

UNOFFICIAL COPY

Prepared by and after Recording Return to:

Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
444 North Michigan Avenue
Suite 2500
Chicago, Illinois 60611

0010170812

9537/8275 27 001 Page 1 of 17
2001-03-02 14:36:22
Cook County Recorder 53.00



FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF WAREHOUSE 312 LOFTOMINIUM, A CONDOMINIUM

This First Amendment to the Declaration of Condominium of Warehouse 312 Loftominium, a Condominium ("Amendment"), dated this 26th day of January, 2001, is made by LaSalle Bank National Association, not personally, but solely as Trustee under Trust Agreement dated January 24, 2000 and known as Trust Number 1229/4 (herein the "Declarant").

WITNESSETH:

WHEREAS, by that certain Declaration of Condominium of Warehouse 312 Loftominium, a Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on October 2, 2000 as Document No. 00769057, the Declarant submitted certain real estate legally described on Exhibit A attached hereto and incorporated herein to the provisions of the Illinois Condominium Property Act (the "Act");

WHEREAS, the Legal Description attached to the Declaration as Appendix A contained scrivener's errors therein;

WHEREAS, Declarant wishes to correct the scrivener's errors as set forth on Exhibit B attached hereto and made a part hereof.

WHEREAS, Declarant wishes to clarify certain maintenance issues under the Declaration which were unclear due to a scrivener's error;

WHEREAS, Section 11(f) of the Declaration allows the Declarant to make such a modification through this Amendment; and

NOW THEREFORE, the Declarant, hereby amends the Declaration as follows:

BOX 333-CTI

CTI 7612389 DB h 1 all

13
30

UNOFFICIAL COPY

1. Appendix A to the Declaration is deleted in its entirety and replaced with Exhibit B attached to this Amendment and incorporated herein.

2. The property legally described on Exhibit B attached hereto is, and was intended to be, submitted to the Act under the Declaration.

3. The following is added to Article 12 of the Declaration:

"12. Maintenance.

12.(a) Repairs and Replacements. Notwithstanding anything contained in this Declaration to the contrary, each Unit Owner shall furnish and be responsible for, at its own expense, all of the maintenance, repairs and replacements within its own Unit, including, without limitation, all additions, improvements, betterments and alterations, all internal installations of such Unit, such as refrigerators, ranges and other kitchen appliances, lighting fixtures and electrical fixtures, furnaces, air-conditioners, condensers and plumbing (except for windows and window frames appurtenant thereto and all exterior doors appurtenant thereto), and, except as described in Subsection (b) below, any portion of any other utility service facilities located within the Unit; provided, however, that such maintenance, repairs and replacements as may be required for the bringing of water and electricity to the Units shall be furnished by the Association as part of the Common Elements.

12.(b) The Association. Notwithstanding anything contained in this Declaration to the contrary, the Association, at its expense, shall be responsible for the maintenance, repair and replacement of those portions, if any, of each Unit which contribute to the support of the Property, including all windows and window frames and all exterior doors and all balconies, but excluding all interior surfaces of walls, ceilings and floors. In addition, the Association shall maintain, repair and replace all pipes, wires, conduits, flues, shafts and other facilities for the furnishing of utility services which may be located within the Unit boundaries and forming part of any system not exclusively serving such Unit, exclusive of any portions of the foregoing which may be located at or beyond the wall outlets. Unless governed by Section 8(a) of this Declaration, maintenance, repairs and replacements of the Common Elements shall be furnished by the Association acting by and through the Board as part of the Common Expenses, subject to the By-Laws and Rules and Regulations of the Association.

10170812

UNOFFICIAL COPY

12.(c) Enforcement of Provisions. Whenever the Board shall determine, in its discretion, that any maintenance and repair of any Unit (or any Limited Common Elements appurtenant to a Unit which are to be maintained by a Unit Owner) is necessary to protect the Common Elements or any other portion of the Property or the Building, the Board may cause a written notice of the necessity for such maintenance and repair to be served upon such Unit Owner, which notice may be served by delivering a copy thereof to any Occupant of such Unit or by mailing the same by certified or registered mail addressed to the Unit Owner at the Unit. If such Unit Owner fails or refuses to perform any such maintenance or repair within a reasonable time stated in the notice (or any extension thereof approved by the Board), the Board may cause such maintenance and repair to be performed at the expense of such Unit Owner. The Board shall have exclusive authority to take or refrain from taking any action pursuant to this Article. All expenses which, pursuant to this Section, are chargeable to any Unit Owner, may be specifically assessed to such Unit Owner and shall be payable by such Unit Owner as prescribed by the Board."

4. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

5. This Declaration is executed by LaSalle Bank National Association, as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and 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 Trustee as aforesaid, and not personally, has joined in the execution of this Declaration for the sole purpose of subjecting the title holding interest and the trust estate under said Trust No. 122974 to the terms of this Declaration; that any and all obligations, duties, covenants, indemnities and agreements of every nature herein set forth by Trustee as aforesaid, to be kept or performed, are intended to be kept, performed, and discharged by the beneficiaries under said Trust No. 122974 or their successors, and not by Trustee; and further, that no duty shall rest upon Trustee either personally, 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 No. 122974 after the Trustee has been supplied with funds required for the purpose. In the event of conflict between the terms of this section and the remainder of the Declaration, on any questions or apparent liability or obligation resting upon said Trustee, the exculpatory provision hereof shall be controlling.

10170812

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Declarant has caused its name to be signed to these presents on the day and year first written above.

LASALLE BANK NATIONAL ASSOCIATION, as
Trustee under Trust Agreement dated January 24,
2000 and known as Trust Number 122974 and
not personally

By: *Harriet Denisevicz*
Name: Harriet Denisevicz
Its: Trust Officer

10170812

ATTEST:

By: *Nancy A Carlin*
Its: Nancy A Carlin
Assistant Secretary

684796

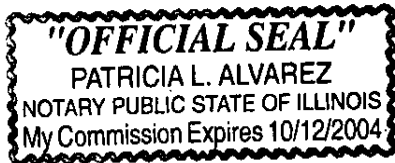
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Harriet / ^{Denise} ~~Denise~~ ^{wicz} as Trust Officer and Nancy A Carlin, as Asst / ^{Secretary} of LaSalle Bank National Association, as Trustee under Trust Agreement dated January 24, 2000, and known as Trust Number 122974, personally known to me to be the same people whose names are subscribed to the foregoing instrument as such Trust Officer and Asst Secretary, 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 bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of February, 2001.



Patricia L. Alvarez
Notary Public

My commission expires _____

10170812

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

LASALLE BANK NATIONAL ASSOCIATION as MORTGAGEE, recorded with the Office of Cook County, Illinois recorder, on FEB 22, 2000 as Document No. 00129410, hereby consents to the execution and recording of the above and foregoing First Amendment to the Declaration of Condominium of Warehouse 312 Loftominium, a Condominium.

IN WITNESS WHEREOF, the said Mortgagee has caused this instrument to be signed on its behalf at Chicago, Illinois, on this 26th day of FEBRUARY, 2001.

LASALLE BANK NATIONAL ASSOCIATION

By:
Its:

Alex P. Blust
VP

Property of Cook County Clerk's Office

10170812

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

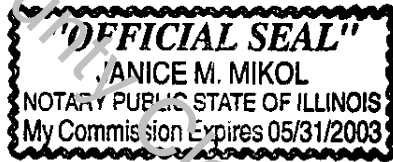
I, JANICE M. MIKOL, a Notary Public in and for the County and State aforesaid, do hereby certify that ALEC P. BLISS, as VP of LABALLE BANK NA, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such V.P., appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said _____ for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of FEBRUARY, 2001.

Janice M. Mikol

Notary Public

My commission expires 5/31/03



10170812

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNDERLYING LEGAL FOR WAREHOUSE 312 LOFTOMINIUM:

LOTS 1, 4, 5, 8, 9, 12, 13, AND 16 IN SUBDIVISION OF BLOCK 11 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING:

PARCEL A1: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 0 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY), 69.69 FEET TO A POINT ON THE WEST LINE OF SAID LOT 9, SAID POINT BEING 120.45 FEET (MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 16.25 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 69.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY), 16.05 FEET TO THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 7.23 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 ABOVE THE CHICAGO CITY DATUM.

PARCEL A2: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 0 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY), 69.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 0 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 8, 8 AND 5 AFORESAID 47.87 FEET TO A POINT, SAID POINT BEING 72.58 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 59.80 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 29.31 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08

10170812

10170812

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

SECONDS WEST, 0.19 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, 18.57 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST, 58.58 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 7.23 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.70 FEET ABOVE THE CHICAGO CITY DATUM.

PARCEL A3: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 0 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY), 69.59 FEET TO A POINT, SAID POINT BEING 120.45 FEET (AS MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 16.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 34.90 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 8.52 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST, 9.98 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, 11.11 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST, 1.03 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 10.83 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST, 13.46 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, 39.29 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY), 10.43 FEET TO A POINT ON SAID LINE, SAID POINT BEING 16.05 (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 27 MINUTES 52 SECONDS EAST, 69.72 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.54 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 FEET ABOVE THE CHICAGO CITY DATUM.

PARCEL A4: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF THE EAST-WEST 10 FOOT PUBLIC ALLEY), 38.99 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 31 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 37.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST, 12.92 FEET TO A POINT, SAID POINT BEING 37.23 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 0 DEGREES 27 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 18.34 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 12.92 FEET TO A POINT, SAID POINT BEING 38.60 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 12 AFORESAID; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, 18.34 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.51 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 16.09 FEET ABOVE THE CHICAGO CITY DATUM.

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

CEL AS: (BASEMENT FLOOR)

T PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE NORTH 0 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF LOTS 16, 13 AND 12 AFORESAID, 53.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST, 31.99 FEET TO A POINT SAID POINT BEING 52.89 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 0 DEGREES 27 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.58 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 18.95 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 52 SECONDS EAST, 7.80 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 13.00 FEET TO A POINT ON THE EAST LINE OF LOT 9 AFORESAID; THENCE SOUTH 0 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF LOTS 9 AND 12 AFORESAID, BEING ALSO THE WEST LINE OF NORTH MAY STREET, 17.38 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.37 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 FEET ABOVE THE CHICAGO CITY DATUM.

CEL AS: (FIRST FLOOR)

T PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 0 DEGREES 18 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 5 FOOT PUBLIC ALLEY), 68.80 FEET TO A POINT, SAID POINT BEING 121.34 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 45.74 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 68.90 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY), 46.54 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.82 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 31.50 FEET ABOVE THE CHICAGO CITY DATUM.

10170812

UNOFFICIAL COPY

EXHIBIT B

LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 AND SUBDIVISION OF BLOCK 11 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING:

PARCEL A1 (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16. THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 69.69 FEET TO A POINT ON THE WEST LINE OF SAID LOT 9, SAID POINT BEING 120.45 FEET (AS MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 27 MINUTES 08 SECONDS EAST 16.25 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 69.72 FEET TO A POINT ON THE SOUTH LINE OF LOT 15 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST WEST 10 FOOT PUBLIC ALLEY) 16.05 FEET TO THE HEREABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 7.27 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A2: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16. THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 13, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 69.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 9, 8 AND 5 AFORESAID, 47.87 FEET TO A POINT, SAID POINT BEING 72.58 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF

10170812

UNOFFICIAL COPY

EXHIBIT B

THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 59.80 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 29.31 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 0.19 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 18.57 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 58.58 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 7.23 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.70 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A3: (BASEMENT FLOOR)

THAT PART OF LOTS 7, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 15, 12, 13 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 69.69 FEET TO A POINT, SAID POINT BEING 120.45 FEET (AS MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 16.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 34.90 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 8.52 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 0.98 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 11.11 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 1.03 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 10.83 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 13.46 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 39.29 FEET TO A POINT ON THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY) 10.43 FEET TO A POINT ON SAID LINE SAID POINT BEING 16.05 (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST 69.72 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

10170812

UNOFFICIAL COPY

EXHIBIT B

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.54 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 17.58 FEET ABOVE THE CHICAGO CITY DATUM. ALL IN COOK COUNTY, ILLINOIS.

PARCEL A4: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16, THENCE NORTH 89 DEGREES 24 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE (BEING ALSO THE NORTH LINE OF AN EAST-WEST 10 FOOT PUBLIC ALLEY) 38.99 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 31 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 37.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 12.92 FEET TO A POINT BEING 37.23 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE 18.34 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 12.92 FEET TO A POINT BEING 38.80 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF LOT 12 AFORESAID; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 18.34 FEET TO THE HEREINAbove DESIGNATED POINT OF BEGINNING.

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 6.51 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.09 FEET ABOVE THE CHICAGO CITY DATUM. ALL IN COOK COUNTY, ILLINOIS.

PARCEL A5: (BASEMENT FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16 THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF LOTS 16, 13 AND 12 AFORESAID 53.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12 SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 31.99 FEET

10170812

UNOFFICIAL COPY

EXHIBIT B

TO A POINT, SAID POINT BEING 32.99 FEET (AS MEASURED PERPENDICULARLY)
NORTH OF THE SOUTH LINE OF LOT 16 AFORESAID; THENCE NORTH 00 DEGREES
27 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE
9.58 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 18.95 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST 7.80 FEET; THENCE
SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, 13.00 FEET TO A POINT ON
THE EAST LINE OF LOT 9 AFORESAID; THENCE SOUTH 00 DEGREES 21 MINUTES 25
SECONDS WEST ALONG THE EAST LINE OF LOTS 9 AND 12 AFORESAID BEING
ALSO THE WEST LINE OF NORTH MAY STREET 17.38 FEET TO THE HEREINABOVE
DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION
6.37 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A
HORIZONTAL PLANE OF ELEVATION 7.92 FEET ABOVE THE CHICAGO CITY
DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL A7: (FIRST FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN
CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

10170812

UNOFFICIAL COPY

EXHIBIT B

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15, THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 16, 12, 12 AND 9 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 68.80 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 9 AND 8 AFORESAID 48.29 FEET TO A POINT, SAID POINT BEING 73.05 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 89 DEGREES 32 MINUTES 00 SECONDS EAST 48.17 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 5.97 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 5.46 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 30.14 FEET; THENCE SOUTHEASTERLY 6.65 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 4.23 FEET AND WHOSE CHORD BEARS SOUTH 44 DEGREES 32 MINUTES 08 SECONDS EAST 5.99 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 1.25 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 7.94 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 59.06 FEET TO THE HEREBY ABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 18.70 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 30.04 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: (FIRST FLOOR)

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

10170812

UNOFFICIAL COPY

EXHIBIT B

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 26 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 32.70 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 19.76 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 1.91 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 9.60 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS EAST 2.19 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 23.95 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 4.04 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 13.47 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 18.26 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS EAST 9.28 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 14.34 FEET TO A POINT ON THE WEST LINE OF LOT 5 AFORESAID SAID POINT BEING 132.59 FEET (AS MEASURED) ALONG THE WEST LINE OF THE AFORESAID LOTS) NORTH OF THE SOUTHWEST CORNER OF LOT 16 AFORESAID; THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 5, 4 AND 1 AFORESAID (BEING ALSO THE EAST LINE OF A NORTH-SOUTH 10.5 FOOT PUBLIC ALLEY) 57.55 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING.

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 16.30 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 30.87 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17 08 108 005-0000

312 North May Street

10170812

UNOFFICIAL COPY

PARCEL 1: UNIT(S) 100, 101, 102, 104, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I/J, 2K, 2L, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 4A/B, 4C, 4D, 4E, 4F, 4G, 4H, 4I/J, 4K, 4L, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I/J, 5K/L, 6A/B, 6C, 6D/E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, S-1, S-2, S-3, S-4, S-5, S-6 AND S-7 IN THE WAREHOUSE 312 LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, 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 00769057, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00730234.

17-08-408-005-0170

312 N. MAY STREET

CHICAGO, ILL

10170812