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0020066381

# EXHIBIT

ATTACHED TO

0020066381

DOCUMENT NUMBER

1-16-2002

SEE PLAT BOOK

Box 15

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Property of Cook County Clerk's Office

8

12

Box

**EXHIBIT ATTACHED**

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1/85/0076 30 001 Page 1 of 9  
2002-01-16 14:08:13  
Cook County Recorder 71.00

**PREPARED BY AND WHEN RECORDED MAIL TO:**

Christyl Marsh  
Cohen, Salk & Huvard, P.C.  
630 Dundee Road, Suite 120  
Northbrook, Illinois 60062

Pins: 11-19-105-030  
11-19-105-033

Property Address:  
1210-1236 Chicago Avenue,  
Evanston, IL

RETURN TO: Box 15  
TICOR TITLE INSURANCE  
203 N. LaSalle, STE. 1390  
CHICAGO, IL 60601  
RE: 47592

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
1210-1236 CHICAGO AVENUE CONDOMINIUM ASSOCIATION**

This First Amendment ("First Amendment") to the Declaration of Condominium Ownership for 1210-1236 Chicago Avenue Condominium Association is made by TR Chicago Avenue Partners, L.P., an Illinois limited partnership, not individually, but as Declarant (the "Declarant"). Capitalized terms used, but not defined in this First Amendment shall have the same meanings as in the Declaration.

WITNESSETH:

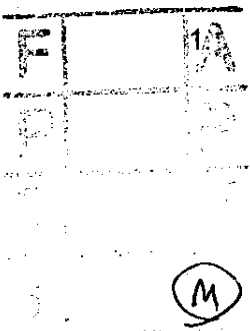
WHEREAS, Declarant executed and caused the Declaration of Condominium Ownership for 1210-1236 Chicago Avenue Condominium Association dated December 14, 2001, and recorded in the Cook County Recorder's Office on December 28, 2001, as Document No. 0011237861 (the "Declaration"), submitting the property legally described on **Exhibit A** hereto to the provisions of the Illinois Condominium Act; and

WHEREAS, Declarant has reserved the right and power to Record a Special Amendment to the Declaration at any time and from time to time which amends the Declaration to correct errors in the Declaration or any Exhibit thereto, pursuant to Section 8.1 of the Declaration; and

WHEREAS, storage areas S-83, S-84 and S-85 were erroneously not depicted on the Plat of Condominium Survey, attached to the Declaration as **Exhibit C**; and

WHEREAS, Declarant desires to accurately reflect the existence of Storage Spaces S-83, S-84 and S-85; and

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



Page 7 of 7 of Plat of Condominium Survey, attached to the Declaration as **Exhibit C**, is hereby removed and replaced with the revised page 7 of 7 attached hereto as **Exhibit B**, in order to reflect that storage areas S-83, S-84 and S-85 exist in the basement level of the Building.

RECORDING FEE 71.00  
DATE 1/14/02 COPIES 6  
OK BY JM

- 2. Except as modified by the terms of this First Amendment, the Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment this 10<sup>th</sup> day of January, 2002.

DECLARANT:

TR CHICAGO AVENUE PARTNERS, L.P., an Illinois limited partnership

By: TR Chicago Avenue, Inc., an Illinois corporation, its general partner

By: [Signature]  
Thomas A. Roszak, President

Attest: [Signature]  
Thomas A. Roszak, Secretary

**Consent of Holder of First Mortgage Len**

Oxford Bank & Trust, with a mailing address of 1100 West Lake Street, Addison, Illinois 60101, is the holder of a certain Mortgage and Security Agreement made July 17, 2000 by TR Chicago Avenue Partners, L.P., the "Developer" named in the foregoing Declaration of Condominium Ownership for 1210-1236 Chicago Avenue Condominium Association. The Mortgage and Security Agreement was recorded in the Office of the Cook County Recorder of Deeds on August 3, 2000 as Document 00589859.

Oxford Bank & Trust hereby consents to the recording of this First Amendment to the Declaration of Condominium Ownership for 1210-1236 Chicago Avenue Condominium Association in the Office of the Cook County Recorder.

**Oxford Bank & Trust**

By: [Signature]  
Its: SVP

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STATE OF ILLINOIS )  
                              )  
                              )           SS  
COUNTY OF COOK    )

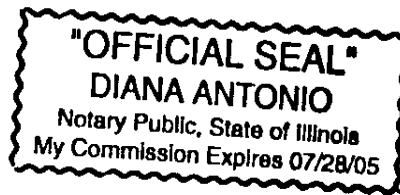
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that THOMAS A. ROSZAK, President and Secretary of TR Chicago Avenue, Inc, the General Partner of TR Chicago Avenue Partners, L.P., an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and Secretary appeared before me this day and subscribed his name to the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein stated.

Given under my hand and notarial seal this 10<sup>th</sup> day of January, 2002.

*Diana Antonio*

Notary Public

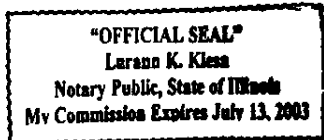
My Commission Expires: 7/28/05



STATE OF ILLINOIS )  
                              )  
                              )           SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Frank H. Lakofke, of OXFORD BANK & TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Sr. Vice Pres., appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said banking association, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14<sup>th</sup> day of January, 2002.



*Larann K. Kless*

Notary Public

My Commission Expires: \_\_\_\_\_

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## CERTIFICATE

The undersigned, as president of the 1210-1236 Chicago Avenue Condominium Association, hereby certifies that a copy of the foregoing First Amendment was delivered to the Board of Directors of the 1210-1236 Chicago Avenue Condominium Association.



\_\_\_\_\_  
Thomas A. Roszak, President

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**EXHIBIT "A"**  
**TO THE FIRST AMENDMENT TO**  
**DECLARATION OF CONDOMINIUM OWNERSHIP FOR**  
**1210-1236 CHICAGO AVENUE CONDOMINIUM ASSOCIATION**

Lot 1 in G. M. Limited Partnership-Consolidation in the Northwest Quarter of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois, according to the plat thereof recorded November 22, 1996 as document no. 96,891,657 and confirmation and ratification of Consolidation Plat recorded July 31, 2000 as document no. 00577569, together with Lots 1, 2 and 3 in F. B. Brewer's Subdivision of the South 137 feet (except the Railroad) of the North 312 feet of Block 1 of Snyders Addition to Evanston a Subdivision of the North Half of the Northwest Quarter East of the railroad and West of Chicago Avenue in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, said part of said tract described as follows: commencing at the Northeast corner of said tract; Thence South 00° 18' 00" East along the East line thereof 84.41 feet to the point of beginning; Thence South 87° 25' 39" West 79.49 feet; Thence South 02° 32' 17" East 136.44 feet; Thence North 87° 19' 16" East 77.42 feet to the East line of said tract; Thence North 01° 30' 00" West along said East line 84.0 feet to a bend therein; Thence North 02° 00' 48" West along said East line 50.03 feet to a bend therein; Thence North 00° 18' 00" West along said East line 2.28 feet to the point of beginning, in Cook County, Illinois.

ALSO

That part of the following land, property & space lying above a horizontal plane of 594.70 feet USGS and lying below a horizontal plane of 602.41 feet USGS, falling within the following described tract:

Lot 1 in G. M. Limited Partnership-Consolidation in the Northwest Quarter of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois, according to the plat thereof recorded November 22, 1996 as document no. 96,891,657 and confirmation and ratification of Consolidation Plat recorded July 31, 2000 as document no. 00577569, together with Lots 1, 2 and 3 in F. B. Brewer's Subdivision of the South 137 feet (except the Railroad) of the North 312 feet of Block 1 of Snyders Addition to Evanston a Subdivision of the North Half of the Northwest Quarter East of the railroad and West of Chicago Avenue in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, said part of said tract falling within the boundaries projected vertically and described as follows: commencing at the Northeast corner of said tract; Thence South 00° 18' 00" East along the East line thereof 84.41 feet; Thence South 87° 25' 39" West 79.49 feet to the point of beginning; Thence South 02° 32' 17" East 136.44 feet; Thence South 87° 19' 16" West 8.73 feet; Thence North 02° 34' 16" West 136.45 feet; Thence North 87° 25' 39" East 8.81 feet to the point of beginning, in Cook County, Illinois.

ALSO

That part of the following land, property and space lying above a horizontal plane of 593.85 feet USGS and lying below a horizontal plane of 601.04 feet USGS, falling within the following described tract:

Lot 1 in G. M. Limited Partnership-Consolidation in the Northwest Quarter of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in the City of Evanston, Cook County, Illinois, according to the plat thereof recorded November 22, 1996 as document no. 96,891,657 and confirmation and ratification of Consolidation Plat recorded July 31, 2000 as document no.

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00577569, together with Lots 1, 2 and 3 in F. B. Brewer's Subdivision of the South 137 feet (except the Railroad) of the North 312 feet of Block 1 of Snyders Addition to Evanston a Subdivision of the North Half of the Northwest Quarter East of the railroad and West of Chicago Avenue in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, said part of said tract falling within the boundaries projected vertically and described as follows: commencing at the Northeast corner of said tract; Thence South  $00^{\circ} 18' 00''$  East along the East line thereof 84.41 feet; Thence South  $87^{\circ} 25' 39''$  West 79.49 feet; Thence South  $02^{\circ} 32' 17''$  East 136.44 feet; Thence North  $87^{\circ} 19' 16''$  East 32.20 feet to the point of beginning; Thence continue North  $87^{\circ} 19' 16''$  East 45.22 feet to the East line of said tract; Thence South  $02^{\circ} 51' 00''$  East along said East line 13.89 feet; Thence South  $87^{\circ} 19' 16''$  West 45.12 feet; Thence North  $N03^{\circ} 14' 48'' W$  West 13.89 feet to the point of beginning, in Cook County, Illinois.

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**EXHIBIT "B"  
TO THE FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
1210-1236 CHICAGO AVENUE CONDOMINIUM ASSOCIATION**

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UNIT NUMBER A101, A102, A103, A201, A202, A203A, A203B, A204, A205, A206, A301, A302, A303A, A303B, A304, A305, A306, A401, A402, A403, A404A, AND A405 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19. TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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