of the Property and of One Hundred Percent (100%) of the ownership interest in the common elements appertaining thereto, and has determined to abrogate the Condominium Declaration and, pursuant to 735 ILCS 605/16 of the Illinois Condominium Property Act (the "Act"), remove the property from the provisions of the Act.

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

1. The Property is hereby removed from the provisions of the Act and from the provisions of the Condominium Declaration;

RECORDING FEE 55.00
DATE 5-26-23 COPIES 6x
OK BY JP

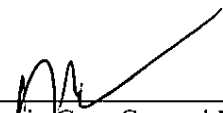
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- 2. The rights, easements, privileges and restrictions granted, created, reserved or declared in the Condominium Declaration are hereby abrogated, terminated and forever held to be of no further force or effect;

IN WITNESS WHEREOF TEMBO GROUP CHICAGO LLC, an Illinois limited liability company, has caused its name to be signed to this Declaration of Removal from the Provisions of the Illinois Condominium Property Act by its manager as of the first date set forth herein.

OWNERS:

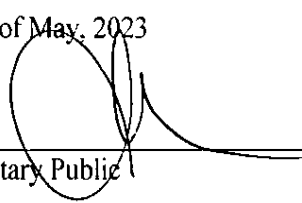
TEMBO GROUP CHICAGO LP,
an Illinois limited partnership

By: 
Mingqiu Guo, General Partner

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 **MINGQIU GUO**, the General Partner of Tembo Group Chicago LP, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing **Declaration of Remove from the Provisions of the Illinois Condominium Property Act**, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 1st day of May, 2023

My Commission Expires: _____


 Notary Public



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LEGAL DESCRIPTION RIDER

UNITS 3A, 3B, 3C, 3D, 3E, 3F, 3G AND 3H IN 4950 SOUTH KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 1 IN HARDIN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516703113, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4950 S. King Drive, Units 3A, 3B, 3C, 3D, 3E, 3F, 3G, and 3H, Chicago, IL 60615

PERMANENT INDEX NUMBERS:

20-10-117-022-1017
20-10-117-022-1018
20-10-117-022-1019
20-10-117-022-1020
20-10-117-022-1021
20-10-117-022-1022
20-10-117-022-1023
20-10-117-022-1024