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COOK COUNTY, ILLINOIS
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DECLARATION OF WITHDRAWAL
FROM PROVISIONS OF
CONDOMINIUM PROPERTY ACT

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This Declaration made this 28th day of July 1986 by
ROMAN POLYAKOV and BERTA POLYAKOV, his wife, hereinafter referred to
collectively as "POLYAKOV" and the Bank of Ravenswood, as Trustee under
Trust Agreement dated the 7th day of May 1984 and known as Trust No.
25-6381, and not individually, hereinafter referred to as the "Trustee";

WITNESSETH:

WHEREAS, on the 11th day of June, 1980, Jack Goodman and Reva
Goodman, his wife, and Philip Schwartz and Mildred Schwartz, his wife,
hereinafter referred to as the then "Owners", executed a Declaration of
Condominium Ownership which was recorded on the 17th day of June 1980 in
the Office of the Recorder of Deeds of Cook County, Illinois, as a Declara-
tion of Condominium Ownership and By-Laws, Easements, Restrictions and
Covenants for the 6605 North Talman Condominium as Document No. 25489133
pursuant to the provisions of the Illinois Condominium Property Act as
pertained to the premises specified therein as:

Lot 20, in Block 1, in Ashwood Second Addition to Rogers Park,
being a subdivision of the South Half ($\frac{1}{2}$) of the North West frac-
tional Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) of Section 36,
Township 41 North, Range 13 East of the Third Principal Meridian,
in Cook County, Illinois;

and to which Declaration there was attached as Exhibit "A: a Plat of
Survey of the above described parcel and of all the units in the property,
designated on said Plat as:

Units One (1) and Two (2) in the 6605 North Talman
Condominium as delineated on the survey of the following
described parcel of real estate:

Lot 20, in Block 1, in Ashwood Second Addition to Rogers Park,
being a subdivision of the South Half ($\frac{1}{2}$) of the North West frac-
tional Quarter ($\frac{1}{4}$) of the South East Quarter ($\frac{1}{4}$) of Section 36,
Township 41 North, Range 13 East of the Third Principal Meridian,
in Cook County, Illinois;

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the permanent real estate index numbers being:

Unit One (1) - No. 10-36-411-035-1001

Unit Two (2) - No. 10-36-411-035-1002



WHEREAS, the aforesaid POLYAKOV is the Owner of Unit One (1) and the Trustee is the Owner of Unit Two (2) of the aforesaid real estate and said parties constitute all of the percentages of ownership of said real estate and of the common elements pertaining thereto, and that there are no mortgagees who have any interest, whether legal or equitable, in said real estate, and said POLYAKOV and the Trustee now desires to remove said property from the Provisions of the Illinois Condominium Property Act as provided therein and to abrogate the aforesaid Declaration and Exhibit "A" attached thereto;

NOW, THEREFORE, the said POLYAKOV and the Trustee for the uses and purposes set forth hereinabove and pursuant to the Provisions of the Illinois Condominium Property Act, declare as follows:

1. The above described real estate is hereby removed from the Provisions of the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 6605 North Talman Condominium recorded as Document No. 25489133, and from the Provisions of the Illinois Condominium Property Act.

2. All of the rights, easements, privileges, options and restrictions granted, created, reserved or declared in said Declaration are hereby abrogated and forever held for naught.

3. Trustee Exculpation. This Declaration of Withdrawal is executed by the Bank of Ravenswood, not individually, but solely as Trustee as aforesaid, in the exercise of power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that said Trustee as aforesaid, and not personally, has joined in the execution of this Declaration for the sole purpose of subjecting the titleholding interest and the trust estate under said Trust No. 25-6381 to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth by said Trustee as aforesaid, to be kept or performed, are intended to be kept, performed and discharged by the beneficiaries under

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said Trust or their successor, and not by said Trustee personally, and further, that no duty shall rest upon either personally or as such Trustee to sequester trust assets, rentals, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this Declaration, except where said Trustee is acting pursuant to direction as provided by the terms of said Trust, and after the Trustee has first been supplied with funds required for the purpose. In event of conflict between the terms of this paragraph and of the remainder of the Declaration on any question of apparent liability or obligation resting upon said Trustee, the ex-culpator provisions hereof shall be controlling.

IN WITNESS WHEREOF, the said ROMAN POLYAKOV and BERTA POLYAKOV, his wife, have hereto caused their names and seals to be affixed hereto and the Bank of Ravenswood, as Trustee and not individually, has caused its corporate seal to be affixed hereto and caused its name to be signed in these presents by its ~~Assistant~~ Vice President and attested by its ~~Assistant Secretary~~ Trust Officer, this 20th day of July, 1986.

Roman Polyakov
ROMAN POLYAKOV

Berta Polyakov
BERTA POLYAKOV

BANK OF RAVENSWOOD, as Trustee, as aforesaid and not individually

By: Maech S. Blum
Assistant Vice President

Attest By: [Signature]
Assistant Secretary
Trust Officer

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ROMAN POLYAKOV and BERTA POLYAKOV, his wife, who are 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 acknowledged that they signed and delivered the said Instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of July, 1986.

Samuel S. Kurland
Notary Public

My Commission expires:

3-22-1988

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JACQUELINE M. KNUTSON, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARTIN S. EDWARDS, Assistant Vice President of the Bank of Ravenswood, and John R. Griffin, Assistant Trust Officer of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, 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 Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that he as custodian of the corporate seal of said Company did affix the corporate seal of said Company to said instrument as his free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of July, 1986.

Jacqueline M. Knutson
Notary Public

My Commission expires: 4-2-90

This instrument prepared by:

Samuel S. Kurland
188 W. Randolph St, Suite 810
Chicago, IL 60601

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