## UNOFFICIAL CORMINIONIO

Doc#: 1332429089 Fee: \$44.00 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 37<sup>TH</sup> 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. 43<sup>rd</sup> 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. 43<sup>rd</sup> 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 fundred 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. <u>Removal</u>. The Property is hereby removed from the terms and conditions of the Act and the Declaration.

[SIGNATURES APPEAR ON NEXT PAGE]

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, URBAN COMMUNITIES, LLC, executed this Declaration of Removal as of the day and date first above written.

## URBAN COMMUNITIES, LLC

	Ву:	DMI Real Estate Group, LLC, a California limited liability company
	lts:	Manager
A	By:	David Ahn
	Name Its:	managhy mimber
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70		
CTATE OF ILLINOIS		
9		
STATE OF ILLINOIS	Ox	)
COUNTY OF COOK	(	) SS.
	1	
1, <u>Dennis</u>	<u>Wills</u>	a Notary Public in and for the County and
State aforesaid, DO HER	EBY CE	ERTIFY TIAL David Ahn, as Manager of us Manager of URBAN COMMUNITIES, LLC, personally
bnown to me to be the	same	person whose name is subscribed to the foregoing
instrument anneared before	ore me f	this day in person and acknowledged that he signed and
delivered the same instru	ıment a	as his own free and voluntary act and as the free and
voluntary act of said Comp	pany, fo	or the uses and purposes the ein set forth.
GIVEN under my h	and and	d Notarial Seal this day of August, 2013
		This section
		Notary Public
5699719.2		PARTIE MARIE LO
		OFFICIAL MY COMMISSION EXPIRES SEAL OF FEBRUARY 6, 2016
		S COFILE S

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## **UNOFFICIAL COPY**

#### **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 7<sup>th</sup> day of November 2013.

November, 25.3.	
OF OF	
C/X	POPULĄR COMMUNITY BANK
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Ox	By: What
	Name: M. charles Ch.
	Title:
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STATE OF ILLINOIS ) SS.	
COUNTY OF COOK )	) <sub>(,</sub>
COUNTY OF GOOK	40x
1 / 4	£
HEREBY CERTIFY that	ublic in and rot said County and State, DO
HEREBY CERTIFY that	as v appeared before
me this day in person and acknowledged the	nat he signed, sealed and delivered said
instrument as his free and voluntary act, ar	nd as the free and voluntary act of said
Company, for the uses and purposes therein se	et forth.
, .	U <sub>2</sub> C <sub>2</sub>
GIVEN under my hand and notarial seal	this /th day of November, 20/3
	Sind & Much
	Notary Public
	•
	······································
	OFFICIAL SEAL
	JANET L ROSCH NOTARY PUBLIC - STATE OF ILLINOIS
	■ ANY COLMMICCIONI EVOIDED IN 2 / 2 / 1 / 2   3

## **UNOFFICIAL COPY**

#### **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 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 .:

20-03-402-049-1002 20-03-402-049-1003 20-03-402-049-1004 20-03-402-049-1005 20-03-402-049-1006