



\*2418402204\*

Doc# 2418402204 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$150.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/2/2024 1:33 PM

PAGE: 1 OF 4

This instrument prepared  
by and after recording  
please return to:

Jodi L. Henninger, Esq.  
Clingen Callow & McLean, LLC  
2300 Cabot Drive, Suite 500  
Lisle, Illinois 60532

## DECLARATION OF REMOVAL OF PROPERTY FROM CONDOMINIUM PROPERTY ACT

The undersigned, **SRE 519 W MELROSE LLC**, an Illinois limited liability company, as successor to 515 W. Melrose, LLC, an Illinois limited liability company ("Declarant"), pursuant to Section 16 of the Illinois Condominium Property Act (765 ILCS 605/1, et seq.) (the "Act"), hereby states and declares as follows:

Declarant is the owner of UNIT NUMBERS 101, 102, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 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, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32 (THE "UNITS") IN THE METRO ON MELROSE CONDOMINIUM (THE "CONDOMINIUM"), AS DEINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625145103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS (COLLECTIVELY, THE "PROPERTY") AND LEGALLY DESCRIBED ON EXHIBIT A ATTACHED HERETO.

2. The Units are all the units in the Condominium and, therefore, Declarant is the only unit owner.

3. No party holds a security interest in the Property.

RECORDING FEE 238.00  
DATE 7-2-24 COPIES 4x  
OK BY RC

# UNOFFICIAL COPY

4. Declarant makes this Declaration for the purpose of withdrawing the Property from the provisions of the Act, and it is the intention of Declarant that, upon recording this Declaration, the Property shall no longer be subject to the Act, and Declarant shall be the owner of the Property, and all interests therein, in its entirety.

5. All of the rights, easements, privileges, restrictions and covenants granted, created, reserved or declared in the Condominium Declaration are hereby abrogated and forever terminated, and the Condominium Declaration is hereby released of record.

**[SIGNATURE PAGE FOLLOWS]**


Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 25<sup>th</sup> day of June, 2024.

**DECLARANT:**

**SRE 519 W MELROSE LLC,**  
An Illinois limited liability company



By: \_\_\_\_\_  
Name: Cary Rosen  
Title: Manager

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF DuPAGE )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cary Rosen, a Manager of **SRE 519 W MELROSE LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 official seal this 25<sup>th</sup> day of June, 2024.

Kerrie Bronwasser  
Notary Public



My commission expires on \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description of Property

UNIT NUMBERS 101, 102, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 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, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32 IN THE METRO ON MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625145103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PINS:** 14-21-314-062-1001; 14-21-314-062-1002; 14-21-314-062-1003; 14-21-314-062-1004;  
 14-21-314-062-1005; 14-21-314-062-1006; 14-21-314-062-1007; 14-21-314-062-1008;  
 14-21-314-062-1009; 14-21-314-062-1010; 14-21-314-062-1011; 14-21-314-062-1012;  
 14-21-314-062-1013; 14-21-314-062-1014; 14-21-314-062-1015; 14-21-314-062-1016;  
 14-21-314-062-1017; 14-21-314-062-1018; 14-21-314-062-1019; 14-21-314-062-1020;  
 14-21-314-062-1021; 14-21-314-062-1022; 14-21-314-062-1023; 14-21-314-062-1024;  
 14-21-314-062-1025; 14-21-314-062-1026; 14-21-314-062-1027; 14-21-314-062-1028;  
 14-21-314-062-1029; 14-21-314-062-1030; 14-21-314-062-1031; 14-21-314-062-1032;  
 14-21-314-062-1033; 14-21-314-062-1034; 14-21-314-062-1035; 14-21-314-062-1036;  
 14-21-314-062-1037; 14-21-314-062-1038; 14-21-314-062-1039; 14-21-314-062-1040;  
 14-21-314-062-1041; 14-21-314-062-1042; 14-21-314-062-1043; 14-21-314-062-1044;  
 14-21-314-062-1045; 14-21-314-062-1046; 14-21-314-062-1047; 14-21-314-062-1048;  
 14-21-314-062-1049; 14-21-314-062-1050; 14-21-314-062-1051; 14-21-314-062-1052;  
 14-21-314-062-1053; 14-21-314-062-1054; 14-21-314-062-1055; 14-21-314-062-1056;  
 14-21-314-062-1057; 14-21-314-062-1058; 14-21-314-062-1059; 14-21-314-062-1060;  
 14-21-314-062-1061; 14-21-314-062-1062; 14-21-314-062-1063; 14-21-314-062-1064;  
 14-21-314-062-1065; 14-21-314-062-1066; 14-21-314-062-1067; 14-21-314-062-1068;  
 14-21-314-062-1069; 14-21-314-062-1070; 14-21-314-062-1071; 14-21-314-062-1072;  
 14-21-314-062-1073; 14-21-314-062-1074; 14-21-314-062-1075; 14-21-314-062-1076;  
 14-21-314-062-1077; 14-21-314-062-1078; 14-21-314-062-1079; 14-21-314-062-1080;  
 14-21-314-062-1081; 14-21-314-062-1082; 14-21-314-062-1083; 14-21-314-062-1084;  
 14-21-314-062-1085; 14-21-314-062-1086; 14-21-314-062-1087; 14-21-314-062-1088;  
 14-21-314-062-1089; 4-21-314-062-1090

**COMMON ADDRESS:** 519 W. Melrose St., Chicago, IL 60657