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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

0020812721

9595/0227 11 001 Page 1 of 8
2002-07-24 16:37:49
Cook County Recorder 35.00



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RECORDER'S STAMP

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 807 WEST 14TH PLACE CONDOMINIUMS

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J. Neal

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 807 WEST 14TH PLACE CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 807 WEST 14TH PLACE CONDOMINIUMS (this "Amendment") is made and entered into as of the 23rd 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 807 W. 14th Place Condominiums dated as of July 17, 2002, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on July 18, 2002, as Document No. 0020789440 (hereinafter referred to as the "Declaration"), Declarant subjected portions of property more particularly described therein and located at 807 W. 14th Place, 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, the Declaration contained two exhibits labeled "Exhibit C" and both such exhibits contained a scrivener's error in the identification of the Undivided Interests. Declarant hereby elects to amend the Declaration to eliminate the duplication of exhibits and to correct such scrivener's error.

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

1. All exhibits labeled Exhibit C to the Declaration are hereby deleted in their entirety and Schedule 1 is hereby substituted in lieu thereof. All references in the Declaration to the Undivided Interests shall be deemed to refer to the Undivided Interests set forth in Schedule 1 attached hereto and by this reference made a part hereof. All references in the Declaration to Exhibit C shall be deemed to refer to Schedule 1 attached hereto.

2. 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.

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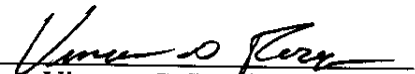
20812721

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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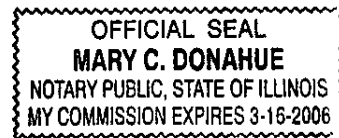
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, 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 24th day of July, 2002.

Mary C. Donahue
Notary Public

My Commission Expires: 3-16-06



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CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of a certain Construction Loan Mortgage and Security Agreement dated as of March 1, 2001 and recorded March 26, 2001 as Document No. 0010237672 ("Mortgage") encumbering the property legally described on Exhibit A of the Declaration, hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium for the 807 W. 14th Place Condominiums; 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) 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 (2) 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 24 day of July, 2002.

LASALLE BANK NATIONAL ASSOCIATION

By: [Signature]
Its: F.V.P.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, RAE RIVERO a Notary Public in and for 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 24 day of July, 2002.

.....
"OFFICIAL SEAL"
RAE RIVERO
Notary Public, State of Illinois
My Commission Expires 6/5/04
.....

[Signature: Rae Rivero]
Notary Public

My Commission Expires: 6/05/04

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SCHEDULE 1

Percentage of Ownership Interests in the Common Elements

<u>Unit No.</u>	<u>Ownership Interest</u>
1A	14.2405%
2A	14.8734%
3A	15.4272%
1B	18.0380%
2B	18.5127%
3B	18.9082%
	<u>100.0000%</u>

NGEDOCS:13098.0505:759601.1

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EXHIBIT A

TO

DECLARATION OF CONDOMINIUM FOR
THE 807 WEST 14TH PLACE CONDOMINIUMS

LEGAL DESCRIPTION OF 807 W. 14TH PLACE

PARCEL 1 (807 W. 14TH PLACE)

THAT PART OF BLOCK 21, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NEWBERRY AVENUE AND THE SOUTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET) ; THENCE NORTH 88 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE 92.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE 118.69 FEET TO A POINT ON A LINE LYING 3.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SOUTH HALSTED STREET (SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH); THENCE SOUTH 43 DEGREES 36 MINUTES 16 SECONDS WEST, 74.56 FEET; THENCE NORTH 46 DEGREES 42 MINUTES 34 SECONDS WEST, 3.58 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF NEWBERRY AVENUE, 63.15 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 50.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 (807 WEST 14TH PLACE PARKING WEST)

THAT PART OF BLOCK 21, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NEWBERRY AVENUE AND THE SOUTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET) ; THENCE NORTH 88 DEGREES 24 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE 211.36 FEET, TO A POINT ON A LINE LYING 3.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SOUTH HALSTED STREET (SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE 116.42 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO

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THE EAST LINE OF NEWBERRY AVENUE, 94.59 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF NEWBERRY AVENUE, 0.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF NEWBERRY AVENUE, 18.80 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 48.26 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF NEWBERRY AVENUE, 18.80 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 34 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 48.26 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3 (807 WEST 14TH PLACE PARKING EAST)

THAT PART OF BLOCK 21, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NEWBERRY AVENUE AND THE SOUTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET) ; THENCE NORTH 88 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE 211.36 FEET, TO A POINT ON A LINE LYING 3.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SOUTH HALSTED STREET (SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE 116.42 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF NEWBERRY AVENUE, 52.95 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 35.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF NEWBERRY AVENUE, 21.64 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 31.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST, 19.11 FEET; THENCE SOUTH 46 DEGREES 42 MINUTES 34 SECONDS EAST, 3.58 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 34 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 28.47 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 807 W. 14TH PLACE, CHICAGO, ILLINOIS

REAL ESTATE TAX INDEX NOS: 17-20-231-001-0000, 17-20-231-005-0000, 17-20-231-012-0000 and 17-20-231-013-0000

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**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
THE 807 WEST 14TH PLACE CONDOMINIUMS**

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DATE 7/24/02 COPIES 6
OK BY [Signature]

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 807 WEST 14TH PLACE CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 807 WEST 14TH PLACE CONDOMINIUMS (this "Amendment") is made and entered into as of the 23rd 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 807 W. 14th Place Condominiums dated as of July 17, 2002, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on July 18, 2002, as Document No. 0020789440 (hereinafter referred to as the "Declaration"), Declarant subjected portions of property more particularly described therein and located at 807 W. 14th Place, 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, the Declaration contained two exhibits labeled "Exhibit C" and both such exhibits contained a scrivener's error in the identification of the Undivided Interests. Declarant hereby elects to amend the Declaration to eliminate the duplication of exhibits and to correct such scrivener's error.

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

1. All exhibits labeled Exhibit C to the Declaration are hereby deleted in their entirety and Schedule 1 is hereby substituted in lieu thereof. All references in the Declaration to the Undivided Interests shall be deemed to refer to the Undivided Interests set forth in Schedule 1 attached hereto and by this reference made a part hereof. All references in the Declaration to Exhibit C shall be deemed to refer to Schedule 1 attached hereto.

2. 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.

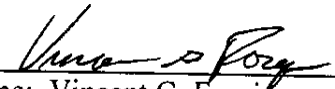
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IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed as of the date first above written.

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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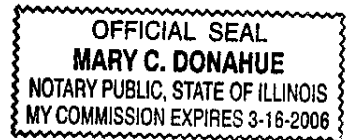
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, 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 24th day of July, 2002.

Mary C. Donahue
Notary Public

My Commission Expires: 3/16/06



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CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of a certain Construction Loan Mortgage and Security Agreement dated as of March 1, 2001 and recorded March 26, 2001 as Document No. 0010237672 ("Mortgage") encumbering the property legally described on Exhibit A of the Declaration, hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium for the 807 W. 14th Place Condominiums; 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) 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 (2) 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 24 day of July, 2002.

LASALLE BANK NATIONAL ASSOCIATION

By: [Signature]
Its: F.V.P.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, RAE RIVERO, a Notary Public in and for County and State aforesaid, do hereby certify that E. CLARKE CRONIN, the 1ST 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 24 day of July, 2002.

"OFFICIAL SEAL"
RAE RIVERO

Notary Public, State of Illinois
My Commission Expires 6/5/04

My Commission Expires: 6/05/04

[Signature]
Notary Public

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SCHEDULE 1

Percentage of Ownership Interests in the Common Elements

<u>Unit No.</u>	<u>Ownership Interest</u>
1A	14.2405%
2A	14.8734%
3A	15.4272%
1B	18.0380%
2B	18.5127%
3B	18.9082%
	<u>100.0000%</u>

NGEDOCs:13098.0505:759601.1

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EXHIBIT A
TO
DECLARATION OF CONDOMINIUM FOR
THE 807 WEST 14TH PLACE CONDOMINIUMS

LEGAL DESCRIPTION OF 807 W. 14TH PLACE

PARCEL 1 (807 W. 14TH PLACE)

THAT PART OF BLOCK 21, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NEWBERRY AVENUE AND THE SOUTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET) ; THENCE NORTH 88 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE 92.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE 118.69 FEET TO A POINT ON A LINE LYING 3.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SOUTH HALSTED STREET (SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH); THENCE SOUTH 42 DEGREES 36 MINUTES 16 SECONDS WEST, 74.56 FEET; THENCE NORTH 46 DEGREES 42 MINUTES 34 SECONDS WEST, 3.58 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF NEWBERRY AVENUE, 63.15 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF NEWBERRY AVENUE, 69.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 (807 WEST 14TH PLACE PARKING WEST)

THAT PART OF BLOCK 21, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

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PARCEL 2 (807 WEST 14TH PLACE PARKING EAST)

THAT PART OF BLOCK 21, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS:

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COMMON ADDRESS: 807 W. 14TH PLACE, CHICAGO, ILLINOIS

REAL ESTATE TAX INDEX NOS: 17-20-231-001-0000, 17-20-231-005-0000, 17-20-231-012-0000 and 17-20-231-013-0000