



Doc#: 1312716110 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2013 04:31 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

GARY L. PLOTNICK
THOMPSON COBURN LLP
55 EAST MONROE STREET
37TH FLOOR
CHICAGO, ILLINOIS 60603

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") is made and entered into this
1st day of February, 2013 by AK PROPERTY GROUP, LLC, an Illinois limited liability
company (hereinafter referred to as the "Owner").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership, By-Laws, Easements,
Restrictions and Covenants for the 6549 S. Minerva Condominiums dated July 31, 2008,
and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on August 5,
2008, as Document Number 0821831082 (hereinafter 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 6549 S.
Minerva Condominium Association (hereinafter referred to as the "Condominium"); and

WHEREAS, the Owner is the fee simple title holder of one hundred percent (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.

[SIGNATURES APPEAR ON NEXT PAGE]

RECORDING FEE 44
DATE 5-7- COPIES
OK BY

UNOFFICIAL COPY

IN WITNESS WHEREOF, AK PROPERTY GROUP, LLC, executed this Declaration of Removal as of the day and date first above written.

AK PROPERTY GROUP, LLC

By: **Tabasco Investment Enterprises, Inc., a California corporation**

Its: **Manager**

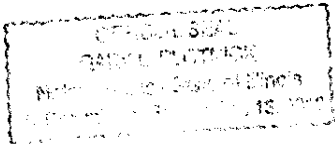
By: *[Signature]*
Name: David Ahn
Its: President, Tabasco Investment Enterprises, Inc.,

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, GARY L. ROZNIKA a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT DAVID AHN, as Manager of **Tabasco Investment Enterprises, Inc.,** as Manager of **AK PROPERTY GROUP, 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 signed and delivered the same instrument as his own free and voluntary act and 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 15th day of February, 2012.

[Signature]
Notary Public



5645086.1

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

POPULAR COMMUNITY BANK ("Bank"), holder of a Mortgage dated as of November 2, 2012 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on November 19, 2012 as Document Number 1232404272 hereby consents to the execution and recording of the attached Declaration of Removal and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, the said Bank has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf in Chicago, Illinois, on this 1st day of February, 2013.

POPULAR COMMUNITY BANK

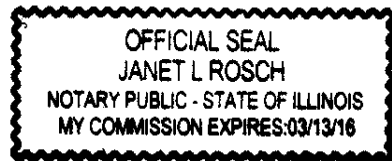
By: [Signature]
Name: Michael Chin
Title: VP

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JANET L. ROSCH, a Notary Public in and for said County and State, DO HEREBY CERTIFY that MICHAEL CHIN as VP of POPULAR COMMUNITY BANK, as such VP, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and 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 1st day of ~~December, 2012~~ FEBRUARY, 2013

[Signature]
Notary Public



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EXHIBIT "A"

Property

UNITS 1, 2, 3, 4, 5 AND 6 IN THE 6549 S. MINERVA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 15 IN BLOCK 1 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6549 South Minerva, Chicago, IL

PERMANENT INDEX NO.: 20-23-119-048-1001
20-23-119-048-1002
20-23-119-048-1003
20-23-119-048-1004
20-23-119-048-1005
20-23-119-048-1006