



Doc# 2333915011 Fee \$81.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2023 02:33 PM PG: 1 OF 4

This instrument was prepared by
and after recording should be returned to:
Robert M. Sarnoff
Sarnoff & Baccash
100 N. LaSalle Street – Suite 1000
Chicago, IL 60602

(The Above Space for Recorder's Use Only)

DECLARATION OF REMOVAL FROM PROVISIONS OF CONDOMINIUM PROPERTY ACT

This Declaration is made November 10, 2023, by NL Holdings LLC as the owner of all of the condominium units located upon the real property (the "Owner").

WITNESSETH:

WHEREAS, the Owner is the sole record owner of the real property described on Exhibit A ("Real Estate"), the Property Identification Numbers of which are set forth on Exhibit A (incorporated herein by this reference).

WHEREAS, on December 27, 1973, a prior owner of the Real Estate recorded in the Office of the Cook County Recorder of Deeds (in Cook County, Illinois), a Declaration of Condominium Ownership ("Condominium Declaration") pursuant to the Illinois Condominium Property Act for the Real Estate, as Document Number 25295687; and

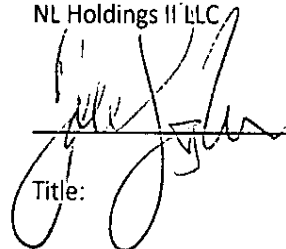
WHEREAS, the Owner is presently the record owner of the Real Estate and of the total of ONE HUNDRED PERCENT (100%) ownership in the common elements appertaining thereto, and has determined to abrogate the Condominium Declaration;

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

1. The Real Estate is hereby removed from the provisions of the Condominium Declaration recorded as Document Number 25295687;
2. The rights, easements, privileges and restrictions granted, created, reserved or declared in the Condominium Declaration are hereby abrogated and forever held to be of no force or effect.

IN WITNESS WHEREOF, NL Holdings LLC, has caused its name to be signed to this Declaration of Removal from Provisions of the Condominium Act by its _____ (Officer), as of the date first set forth above.

NL Holdings II LLC

By: 
Title: _____

RECORDING FEE 81.00
DATE 12/05/23 COPIES 6x
OK BY RHSPD

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEANINE MARIE HERZEG, a Notary Public in and for the County and State aforesaid, do hereby certify that Lajka, John of NL Holdings LLC, LLC personally known to me 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 he/she signed and delivered the said instrument as his/her own free and voluntary act.

GIVEN under my hand an Notarial Seal this 3rd day of NOVEMBER, 2023.


NOTARY PUBLIC



Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION AND PERMANENT INDEX NUMBERS OF THE REAL ESTATE

COMMONLY KNOWN AS: 5026 S Michigan Avenue, Chicago, IL 60615

TOWNSHIP: Hyde Park

PERM. NOS.: 20-10-119-026-1001, 20-10-119-026-1002, 20-10-119-026-1003, 20-10-119-026-1004, 20-10-119-026-1005, 20-10-119-026-1006

LEGAL DESCRIPTION (FROM CONDOMINIUM DECLARATION)

THE SOUTH 10 FEET OF LOT 10 AND ALL OF LOT 11 AND THE NORTH 15 FEET OF LOT 12 IN BLOCK 5 IN DERBY'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 27, 1979 AS DOCUMENT 25295687 IN COOK COUNTY, ILLINOIS.

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**CONSENT OF LENDER TO REMOVAL FROM PROVISIONS OF CONDOMINIUM PROPERTY ACT
AND CONSOLIDATION OF CONDOMINIUM PERMANENT INDEX NUMBERS INTO
ONE PERMANENT INDEX NUMBER FOR REAL ESTATE ASSESSMENT AND TAX PURPOSES**

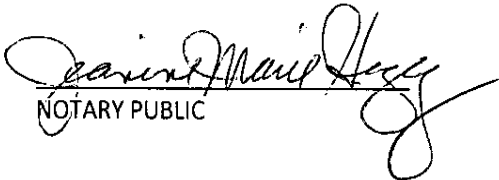
It is our understanding that NL Holdings II LLC as the record owner of all of the condominium units located upon the real property described on Exhibit A (incorporated herein by reference), including the total of one hundred percent (100%) ownership in the common elements appertaining thereto, has determined to abrogate the Condominium Declaration that was recorded with the Cook County Recorder of Deeds by a prior owner of the subject real estate on December 27, 1979 as Document Number 25295687 and to remove the subject real estate from the provisions of the Condominium Property Act. **There is no lender in connection with the subject property, therefore we hereby consent to the removal of the subject real estate from the provisions of the Condominium property Act and to consolidation of the condominium Permanent Index Numbers into a single, non-condominium Permanent Index Number, for real estate assessment and tax purposes.**

John Lajka

By: _____



SIGNED AND SWORN TO
Before me this 37 day of November, 2023.


NOTARY PUBLIC



PROPERTY OF COOK COUNTY CLERK'S OFFICE