

UNOFFICIAL COPY



0010830736

EXHIBIT

ATTACHED TO

0010830736

DOCUMENT NUMBER

9-7-01

SEE PLAT BOOK

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2870880100

10-7-9

0010830736

7483/0129 18 001 Page 1 of 12
2001-09-07 11:04:40
Cook County Recorder 83.00

EXHIBIT ATTACHED

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

This First Amendment to Declaration of Condominium is hereby made by New Haven Homes of Illinois, LLC (Haven).

WITNESSETH

WHEREAS, a Declaration of Condominium for the property commonly known as 1700-02 W. Belmont, Chicago, IL establishing the Gateway Terraces Condominium was dated 05/14/01 and recorded in the Cook County Recorder of Deeds as document number 0010416630; and,

WHEREAS, since many units and limited common elements had not been completed, Haven, pursuant to Article II, paragraph 6, reserved the right to amend said Declaration when these units and limited common elements are completed.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Pursuant to Article II, paragraph 6 of the Declaration of Condominium for the Gateway Terraces Condominium, Haven hereby attaches as Exhibit A to this Amendment new survey pages 1 through 7 showing the units, certain parking spaces and storage spaces completed. There are still certain units, parking and storage limited common elements not completed. The Developer reserves the right to record an Amendment when these units, storage and parking limited common elements are completed.
2. Article III, paragraph 7 is amended to provide that the storage limited common elements are hereby assigned to the Unit with the corresponding number thereon, i.e. S-3202-2 is hereby assigned to Unit 3202-2.
3. Article XVI, paragraph 1(B) is amended to read as follows: Units 1700C and 1702C are limited to Commercial uses only. The uses allowed are all uses allowed by the City of Chicago in a B4-2 Zoning District as of the date of recording of this Declaration, excepting therefrom the following uses, unless approved by 75% of the Residential Unit Owners: i) liquor sales, (ii) cooking and preparation of food, (iii) currency exchanges, (iv) exterminating shops. Notwithstanding the foregoing and without approval of the residential unit owners, the following use is hereby permitted in either of the Commercial Units: A coffee shop, including, at the discretion of the Unit Owner of such Commercial Unit, the retail sale of a) fresh, whole and ground coffee beans, b) coffee by the cup, c) espresso-based drinks, d) pre-

CT 7948 603 / all N
DB

RECORDED FEB 83.00
9/7/01 6
CR 2M 12 pgs

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

packaged coffee beans, e) teas and spices, f) coffee and tea related equipment and supplies, g) books, magazines and newspapers, h) baked goods, i) assorted salads, sandwiches and gourmet food items, and j) seasonal promotional and branded merchandise. In no event shall ovens be allowed for use in either of the Units. In addition, the owner of the Units can have business signs in the window, but no exterior sign, awnings, or attachments without approval of the Developer or the Board of Managers.

4. In all other respects the Declaration as originally recorded shall remain in full force and effect.

IN WITNESS WHEREOF New Haven Homes of Illinois, LLC hereby executes this Amendment on this 17 day of September, 2001.

New Haven Homes of Illinois, LLC

By: *Heidi Esser*
Member

This Instrument Prepared by and Mail to: Stephen Richek
20 N. Clark St., Suite 2450
Chicago, IL 60602

Address of Property: 1700-02 W. Belmont, Unit 3204-2 & PI-2
Chicago, IL

PIN: 14-19-434-039-0000
14-19-434-040-0000

Subscribed and Sworn to before me
this _____ day of September, 2001.

Notary Public

10830736

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

The undersigned, a notary public, hereby certifies that personally appeared before me Keith Esses, a member of New Haven Homes of Illinois, LLC, who personally executed this First Amendment to Declaration of Condominium.

Given under my hand and seal this 6 day of September, 2001.



Notary Public



Property of Cook County Clerk's Office

10530736

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

TO

GATEWAY TERRACES CONDOMINIUM DECLARATION

PERCENTAGE INTEREST IN COMMON ELEMENTS

1700-C	-	5%
1702-C	-	4%
3202-2	-	14%
3202-3	-	15%
3202-4	-	16%
3204-2	-	13.5%
3204-3	-	14.5%
3204-4	-	15.5%
PI-1	-	.5%
PI-2	-	.5%
PI-3	-	.5%
PO-1	-	.25%
PO-2	-	.25%
PO-3	-	.25%
PO-4	-	.25%
TOTAL		100.000%

Property of Cook County Clerk's Office

10830736

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

UNITS 1702-C, 1700-C, 3202-2, 3202-3, 3202-4, 3204-2, 3204-3, 3204-4, PI-1 3204-2, PI-2, PI-3 IN GATEWAY TERRACES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 9 IN GROSS NORTH ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT 0010416630; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3204-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010416630

Property of Cook County Clerk's Office

EXHIBIT ATTACHED

10830736

UNOFFICIAL COPY

Property of Cook County Clerk's Office