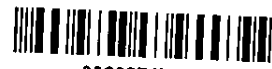


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# EXHIBIT

ATTACHED TO

DOCUMENT NUMBER

SEE PLAT BOOK

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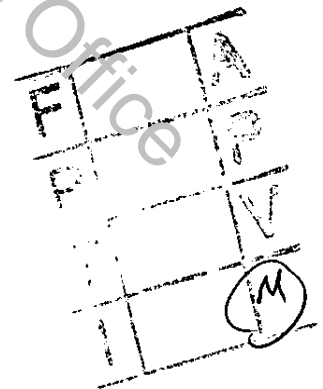
Prepared by and when recorded  
return to:

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

HM/NNNT 02020157

RECORDER'S STAMP

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR  
THE UNIVERSITY VILLAGE LOFTS



RECORDING FEE 111.00  
DATE 8/9/02 COPIES 6  
OK BY JM 19

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

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS (this "Amendment") is made and entered into as of the 8<sup>TH</sup> day of August, 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 (the "Initial Declaration"), as amended by that certain First Amendment to Declaration of Condominium for the University Village of Lofts, dated July 17, 2002, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on July 18, 2002, as Document No. 0020789189 (the "First Amendment") (the Initial Declaration as amended by the First Amendment is hereinafter collectively 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 Attachment 1 attached hereto (the "Second 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 Second Additional Parcel, and for the purposes above set forth, hereby declares that the Declaration is hereby amended as follows:

1. The Second 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.

2. All references in the Declaration to the Condominium Property are hereby amended to include the Second Additional Parcel. The legal description of the Initial Phase I

Parcel set forth in Exhibit A-2 of the Initial Declaration, as amended by the First Amendment, shall be amended by adding thereto the legal description of the Second Additional Parcel as set forth on Attachment 1 attached hereto and by this reference made a part hereof.

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

4. 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 Second Additional Parcel Plat.

5. 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 Second Additional Parcel Plat.

6. All references in the Declaration to the Undivided Interests shall be deemed to refer to the Undivided Interests set forth in Attachment 2 attached hereto and by this reference made a part hereof. Attachment 2 attached hereto is hereby substituted for Exhibit D to the Initial Declaration (as amended by Schedule 2 to the First Amendment), such that all references in the Declaration to Exhibit D shall be deemed to refer to the exhibit attached hereto as Attachment 2.

7. In order to reflect the assignment of Declarant Parking Spaces to the Added Units depicted on the Second Additional Parcel Plat, Attachment 3 attached hereto is hereby substituted for Exhibit E-1 to the Initial Declaration (as amended by Schedule 3 to the First Amendment), such that all references in the Declaration to Exhibit E-1 shall be deemed to refer to the exhibit attached hereto as Schedule 3.

8. In order to reflect the assignment of Storage Spaces to the Added Units depicted on the Second Additional Parcel Plat, Attachment 4 attached hereto is hereby substituted for Exhibit E-2 to the Initial Declaration (as amended by Schedule 4 to the First Amendment), such that all references in the Declaration to Exhibit E-2 shall be deemed to refer to the exhibit attached hereto as Schedule 4.

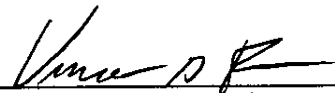
9. All references in the Declaration to the Declaration shall mean the Declaration as amended hereby. All references in the Declaration to the Condominium Instruments shall hereby be deemed to include this Amendment. Except as otherwise expressly amended by this Amendment, the Declaration shall remain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

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

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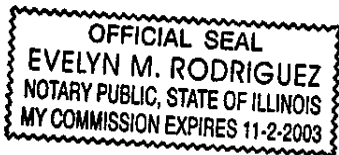
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, EVELYN M. RODRIGUEZ, 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 8<sup>th</sup> day of August, 2002.

Evelyn M. Rodriguez  
Notary Public

My Commission Expires: 11-2-2003



Clerk's Office of Cook County





ATTACHMENT 1

Legal Description of Second 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 14<sup>TH</sup> 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 730.74 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 63.56 FEET CCD, AND THE HIGHEST (UPPER PLANE) ELEVATION OF THE ABOVE DESCRIBED PARCEL SHALL BE 74.25 FEET CCD, ALL IN COOK COUNTY, ILLINOIS.

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

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## ATTACHMENT 2

### Percentage of Owners' Undivided Interests in Common Elements

<u>Unit No.</u>	<u>Ownership Interest</u>
301-S	2.1120%
302-S	2.1120%
303-S	2.1120%
304-S	1.8311%
305-S	2.0248%
306-S	2.0926%
307-S	2.0926%
308-S	2.1023%
309-S	2.0926%
310-S	1.7245%
311-S	1.4726%
312-S	2.0733%
313-S	2.0248%
314-S	1.3854%
315-S	1.4920%
316-S	1.7438%
317-S	2.0248%
401-S	2.1798%
402-S	2.1604%
403-S	2.1604%
404-S	1.8601%
405-S	2.0733%
406-S	2.1604%
407-S	2.1604%
408-S	2.1798%
409-S	2.1411%
410-S	1.7632%
411-S	1.5210%
412-S	2.0151%
413-S	2.0733%
414-S	1.4435%
415-S	1.5404%
416-S	1.7923%
417-S	2.0733%
501-S	2.2670%
502-S	2.2476%
503-S	2.2476%
504-S	1.9279%
505-S	2.1120%
506-S	2.2476%

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507-S	2.2476%
508-S	2.2670%
509-S	2.1798%
510-S	1.8214%
511-S	1.5404%
512-S	2.0636%
513-S	2.0151%
514-S	1.4920%
515-S	1.5888%
516-S	1.7438%
517-S	<u>2.1798%</u>
	100.0000%

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ATTACHMENT 3Assignment of Parking Spaces

<b>Parking Space</b>	<b>Unit Number</b>
A1-S	317-S
A2-S	Declarant Parking Space
A3-S	Declarant Parking Space
A4-S	416-S
A5-S	410-S
A6-S	517-S
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	508-S
A15-S	507-S
A16-S	Declarant Parking Space
A17-S	Declarant Parking Space
A18-S	505-S
A19-S	Declarant Parking Space
A20-S	Declarant Parking Space
A21-S	Declarant Parking Space
A22-S	513-S
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	515-S
B6-S	509-S
B7-S	406-S
B8-S	Declarant Parking Space
B9-S	502-S
B10-S	Declarant Parking Space
B11-S	Declarant Parking Space
B12-S	506-S
B13-S	Declarant Parking Space
B14-S	306-S
B15-S	Declarant Parking Space
B16-S	510-S
B17-S	404-S
B18-S	Declarant Parking Space
B19-S	Declarant Parking Space
B20-S	Declarant Parking Space
B21-S	514-S
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	501-S
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

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	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	512-S
G7	504-S
G8	503-S
G9	417-S
G10	Declarant Parking Space
G11	409-S
G12	310-S
G13	Declarant Parking Space
G14	Declarant Parking Space
G15	Declarant Parking Space
G16	Declarant Parking Space

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ATTACHMENT 4Assignment 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	408-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	501-S
L36-S	502-S
L37-S	503-S
L38-S	504-S
L39-S	505-S



L40-S	506-S
L41-S	507-S
L42-S	508-S
L43-S	509-S
L44-S	510-S
L45-S	511-S
L46-S	512-S
L47-S	513-S
L48-S	514-S
L49-S	515-S
L50-S	516-S
L51-S	517-S
L52-S	Unassigned
L53-S	Unassigned
L54-S	Unassigned
L55-S	Unassigned
L56-S	Unassigned
L57-S	Unassigned
L58-S	Unassigned
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L78-S	Unassigned
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L80-S	Unassigned
L81-S	Unassigned
L82-S	Unassigned
L83-S	Unassigned
L84-S	Unassigned
L85-S	Unassigned

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L86-S	Unassigned
L87-S	Unassigned
L88-S	Unassigned
L89-S	Unassigned
L90-S	Unassigned
L91-S	Unassigned
L92-S	Unassigned
L93-S	Unassigned

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ATTACHMENT 5

Second Additional Parcel Plat

[See Attached]

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