FIRST SPECIAL AMEND MENT TO DESTARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR

1035 NORTH HERMITAGE CONDOMINIUM ASSOCIATION

THIS FIRST SPECIAL AMENDMENT amends that certain Declaration of Condominium Ownership for 1035 North Hermitage Condominium Association dated July 13, 1999 and recorded with the Cook County Recorder's Office as Document No. 99669025 (herein referred to as the "Declaration") and is executed as of this 16th day of July, 2001 by the 1035 North Hermitage Condominium Association.

WITNESSETH:

WHEREAS, the real estate described in Exhibit A of the Declaration, as follows:

Lot 20 in Block 11 (except the East 25 feet of the South 100 feet) in Johnston Submicion East Half of the Southeast 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-00-415-044-4001; 17-06-418-044-4002; and 17-06-418-044-4003

which is located at 1035 North Hermitage Avenue, Chicago, Illinois 60622 (hereinafter referred to as the "Submitted Parcel"), has heretofore been submitted to the provisions of the Condominium Property Act of the State of Illinois, as amended (the "Act"), pursuant to the Declaration; and

WHEREAS, pursuant to the Act and pursuant to Article XIX, ¶7(ii) of the Declaration, the Declarant shall have the right from at any time and from time to time to record a Special Amendment to correct clerical or typographical errors in the Declaration with espect to any affect said error may have on the Submitted Parcel and/or the three (3) Unit building erected there on (the "Building"); and

WHEREAS, the Declarant, pursuant to Article XIV, ¶7(ii) of the Declaration, desires to correct a clerical error in Exhibit C of the Declaration with respect to the "Unit Owners' Percentage of Ownership in Common Elements and Garage Space" to more accurately reflect each Unit Owner's respective ownership share of the Building,; and

WHEREAS, under Article XIX, ¶7 of the Declaration, an irrevocable power-of-attorney, coupled with an interest on behalf of each Unit Owner, is granted to the Declarant acting by and through its duly authorized officers to correct the "Unit Owners' Percentage of Ownership in Common Elements and Garage Space" appurtenant to each condominium Unit to the percentage as set forth and shown on the copy of the Amended Exhibit C to the Declaration which is attached hereto and incorporated herein.

NOW, THEREFORE, Declarant, for the purposes above set forth, declares that the Declaration is specially amended as follows:

Exhibit "C" of the Declaration, "Unit Owners' Percentage of Ownership is Elements and Garage Space," is deleted and the Amended Exhibit "C" attach substituted therefore. 2. All of the Unit Owners, by the Declarant, hereby consent to this First Spacial.	in Common ed hereto is
2. All of the Unit Owners, by the Declarant, hereby consent to this First Special	A .

All of the Unit Owners, by the Declarant, hereby consent to this First Special Amendment pursuant to the power set forth in Article XIX, ¶7, of the Declaration.

All terms, conditions and provision of the Declaration, as amended by this First Special Amendment, are hereby ratified and confirmed and shall continue to apply with full force and effect. In the event of any inconsistency between this First Special Amendment and the Declaration, this First Special Amendment shall control. All capitalized terms used but not otherwise defined herein shall have the same meaning as set forth in the Declaration.

DATE 7-240/ COPIES G

IN WITNESS WHEREOF, 1035 NORTH HERMITAGE CONDOMINIUM ASSOCIATION, as aforesaid, has caused its Corporation Seal to be affixed hereunto and has caused its name to be signed to these present by its President and attested by its Secretary as of the day first above written.

1035 NORTH HERMITAGE CONDOMINIUM ASSOCIATION

COOK COUNTY CLOPK'S OFFICE

By: / Mrs. President

ATTEST:

By: Yu S

F:\MJC\MJC\DOCUMENT\CONDODEC.701

0010660112 Page 3 of **UNOFFICIAL C**

ACKNOWLEDGMENT

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 Jeffrey H. Fletcher, President of 1035 NORTH HERMITAGE CONDOMINIUM ASSOCIATION, and Maria L. Poulos, Secretary of said association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own nee and voluntary acts, and as the free and voluntary act of said trust company for the uses and purposes therein set forth; and the said Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said association, did affix the said corporate seal of said association to said instrument as her own free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth

Given under my hand and official seal, this 16th day of July, 2001.

My Commission Expires:

OFFICIAL SEAL **RENA GIANARES** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7-24-2004

Notary Public Signature:

THIS INSTRUMENT WAS PREPARED BY, AND AFTER RECORDING, SHOULD BE RETURNED TO: Si.

Michael J. Coleman, Esq. RIORDAN, FULKERSON, SMITH & COLEMAN 100 North LaSalle Street Twenty Third Floor Chicago, Illinois 60602 312.346.6476

UNOFFICIAL COPY

AMÉNDED EXHIBÎT C

Unit Owners' Percentage of Ownership Interest in Common Elements and Garage Space

Unit Percentages of Interest Garage Space (corresponds with number on survey) As Completed: No. 1 42.00% Garage #1 No. 2 21.00% Garage #2 No. 3 Garage #3 Colling Clorks Office

Total unit area 4,727.439

Total common elements 354.818