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00574003

EXHIBIT

ATTACHED TO

00574003

DOCUMENT NUMBER

7-28-00

SEE PLAT BOOK

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00574003

5003/0280 38 001 Page 1 of 14

2000-07-28 11:13:53

Cook County Recorder

91.00

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
GARY L. PLOTNICK
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

EXHIBIT ATTACHED

FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE
VANGUARD LOFTS CONDOMINIUM

THIS FOURTH AMENDMENT TO DECLARATION ("Fourth Amendment") is made and entered into this 19th day of July, 2000, by the LASALLE BANK NATIONAL ASSOCIATION, formerly known as LASALLE NATIONAL BANK, not personally but solely as Trustee under Trust Agreement dated August 1, 1997 and known as Trust Number 121139 (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Vanguard Lofts Condominium dated the 28th day of May, 1999 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 2nd day of June, 1999 as Document Number 99527499 (hereinafter referred to as the "Declaration"), certain real estate 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 Vanguard Lofts Condominium (hereinafter referred to as the "Condominium");

WHEREAS, by a First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Vanguard Lofts Condominium dated the 14th day of July, 1999 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 23rd day of July, 1999 as Document Number 99705153 (hereinafter referred to as the "First Amendment"), certain real estate was submitted to the Act and the Condominium;

WHEREAS, by a Second Amendment to Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for the Vanguard Lofts Condominium dated the 6th day of August, 1999 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 27th day of August, 1999 as Document

Box 333

Number 99822780 (hereinafter referred to as the "Second Amendment"); certain real estate was submitted to the Act and the Condominium;

WHEREAS, by a Third Amendment to Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for the Vanguard Lofts Condominium dated the 3rd day of August, 1999 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 15th day of September, 1999 as Document Number 99873616 (hereinafter referred to as the "Third Amendment"; the Declaration, the First Amendment, the Second Amendment and the Third Amendment shall be collectively referred to as the "Declaration"), certain real estate was submitted to the Act and the Condominium; and

WHEREAS, the Declarant is the legal holder of and wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Property").

NOW, THEREFORE, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. The Additional Property described in Exhibit "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by the horizontal and vertical planes set forth in Exhibit "B", attached hereto and made a part hereof. Exhibit "B" to the Declaration is hereby amended by the addition thereto of Exhibit "B", which is attached hereto.

3. Exhibit "C" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the common elements appurtenant to each Unit described in former Exhibit "C" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

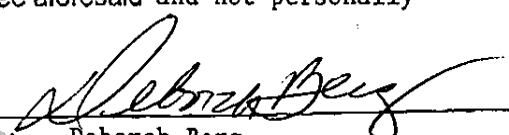
4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, LASALLE BANK NATIONAL ASSOCIATION, formerly known as LASALLE NATIONAL BANK, not personally but solely as Trustee under Trust Agreement dated August 1, 1997 and known as Trust Number 121139, executed this document as of the 19th day of July, 2000.

This instrument is executed by LASALLE BANK National Association, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LASALLE BANK National Association are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LASALLE BANK National Association by reason of any of the terms, provisions, stipulations covenants and/or statements contained in this instrument

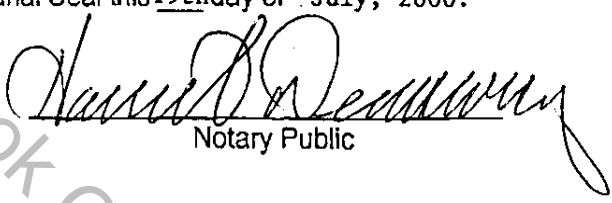
LASALLE BANK NATIONAL ASSOCIATION,
formerly known as LASALLE NATIONAL BANK, as
Trustee aforesaid and not personally

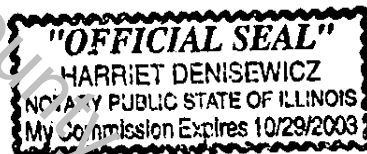
By: 
Name: Deborah Berg
Its: Assistant Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Harriet Denisevicz, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Deborah Berg, Assistant Vice President of LASALLE BANK NATIONAL ASSOCIATION, formerly known as LASALLE NATIONAL BANK, not personally but solely as Trustee under Trust Agreement dated August 1, 1997 and known as Trust Number 121139, 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 Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of July, 2000.


Notary Public



CONSENT OF MORTGAGEE

FIRST BANK AND TRUST COMPANY ("Bank"), holder of a Mortgage and Security Agreement (the "Mortgage") recorded in the office of the Recorder of Deeds of Cook County, Illinois, on November 29, 1999, as Document Number 09113560, hereby consents to the execution and recording of the attached Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Vanguard Lofts Condominium 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 officers on its behalf in Chicago, Illinois, on this 19th day of June, 2000.

FIRST BANK AND TRUST COMPANY

By: 

Name: Michael C. Winter

Title: President / CEO

ATTEST:

By: 

Name: Charlene J. Madura

Title: Vice President

STATE OF ILLINOIS)

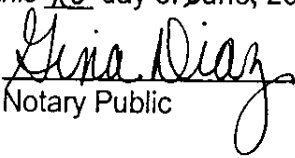
) SS.

COUNTY OF COOK)

I, Gina Diaz, Notary Public in and for said County and State, DO HEREBY CERTIFY that Michael C. Winter and Charlene J. Madura President and Vice President, respectively, of FIRST BANK AND TRUST COMPANY, as such President and Vice President, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 20 day of July, 2000.




Notary Public

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Page 6 of 14

EXHIBIT A

LEGAL DESCRIPTION FOR New Submission of Property and for Creation of Parking Spaces P1 thru P101 and P103 thru 105 and P107

PARCELB:

LOT 25 AND THE WEST 18 FEET OF LOT 24 AND THE WEST 53 FEET OF LOTS 26 AND 27 IN S.L. BROWN'S SUBDIVISION OF THE NORTH HALF OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCELC:

THE WEST 53 FEET OF THAT PART OF THE EAST WEST 12 FOOT PUBLIC ALLEY HERETOFORE VACATED BY ORDINANCE OF THE CITY OF CHICAGO DATED JULY 19, 1989 AND RECORDED OCTOBER 13, 1989 AS DOCUMENT NUMBER 89487414, LYING SOUTH OF THE SOUTH LINE OF LOTS 21 TO 25, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINE OF LOT 26 AND THE EASTWARDLY EXTENSION OF THE NORTH LINE OF LOT 26, LYING WEST OF THE WEST LINE OF LOT 20 AND LYING EAST OF A LINE DRAWN FROM THE

SOUTHWEST CORNER OF LOT 25 TO THE NORTHWEST CORNER OF LOT 26, ALL IN S.L. BROWN'S SUBDIVISION OF THE NORTH HALF OF BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All of 17-17-117-032-0000

PARCEL 1: UNITS 1A, 1B, 1C, 109 THRU 115, 201 THRU 215, 301 THRU 315, 401 THRU 415, 501 THRU 515, 601 THRU 615, 701 THRU 715 AND P1 THRU P27, P35 THRU P101, P103 THRU P105 & P107 IN THE VANGUARD LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99527499, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99527498.

Parts of 17-17-117-014-0000

17-17-117-015-0000

17-17-117-016-0000

17-17-117-017-0000

17-17-117-018-0000

17-17-117-029-0000

All of 17-17-117-032-0000

Exhibit C

Parking Stall Number	% of Ownership
P1	0.075121%
P2	0.075121%
P3	0.075121%
P4	0.075121%
P5	0.075121%
P6	0.075121%
P7	0.075121%
P8	0.075121%
P9	0.075121%
P10	0.075121%
P11	0.075121%
P12	0.075121%
P13	0.075121%
P14	0.075121%
P15	0.075121%
P16	0.075121%
P17	0.075121%
P18	0.075121%
P19	0.075121%
P20	0.075121%
P21	0.075121%
P22	0.075121%
P23	0.075121%
P24	0.075121%
P25	0.075121%
P26	0.075121%
P27	0.075121%
P35	0.058048%
P36	0.058048%
P37	0.058048%
P38	0.058048%
P39	0.058048%
P40	0.058048%
P41	0.102438%
P42	0.102438%
P43	0.102438%
P44	0.102438%
P45	0.102438%
P46	0.102438%
P47	0.102438%
P48	0.102438%
P49	0.102438%
P50	0.102438%
P51	0.102438%
P52	0.102438%
P53	0.102438%

Parking Stall Number	% of Ownership
P54	0.102438%
P55	0.102438%
P56	0.102438%
P57	0.102438%
P58	0.102438%
P59	0.102438%
P60	0.102438%
P61	0.102438%
P62	0.102438%
P63	0.102438%
P64	0.102438%
P65	0.102438%
P66	0.102438%
P67	0.102438%
P68	0.102438%
P69	0.102438%
P70	0.102438%
P71	0.102438%
P72	0.102438%
P73	0.102438%
P74	0.102438%
P75	0.102438%
P76	0.051219%
P77	0.051219%
P78	0.051219%
P79	0.051219%
P80	0.051219%
P81	0.051219%
P82	0.051219%
P83	0.051219%
P84	0.051219%
P85	0.051219%
P86	0.051219%
P87	0.051219%
P88	0.051219%
P89	0.051219%
P90	0.051219%
P91	0.051219%
P92	0.051219%
P93	0.051219%
P94	0.051219%
P95	0.051219%
P96	0.051219%
P97	0.051219%
P98	0.051219%
P99	0.051219%
P100	0.051219%
P101	0.051219%
P103	0.051219%
P104	0.051219%

Parking Stall Number	% of Ownership
P105	0.051219%
P107	0.051219%
	7.498455%
	92.501545%
	100.00000%

Property of Cook County Clerk's Office

Exhibit C

Unit Number	% of ownership
1st FLOOR	
1A	0.956020%
1B	0.614560%
1C	0.887728%
109	0.682852%
110	0.614560%
111	0.614560%
112	0.614560%
113	0.716998%
114	0.887728%
115	0.819436%
2nd FLOOR	
201	1.126750%
202	0.751144%
203	0.887728%
204	0.751144%
205	0.887728%
206	0.751144%
207	0.751144%
208	0.819436%
209	0.716998%
210	0.716998%
211	0.716998%
212	0.716998%
213	0.853512%
214	1.024312%
215	1.065287%
3rd FLOOR	
301	1.160896%
302	0.785290%
303	0.921874%
304	0.785290%
305	0.921874%
306	0.785290%
307	0.785290%
308	0.853582%
309	0.751144%
310	0.751144%
311	0.751144%
312	0.751144%
313	0.853582%
314	1.058458%
315	1.126750%

Exhibit C

Unit Number	% of ownership
4th FLOOR	
401	1.229188%
402	0.819436%
403	0.990166%
404	0.819436%
405	0.990166%
406	0.853582%
407	0.819436%
408	0.887728%
409	0.785290%
410	0.785290%
411	0.785290%
412	0.785290%
413	0.887728%
414	1.092604%
415	1.160896%

5th FLOOR	
501	1.297480%
502	0.853582%
503	1.024312%
504	0.853582%
505	1.024312%
506	0.887728%
507	0.853582%
508	0.887728%
509	0.819436%
510	0.819436%
511	0.819436%
512	0.819436%
513	0.921874%
514	1.160896%
515	1.263334%

6th FLOOR	
601	1.434064%
602	0.921874%
603	1.092604%
604	0.921874%
605	1.092604%
606	0.921874%
607	0.887728%
608	0.956020%
609	0.887728%
610	0.887728%
611	0.887728%
612	0.887728%
613	0.956020%
614	1.229188%
615	1.365772%

Unit Number	% of ownership
----------------	-------------------

7th FLOOR

701	1.502356%
702	0.956020%
703	1.160896%
704	0.956020%
705	1.160896%
706	0.921874%
707	0.956020%
708	1.058458%
709	0.921874%
710	0.956020%
711	0.956020%
712	0.956020%
713	0.956020%
714	1.297480%
715	1.468212%
	92.501545%
	7.498455%
	100.000000%

EXHIBIT ATTACHED