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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2013 02:37 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 7th day of November, 2013 by **URBAN COMMUNITIES, LLC**, an Illinois limited liability company (hereinafter referred to as the "Owner").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Pursuant to the Condominium Property Act for the 537 E. 43rd Street Condominium dated June 25, 2009 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 1, 2009 as Document Number 0918231041 (hereinafter referred to as the "Declaration"), the real estate legally described on Exhibit "A", which is attached here'o 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 the 537 E. 43rd Street Condominium (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]

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CONSENT OF MORTGAGEE

BANCO POPULAR NORTH AMERICA ("Bank"), holder of a Mortgage dated as of January 10, 2013 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on January 17, 2013 as Document Number 1301716023 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 7th day of November, 2013.

POPULAR COMMUNITY BANK

By: [Signature]
Name: Michael Chen
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 CHEN 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 7th day of November, 2013

[Signature]
Notary Public



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EXHIBIT "A"

Property

LOTS 10, 9 AND THE WEST 1.23 FEET OF LOT 8 IN BLOCK 1 IN B.F. CRONKITE AND COMPANY'S SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 535 EAST 43RD STREET, CHICAGO, IL

PERMANENT INDEX NO.: 20-03-402-049-1001
20-03-402-049-1002
20-03-402-049-1003
20-03-402-049-1004
20-03-402-049-1005
20-03-402-049-1006