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0020932143



EXHIBIT

ATTACHED TO

DOCUMENT NUMBER

SEE PLAT BOOK

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0050935143

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10/23/13

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1257/0126 50 001 Page 1 of 8  
2002-08-23 13:19:45  
Cook County Recorder 35.00

Property of Cook County Clerk's Office

## SECOND AMENDMENT

TO

### DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE OPTIMA TOWERS EVANSTON COMMERCIAL CONDOMINIUM

THIS INSTRUMENT PREPARED  
BY AND MAIL TO:

Richard J. Nakon & Associates  
121 E. Liberty Street, Suite 3  
Wauconda, Illinois 60084  
(847) 526-0626

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DATE 8/23/02

OK BY [Signature]

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## SECOND AMENDMENT

TO

**0020932143**

### DECLARATION OF CONDOMINIUM FOR THE OPTIMA TOWERS CONDOMINIUM

THIS AMENDMENT is made and entered into this 20<sup>th</sup> day of August, 2002, by OPTIMA CENTER EVANSTON LIMITED PARTNERSHIP (the "Declarant").

WITNESSETH:

**WHEREAS**, by a Declaration of Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0020203493, on March 7, 2002 the Declarant submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and,

**WHEREAS**, the Declaration reserves to the Declarant the right to annex and add to the Parcel (as defined in the Declaration) and hereby add to the Condominium created by the Declaration all or any portion of the Future Development Parcel (as defined in the Declaration); and,

**WHEREAS**, the Declarant now desires to so annex and add to the Parcel and submit to the provisions of the Act and the Declaration certain real estate (the "Additional Parcel") described in Exhibit "B-1" attached hereto, which Additional Parcel is a portion of said Future Development Parcel.

**NOW, THEREFORE**, the Declarant does hereby amend the Declaration as follows:

1. The Additional Parcel (as described in Exhibit "B-1" attached hereto) is hereby annexed to the Parcel as defined in the Declaration, and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with and shall be deemed to be governed in all respects by the terms and conditions of the Declaration.
2. Exhibit "B" of the Declaration is hereby amended by deleting sheet 2 of 2 and substituting therefore the attached sheet 2 of 2 dated August 1, 2002.
3. Exhibit "C" of the Declaration is hereby amended by deleting said Exhibit "C" and substituting therefore Exhibit "C" that is attached hereto. The Percentage of Ownership in the Common Elements appurtenant to each Unit are hereby shifted to the Percentages set forth in the Exhibit "C" that is attached hereto.
4. Exhibit "D" of the Declaration is hereby amended by deleting said Exhibit "D" and substituting therefore Exhibit "D" that is attached hereto.





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## EXHIBIT "B-1"

**TO SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF  
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR  
OPTIMA TOWERS COMMERCIAL CONDOMINIUM**

Underlying Permanent Real Estate Index Number: 11-18-311-037

That part of Plat of Consolidation of part of Block 64 in the Village of Evanston, in the Southwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, recorded March 24, 1983 as Document 26546834, in Cook County, Illinois, described as follows:

Commencing at the easternmost Southeast corner of said Consolidation; thence N.00°03'42"E. along the East line thereof, being also the West line of Sherman Avenue, 27.36 feet for a point of beginning; thence West along a line normal to the West line of the Plat of Consolidation aforesaid, 22.11 feet; thence North 11.34 feet; thence West 4.75 feet; thence North 1.58 feet; thence West 13.92 feet; thence North 26.92 feet; thence West 73.75 feet; thence North 24.17 feet; thence West 27.42 feet; thence North 57.23 feet to a point on the North line of said Consolidation; thence S.71°16'32"E. along said North line, being also the South line of Davis Street, 149.96 feet to the Northeast corner of said Consolidation; thence S.00°03'42"W. along the East line thereof, being also the West line of Sherman Avenue, 73.09 feet to the point of beginning, lying above elevation 21.5 and below elevation 33.5 (Evanston Datum).

Surveys attached only to original Declaration and Amendments thereto  
Recorded with the Recorder of Deeds of Cook County, Illinois.

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EXHIBIT "C"

0020932143

**TO SECOND AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND  
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR THE  
OPTIMA TOWERS EVANSTON COMMERCIAL CONDOMINIUM**

**PERCENTAGE INTEREST OF UNITS SUBMITTED TO THE ACT**

<b>Unit</b>	<b>Percentage Interest</b>
<b>800 Davis Street</b>	<b>12.28</b>
<b>802 Davis Street</b>	<b>14.42</b>
<b>804 Davis Street</b>	<b>35.48</b>
<b>808 Davis Street</b>	<b>20.09</b>
<b>812 Davis Street</b>	<b>17.73</b>
	<b>100</b>



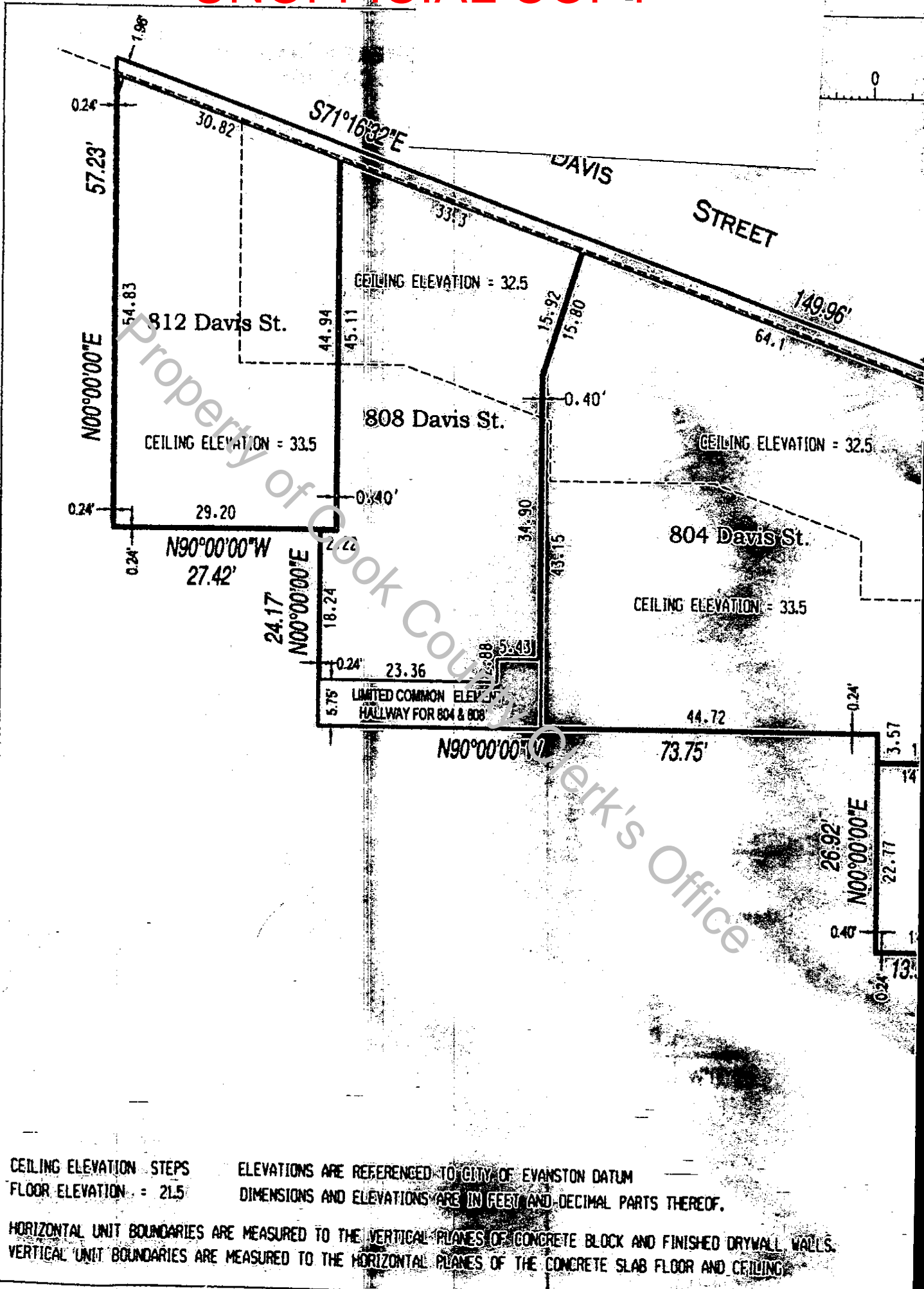
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EXHIBIT "D"

0020932143

TO SECOND AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND  
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS  
FOR THE  
OPTIMA TOWERS EVANSTON COMMERCIAL CONDOMINIUM  
LIMITED COMMON ELEMENTS

UNIT	LIMITED COMMON ELEMENT
800 Davis Street	None
802 Davis Street	None
804 Davis Street	Hallway
808 Davis Street	Hallway
812 Davis Street	None



CEILING ELEVATION STEPS  
FLOOR ELEVATION = 21.5

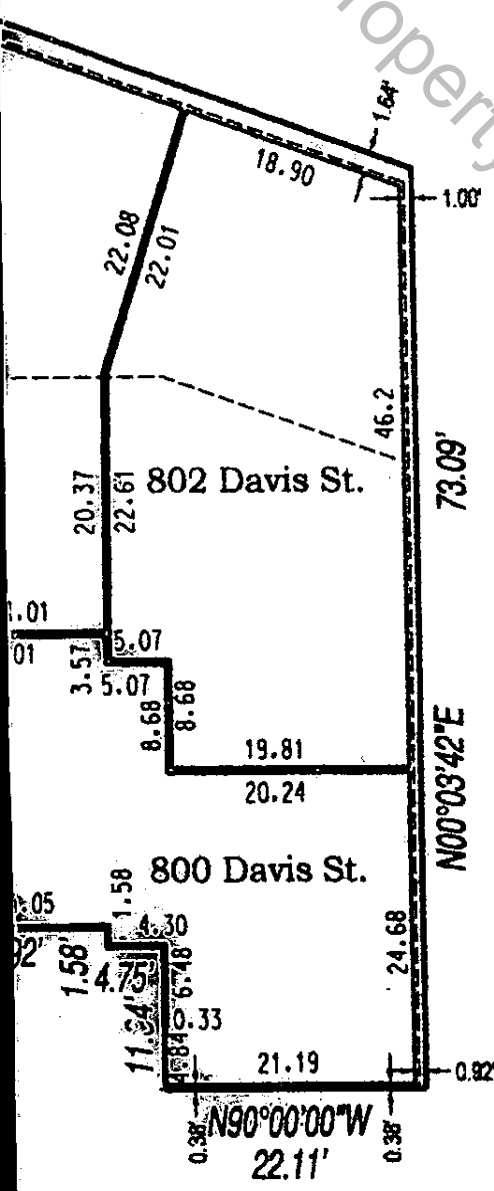
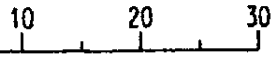
ELEVATIONS ARE REFERENCED TO CITY OF EVANSTON DATUM  
DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

HORIZONTAL UNIT BOUNDARIES ARE MEASURED TO THE VERTICAL PLANES OF CONCRETE BLOCK AND FINISHED DRYWALL WALLS.  
VERTICAL UNIT BOUNDARIES ARE MEASURED TO THE HORIZONTAL PLANES OF THE CONCRETE SLAB FLOOR AND CEILING.

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SHEET 2 OF 2

## OPTIMA TOWERS EVANSTON COMMERCIAL CONDOMINIUM



Property of Cook County Clerk's Office

rev. 1 August 2002  
rev. 9 May 2002  
6 March 2002

*M.H. Riley*

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