

UNOFFICIAL COPY



EXHIBIT

ATTACHED TO

0020789189

DOCUMENT NUMBER

7-18-02

SEE PLAT BOOK

Prepared by and when recorded
return to:

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg
Two N. LaSalle Street
Chicago, IL 60602

EXHIBIT ATTACHED

02020157/HM/NNWT

RECORDER'S STAMP

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
THE UNIVERSITY VILLAGE LOFTS

RECORDING FEE 99
DATE 7-18-02 COPIES 10
OK BY [Signature]

99 A
B
C
D
E
V
[Handwritten marks]

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE
UNIVERSITY VILLAGE LOFTS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS (this "Amendment") is made and entered into as of the 17th day of July, 2002 by SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois limited liability company (hereinafter referred to as the "Declarant").

RECITALS:

WHEREAS, pursuant to the terms of that certain Declaration of Condominium for the University Village Lofts dated as of June 20, 2002, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on June 21, 2002, as Document No. 0020697460 (hereinafter referred to as the "Declaration"), Declarant subjected portions of property more particularly described therein and located at 1524 S. Sangamon Street, Chicago, Illinois to the provisions of the Condominium Property Act of the State of Illinois (765 ILCS 605/1 *et seq.*) (the "Act"). Capitalized terms not expressly defined herein shall have the meaning ascribed to such terms in the Declaration.

WHEREAS, pursuant to Article XII of the Declaration, Declarant expressly reserved the right to annex and add to the Condominium Property one or more Additional Parcels as an "add-on condominium" pursuant to Section 25 of the Act; and

WHEREAS, Declarant now elects to subject the Additional Parcel legally described on Schedule 1 attached hereto (the "First Additional Parcel") to the terms of the Declaration by recording this Plat Amendment and Declaration Amendment in accordance with the terms of Article XII of the Declaration and the provisions of the Act.

WHEREAS, Declarant further elects to amend the Declaration to correct certain scrivener's errors therein.

NOW THEREFORE, the Declarant, as the legal title holder of the First Additional Parcel, and for the purposes above set forth, hereby declares that the Declaration is hereby amended as follows:

1. Section 12.2 of the Declaration is hereby amended as follows:

A. The phrase "Exhibit A" contained in the first sentence thereof shall be deleted and the phrase "Exhibit A-2" shall be substituted in lieu thereof.

B. The phrase "Exhibit F" contained in the second sentence thereof shall be deleted and the phrase "Exhibit G" shall be substituted in lieu thereof.

2. The First Additional Parcel is hereby added to the Condominium Property and is hereby submitted to the provisions of the Act and shall be deemed to be governed by the terms

and provisions of the Declaration. This Amendment shall constitute a Declaration Amendment under the terms of the Declaration.

3. All references in the Declaration to the Condominium Property are hereby amended to include the First Additional Parcel. The legal description of the Initial Phase I Parcel set forth in Exhibit A-2 of the Declaration shall be amended by adding thereto the legal description of the First Additional Parcel as set forth on Schedule 1 attached hereto and by this reference made a part hereof.

4. The Plat attached to the Declaration as Exhibit G is hereby amended by adding thereto the plat of survey of the First Additional Parcel which is attached hereto as Schedule 5 (the "First Additional Parcel Plat"). All references in the Declaration to the Plat shall be deemed to refer to the Plat as supplemented by the First Additional Parcel Plat. The addition of the First Additional Parcel Plat to the Plat as set forth hereunder shall be deemed to be a Plat Amendment under the terms of the Declaration.

5. All references in the Declaration to the Common Elements shall be deemed to refer to the Existing Common Elements as of the date of this Amendment and the Added Common Elements as depicted in the First Additional Parcel Plat.

6. All references in the Declaration to the Units shall be deemed to refer to the Existing Units as of the date of this Amendment and the Added Units as depicted in the First Additional Parcel Plat.

7. All references in the Declaration to the Undivided Interests shall be deemed to refer to the Undivided Interests set forth in Schedule 2 attached hereto and by this reference made a part hereof. Exhibit D to the Declaration is hereby deleted in its entirety and Schedule 2 is hereby substituted in lieu thereof.

8. In order to reflect the assignment of Declarant Parking Spaces to the Added Units depicted on the First Additional Parcel Plat, Exhibit E-1 to the Declaration is hereby deleted in its entirety and Schedule 3 is hereby substituted in lieu thereof.

9. In order to reflect the assignment of Storage Spaces to the Added Units depicted on the First Additional Parcel Plat, Exhibit E-2 to the Declaration is hereby deleted in its entirety and Schedule 4 is hereby substituted in lieu thereof.

10. All references in the Declaration to the Declaration shall mean the Declaration as amended hereby. All references in the Declaration to the Condominium Instruments shall hereby be deemed to include this Amendment. Except as otherwise expressly amended by this Amendment, the Declaration shall remain in full force and effect.

UNOFFICIAL COPY

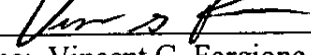
20789189

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed as of the date first above written.

SOUTH CAMPUS DEVELOPMENT TEAM,
L.L.C., an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability
company, a Member

By: New Frontier Developments Co., an
Illinois corporation, its sole manager

By: 
Name: Vincent G. Forgione
Title: Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

20789189

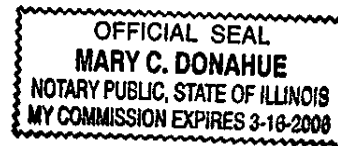
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary C. Donahue, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, 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 limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of July, 2002.

Mary C. Donahue
Notary Public

My Commission Expires: 3-16-06



UNOFFICIAL COPY

20789189

CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of a certain Construction Loan Mortgage and Security Agreement dated as of June 1, 2001 and recorded June 28, 2001 as Document No. 0010571143 ("Mortgage") encumbering the property legally described on Exhibit A-1 of the Declaration, hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium for University Village Lofts; provided, however, that notwithstanding anything contained in the said Amendment, such consent by LaSalle is on the following conditions (capitalized terms used below having the same meanings as in the said Amendment): (1) The lien of the said Mortgage shall encumber the Added Units and Added Common Elements created under the said Amendment, (2) this consent of LaSalle is in its capacity as holder of the said Mortgage only and not in its capacity as holder of any mortgage on any other real estate owned by the Declarant, and (3) the conditions set forth in the Consent of Mortgagee contained in the Declaration shall continue to apply.

IN WITNESS WHEREOF, LaSalle Bank National Association has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois on this 17th day of July, 2002.

LASALLE BANK NATIONAL
ASSOCIATION

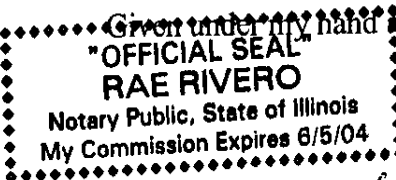
By: _____

Its: F.V.P.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, RAE RIVERO, a Notary Public in and for Cook County and State aforesaid, do hereby certify that F. CLARKE CRONIN, the FIRST VICE PRESIDENT, of LaSalle Bank National Association, 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 bank.

Given under my hand and Notarial Seal this 17th day of July, 2002.



Rae Rivero
Notary Public

My Commission Expires: 6/05/04

UNOFFICIAL COPY

SCHEDULE 1

20789189

Legal Description of First Additional Parcel

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66.00 FOOT RIGHT-OF-WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO & NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 WEST ALONG SAID EAST LINE 152.79 FEET TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.32 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54.00 FEET, AND WHOSE CORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, THE LOWER (BOTTOM PLANE) VERTICAL LIMIT OF THE ABOVE DESCRIBED PARCEL SHALL BE (BASED ON CHICAGO CITY DATUM (CCD) BENCHMARK #504 ELEVATION 14.29 FEET) AN ELEVATION OF 52.70 FEET CCD, AND THE HIGHEST (UPPER PLANE) ELEVATION OF 63.50 FEET CCD, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 39,621 SQUARE FEET, OR 0.910 ACRES MORE OR LESS.

TAX PARCEL NOS: 17-20-228-009-8001; 17-20-500-011-0000; 17-20-500-012-0000

COMMON ADDRESS: 1524 S. SANGAMON, CHICAGO, ILLINOIS

UNOFFICIAL COPY

SCHEDULE 2

20789189

Percentage of Owners' Undivided Interests in Common Elements

| <u>Unit No.</u> | <u>Ownership Interest</u> |
|-----------------|---------------------------|
| 301-S | 3.2092% |
| 302-S | 3.2092% |
| 303-S | 3.2092% |
| 304-S | 2.7823% |
| 305-S | 3.0767% |
| 306-S | 3.1797% |
| 307-S | 3.1797% |
| 308-S | 3.1945% |
| 309-S | 3.1797% |
| 310-S | 2.6203% |
| 311-S | 2.2376% |
| 312-S | 3.1503% |
| 313-S | 3.0767% |
| 314-S | 2.1051% |
| 315-S | 2.2670% |
| 316-S | 2.6498% |
| 317-S | 3.0767% |
| 401-S | 3.3122% |
| 402-S | 3.2828% |
| 403-S | 3.2828% |
| 404-S | 2.8264% |
| 405-S | 3.1503% |
| 406-S | 3.2828% |
| 407-S | 3.2828% |
| 408-S | 3.3122% |
| 409-S | 3.2533% |
| 410-S | 2.6792% |
| 411-S | 2.3112% |
| 412-S | 3.0620% |
| 413-S | 3.1503% |
| 414-S | 2.1934% |
| 415-S | 2.3406% |
| 416-S | 2.7234% |
| 417-S | <u>3.1503%</u> |
| | 100.0000% |

UNOFFICIAL COPY

SCHEDULE 3

20789189

Assignment of Parking Spaces

| <u>Parking Space</u> | <u>Unit Number</u> |
|----------------------|-------------------------|
| A1-S | 317-S |
| A2-S | Declarant Parking Space |
| A3-S | Declarant Parking Space |
| A4-S | 416-S |
| A5-S | 410-S |
| A6-S | Declarant Parking Space |
| A7-S | Declarant Parking Space |
| A8-S | 305-S |
| A9-S | Declarant Parking Space |
| A10-S | Declarant Parking Space |
| A11-S | Declarant Parking Space |
| A12-S | Declarant Parking Space |
| A13-S | 407-S |
| A14-S | Declarant Parking Space |
| A15-S | Declarant Parking Space |
| A16-S | Declarant Parking Space |
| A17-S | Declarant Parking Space |
| A18-S | Declarant Parking Space |
| A19-S | Declarant Parking Space |
| A20-S | Declarant Parking Space |
| A21-S | Declarant Parking Space |
| A22-S | Declarant Parking Space |
| A23-S | Declarant Parking Space |
| A24-S | Declarant Parking Space |
| A25-S | Declarant Parking Space |
| A26-S | 401-S |
| A27-S | 408-S |
| A28-S | 301-S |
| A29-S | 311-S |
| B1-S | Declarant Parking Space |
| B2-S | Declarant Parking Space |
| B3-S | 304-S |
| B4-S | Declarant Parking Space |
| B5-S | Declarant Parking Space |
| B6-S | Declarant Parking Space |
| B7-S | 406-S |
| B8-S | Declarant Parking Space |
| B9-S | Declarant Parking Space |
| B10-S | Declarant Parking Space |
| B11-S | Declarant Parking Space |
| B12-S | Declarant Parking Space |
| B13-S | Declarant Parking Space |
| B14-S | 306-S |

UNOFFICIAL COPY

20789189

| | |
|-------|-------------------------|
| B15-S | Declarant Parking Space |
| B16-S | Declarant Parking Space |
| B17-S | 404-S |
| B18-S | Declarant Parking Space |
| B19-S | Declarant Parking Space |
| B20-S | Declarant Parking Space |
| B21-S | Declarant Parking Space |
| B22-S | 411-S |
| B23-S | Declarant Parking Space |
| B24-S | Declarant Parking Space |
| B25-S | Declarant Parking Space |
| B26-S | 314-S |
| B27-S | Declarant Parking Space |
| B28-S | Declarant Parking Space |
| B29-S | 313-S |
| B30-S | 415-S |
| B31-S | Declarant Parking Space |
| B32-S | 402-S |
| B33-S | Declarant Parking Space |
| B34-S | Declarant Parking Space |
| B35-S | 302-S |
| B36-S | Declarant Parking Space |
| B37-S | Declarant Parking Space |
| B38-S | Declarant Parking Space |
| B39-S | Declarant Parking Space |
| B40-S | Declarant Parking Space |
| B41-S | Declarant Parking Space |
| B42-S | Declarant Parking Space |
| B43-S | Declarant Parking Space |
| B44-S | Declarant Parking Space |
| B45-S | 412-S |
| B46-S | 307-S |
| B47-S | Declarant Parking Space |
| B48-S | Declarant Parking Space |
| B49-S | Declarant Parking Space |
| B50-S | Declarant Parking Space |
| B51-S | 316-S |
| B52-S | Declarant Parking Space |
| B53-S | Declarant Parking Space |
| B54-S | 413-S |
| B55-S | Declarant Parking Space |
| B56-S | 309-S |
| G1 | 405-S |
| G2 | 308-S |
| G3 | 303-S |
| G4 | Declarant Parking Space |
| G5 | Declarant Parking Space |
| G6 | Declarant Parking Space |
| G7 | Declarant Parking Space |
| G8 | Declarant Parking Space |
| G9 | 417-S |
| G10 | Declarant Parking Space |

UNOFFICIAL COPY

20789189

| | |
|-----|-------------------------|
| G11 | 409-S |
| G12 | 310-S |
| G13 | Declarant Parking Space |
| G14 | Declarant Parking Space |
| G15 | Declarant Parking Space |
| G16 | Declarant Parking Space |

Property of Cook County Clerk's Office

UNOFFICIAL COPY

20789189

SCHEDULE 4

Assignment of Storage Spaces

| <u>Storage Space</u> | <u>Unit Number</u> |
|----------------------|--------------------|
| L1-2 | 301-S |
| L2-S | 302-S |
| L3-S | 303-S |
| L4-S | 304-S |
| L5-S | 305-S |
| L6-S | 306-S |
| L7-S | 307-S |
| L8-S | 308-S |
| L9-S | 309-S |
| L10-S | 310-S |
| L11-S | 311-S |
| L12-S | 312-S |
| L13-S | 313-S |
| L14-S | 314-S |
| L15-S | 315-S |
| L16-S | 316-S |
| L17-S | 317-S |
| L18-S | 401-S |
| L19-S | 402-S |
| L20-S | 403-S |
| L21-S | 404-S |
| L22-S | 405-S |
| L23-S | 406-S |
| L24-S | 407-S |
| L25-S | 403-S |
| L26-S | 409-S |
| L27-S | 410-S |
| L28-S | 411-S |
| L29-S | 412-S |
| L30-S | 413-S |
| L31-S | 414-S |
| L32-S | 415-S |
| L33-S | 416-S |
| L34-S | 417-S |
| L35-S | Unassigned |
| L36-S | Unassigned |
| L37-S | Unassigned |
| L38-S | Unassigned |
| L39-S | Unassigned |
| L40-S | Unassigned |
| L41-S | Unassigned |
| L42-S | Unassigned |
| L43-S | Unassigned |
| L44-S | Unassigned |
| L45-S | Unassigned |
| L46-S | Unassigned |
| L47-S | Unassigned |
| L48-S | Unassigned |
| L49-S | Unassigned |

UNOFFICIAL COPY

20789189

| | |
|-------|------------|
| L50-S | Unassigned |
| L51-S | Unassigned |
| L52-S | Unassigned |
| L53-S | Unassigned |
| L54-S | Unassigned |
| L55-S | Unassigned |
| L56-S | Unassigned |
| L57-S | Unassigned |
| L58-S | Unassigned |
| L59-S | Unassigned |
| L60-S | Unassigned |
| L61-S | Unassigned |
| L62-S | Unassigned |
| L63-S | Unassigned |
| L64-S | Unassigned |
| L65-S | Unassigned |
| L66-S | Unassigned |
| L67-S | Unassigned |
| L68-S | Unassigned |
| L69-S | Unassigned |
| L70-S | Unassigned |
| L71-S | Unassigned |
| L72-S | Unassigned |
| L73-S | Unassigned |
| L74-S | Unassigned |
| L75-S | Unassigned |
| L76-S | Unassigned |
| L77-S | Unassigned |
| L78-S | Unassigned |
| L79-S | Unassigned |
| L80-S | Unassigned |
| L81-S | Unassigned |
| L82-S | Unassigned |
| L83-S | Unassigned |
| L84-S | Unassigned |
| L85-S | Unassigned |
| L86-S | Unassigned |
| L87-S | Unassigned |
| L88-S | Unassigned |
| L89-S | Unassigned |
| L90-S | Unassigned |
| L91-S | Unassigned |
| L92-S | Unassigned |
| L93-S | Unassigned |

UNOFFICIAL COPY

20789189

SCHEDULE 5

First Additional Parcel Plat

Property of Cook County Clerk's Office

EXHIBIT ATTACHED