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EXHIBIT

ATTACHED TO

0010473970

DOCUMENT NUMBER

6-4-01

SEE PLAT BOOK

UNOFFICIAL COPY EXHIBIT ATTACHED

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 1528-32 NORTH PAULINA CONDOMINIUM

Prepared by and mail to:
GREGG FLITCRAFT
707 Skokie Boulevard, Suite 420
Northbrook, Illinois 60062

0010473970

2626/0149 45 001 Page 1 of 16
2001-06-04 11:41:48
Cook County Recorder 99.00

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 1528-32 NORTH PAULINA CONDOMINIUM TO REFLECT THE COMPLETION OF "PROPOSED" UNITS

THIS SECOND AMENDMENT TO THAT DECLARATION OF CONDOMINIUM, first made and entered into by PN GROUP DEVELOPMENT CORPORATION (the "Declarant") which was first recorded as document no. 00042500 and first amended by document no. 00295983 is made this 31st day of May, 2001.

WITNESSETH

WHEREAS, Mid Town Bank & Trust Company of Chicago, as trustee under Trust Agreement dated 11/20/00 and known as Trust No. 2343 (the "Trustee"), holds legal title to that parcel of real estate located in the City of Chicago, County of Cook, and State of Illinois (herein referred to as the "Property") as set forth and legally described on the Plat of Survey attached as Exhibit B to the Declaration of Condominium (other than Units A, B, C, D, E, G and H therein) and incorporated herein by reference together with easements appurtenant thereto and the legal description of which is attached hereto as Exhibit "A";

WHEREAS, the Declarant submitted the Property as herein before defined, to the provisions of the Condominium Property Act of the State of Illinois;

WHEREAS, the Declarant further established for its own benefit and for the mutual benefit of all future owners or occupants of the Property or any part thereof, and intended that all future owners, occupants, mortgagees and any other persons hereinafter acquiring any interest in the Property shall hold said interest subject to certain rights, easements and privileges in, over and upon the Property and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof, hereinafter set forth, all of which were declared to be in furtherance of a plan to promote and protect the cooperative aspect of residence on the Property and were established for the purpose of perfecting value, desirability and attractiveness of the Property;

WHEREAS, Section 2.1(d) of the aforesaid Declaration provides that "the Declarant hereby reserves unto itself and the Developer, the right, from time to time, as

RECORDING FEE 99.00
DATE 6/4/01 COPIES 6
OK BY JIM 16 pgs

CTF 7612361 DB K 1 all

1528-32
N
P
A
M

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Further data becomes available, to amend the Plat so as to set forth the measurements, elevations, locations and other data required by the ACT, with respect to the Building and the Units"; and

WHEREAS, the Developer and Declarant desire to amend the Plat to reflect the completion of Units F, I, J, K, L, M, N, O and P and the final measurements and location thereof.

NOW THEREFORE, PN Group Development Corporation, an Illinois corporation, and Trustee as the title holder of the property, and for the purpose above set forth:

- A. Do hereby declare that the aforesaid Declaration is hereby amended to reflect the completion of Units, F, I, J, K, L, M, N, O and P set forth and legally described on the Amended Plat of Survey which is attached hereto as Exhibit "B" and which is incorporated herein by reference together with easements appurtenant thereto.
- B. Do Hereby amend the Declaration of Condominium recorded as document 00042500 as amended by document no. 00295983 by amending Exhibit B thereto as herein provided.

IN WITNESS WHEREOF, PN GROUP DEVELOPMENT CORPORATION, an Illinois corporation, and Mid Town Bank & Trust Company of Chicago, as trustee under Trust Agreement dated 11/20/00 and known as Trust No. 2343, have caused their names to be signed to these presents this 31 day of May, 2001.

MID TOWN BANK & TRUST
COMPANY OF CHICAGO, not
Individually, but as trustee under the
Trust Agreement dated 11/20/00
And known as Trust No. 2343

By: *Judith Sammito*
Its President
Asst. Trust Officer

Attest:

Burt Hoover
Its Asst. Secretary

PN GROUP DEVELOPMENT
CORPORATION

By: *Patricia K. Navilio*
Patricia K. Navilio, President

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This instrument is executed by Mid Town Bank & Trust Co. of Chicago not personally but solely as trustee, as aforesaid. All the covenants and conditions to be performed hereunder by Mid Town Bank & Trust Co. of Chicago are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Mid Town Bank & Trust Co. of Chicago by reason of any of the covenants, statements, representations or warranties contained in this instrument.

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further data becomes available, to amend the Plat so as to set forth the measurements, elevations, locations and other data required by the Act, with respect to the Building and the Units"; and

WHEREAS, the Developer and Declarant desire to amend the Plat to reflect the completion of Units I, J, O and P and the final measurements and location thereof.
F K, L, M, N

NOW THEREFORE, PN Group Development Corporation, an Illinois corporation, and Trustee as the title holder of the Property, and for the purpose above set forth:

- A. Do hereby declare that the aforesaid Declaration is hereby amended to reflect the completion of Units I, J, O and P set forth and legally described on the Amended Plat of Survey which is attached hereto as Exhibit "B" and which is incorporated herein by reference together with easements appurtenant thereto.
- B. Do hereby amend the Declaration of Condominium recorded as document 00042500 as amended by document no. 00295983 by amending Exhibit B thereto as herein provided.

IN WITNESS WHEREOF, PN GROUP DEVELOPMENT CORPORATION, an Illinois corporation, and Mid Town Bank & Trust Company of Chicago, as trustee under Trust Agreement dated 11/20/00 and known as Trust No. 2343, have caused their names to be signed to these presents this 31 day of May, 2001.

MID TOWN BANK & TRUST
COMPANY OF CHICAGO, not
individually, but as trustee under the
Trust Agreement dated 11/20/00
and known as Trust No. 2343

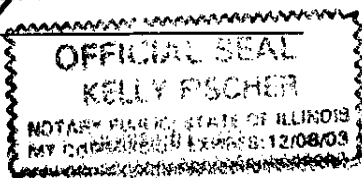
PN GROUP DEVELOPMENT
Corporation

By: *Patricia K. Navilio*
Patricia K. Navilio, President

By: _____
Its _____ President

Attest:

Kelly Fischer
Its _____



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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

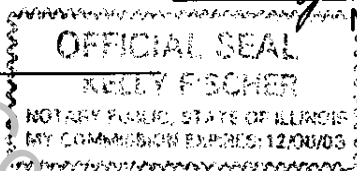
I, Kelly Fischer, a Notary Public in and for the County and State aforesaid, do hereby certify that Patricia K. Navilio, President of PN Group Development Corporation personally known to me to be the same person whose name is subscribed to the foregoing instruments as such President, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her 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 31 day of May, 2001

Kelly Fischer

Notary Public

My Commission Expires: _____



STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

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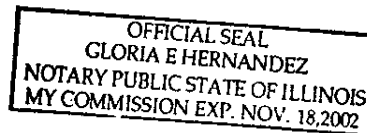
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Judith Sarriniento and Erica Mhoon, Asst. Trust officer President and Asst. Secretary, respectively, of MID TOWN BANK & TRUST COMPANY OF CHICAGO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Trust officer President and Asst. Secretary, appeared before me this day in person and acknowledged that they signed, sealed and delivered the forgoing instrument as their free and voluntary act, and as the free and voluntary act of Mid Town Bank & Trust Company of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of May, 2001

Gloria E Hernandez

Notary Public

My Commission Expires: 11/18/02



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MORTGAGEE CONSENT

Mid Town Bank & Trust Company of Chicago, holder of a note secured by a mortgage on the property dated December 20, 2000, hereby consents to the execution and recording of the above and foregoing Second Amendment to the Declaration of Condominium for the Condominiums of 1528-32 North Paulina Condominium Association.

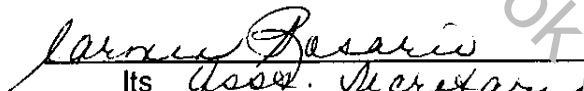
IN WITNESS WHEREOF, the said Mid Town Bank & Trust Company of Chicago, an Illinois corporation, has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 30th day of May, 2001.

MID TOWN BANK & TRUST COMPANY
OF CHICAGO

By: 

Its Senior Vice President

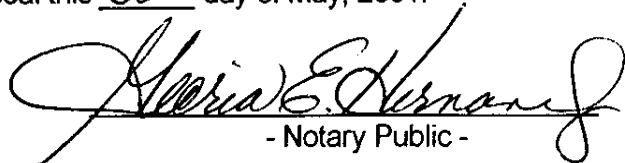
ATTEST:


Its Asst. Secretary

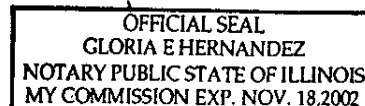
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, GLORIA E. HERNANDEZ, a Notary Public in and for said County and State, do hereby certify that DAVID GRZELKA and CARMEN ROSARIO, Senior Vice President and Assistant Secretary, respectively, of MID TOWN BANK & TRUST COMPANY OF CHICAGO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Assistant Secretary, appeared before me this day in person and acknowledge that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act of Mid Town Bank & Trust Company of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 2001.


- Notary Public -

My Commission expires 11/18/02



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MORTGAGEE CONSENT

Mid Town Development Corporation holder of a note secured by a mortgage on the property dated December 20, 2000, hereby consents to the execution and recording of the above and foregoing Second Amendment to the Declaration of Condominium for the Condominiums of 1528-32 North Paulina Condominium Association.

IN WITNESS WHEREOF, the said Mid Town Development Corporation, an Illinois corporation, has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 30th day of May, 2001.

Mid-Town Development Corporation

By: [Signature]
Its President President

ATTEST:

[Signature]
Its Asst. Secretary

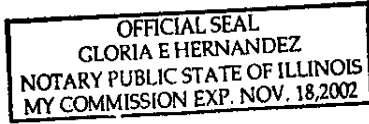
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, GLORIA E. HERNANDEZ, a Notary Public in and for said County and State, do hereby certify that DAVID CEZARIA and CARMEN ROSALIO, President and Assistant Secretary, respectively, of MIDTOWN DEVELOPMENT CORPORATION, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Assistant Secretary appeared before me this day in person and acknowledge that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act of Mid Town Development Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 2001.

[Signature]
- Notary Public -

My Commission expires 11/18/02.



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CERTIFICATE OF DEVELOPER

PN GROUP DEVELOPMENT CORPORATION, by Patricia Navilio, President, hereby certifies that Mid Town Bank & Trust Company of Chicago, as Trustee under Trust Agreement dated 11/20/00 and known as Trust No. 2343, has fee title ownership to the real estate which is the subject of the foregoing Amendment. The affiant further states that prior to the execution by it or its agent of any agreement for the sale of any condominium unit, it gave to the proposed purchaser a copy of the Declaration of Condominium, Property Report and Survey which disclosed that the Developer intended to complete Unit I therein and retained the right to amend the plat of survey accordingly.

Dated: May 31, 2001

PN GROUP DEVELOPMENT CORPORATION

By: *Patricia Navilio*
Patricia Navilio, Its President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

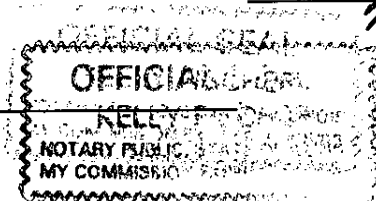
I, *Kelly Fischer*, a Notary Public in and for said County and State, do hereby certify that PATRICIA NAVILIO, personally known to me to be the same person whose name is subscribed to the foregoing Certificate of Developer as such President, appeared before me this day in person and acknowledged that she did sign said Certificate freely and voluntarily, and as the free and voluntary act of PN Group Development Corporation for the uses and purposes therein stated.

Given under my hand and official seal this 31 day of May, 2001.

Kelly Fischer

- Notary Public -

My Commission expires _____



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EXHIBIT A

Lots 7, 8 and 9 in Block 2 in McReynold's Subdivision of part of the East ½ of the Northeast ¼ of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois **

Permanent Real Estate Index Number: 17-06-203-036-0000

Address: 1528-32 North Paulina, Chicago, Illinois 60622

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EXHIBIT B

DECLARATION OF CONDOMINIUM AND BY-LAWS

1528-32 NORTH PAULINA CONDOMINIUM

PLAT of SURVEY and UNIT PERCENTAGES

<u>Unit</u>	<u>Percentage of Ownership Interest in the Common Elements</u>
A	12.2835%
B	3.9482%
C	2.4128%
D	9.1468%
E	5.2643%
F	12.2835%
G	3.5095%
H	3.0708%
I	8.9186%
J	6.2162%
K	6.0140%
L	1.7780%
M	3.5095%
N	3.5095%
O	8.2418%
P	6.8930%

100%

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UNITS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P IN THE 1528-32 N. PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7, 8 AND 9 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, 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 00042500 AN AS AMENDED FROM TIME TO TIME TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

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EXHIBIT ATTACHED

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