

UNOFFICIAL COPY

0021444376

41270063 16 001 Page 1 of 7

2002-12-27 15:38:08

Cook County Recorder

36.00

Prepared by and when recorded  
return to:

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



0021444376

Property of Cook County Clerk's Office

RECORDER'S STAMP

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR  
THE 808 WEST UNIVERSITY LANE CONDOMINIUMS

RECORDING FEE 36  
DATE 12-27-02 COPIES 6  
OK BY [Signature]

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0021444376

## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 808 WEST UNIVERSITY LANE CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 808 WEST UNIVERSITY LANE CONDOMINIUMS (this "Amendment") is made and entered into as of the 26th day of December, 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 808 West University Lane Condominiums dated as of December 13, 2002, and recorded in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on December 13, 2002, as Document No. 0021382025 (the "Declaration"), Declarant subjected certain property legally described therein and located at 808 West University Lane, 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, since the date of recordation of the Declaration, the Parcel and certain other real property adjacent to the Parcel have been subdivided as part of the University Village Subdivision according to the plat thereof recorded December 18, 2002 as Document No. 0021409249 (the "Subdivision").

WHEREAS, Declarant hereby intends to record this Amendment for the sole purpose of memorializing that due to the recording of the Subdivision, the Parcel may now be legally described in the manner set forth on Attachment A attached hereto and made a part hereof.

NOW THEREFORE, the Declarant hereby declares as follows:

1. The legal description of the Parcel, as such Parcel forms a part of the Subdivision, is set forth on Attachment A attached hereto. All references in the Declaration to Exhibit A may also be deemed to refer to the legal description attached hereto as Attachment A.
2. Notwithstanding the foregoing, the designation of the Units remains unchanged and is set forth on Attachment B attached hereto and made a part hereof.
3. 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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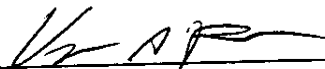
UNOFFICIAL COPY 0931444376

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 26<sup>th</sup> day of December, 2002.

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: Vince Forgione  
Title: Vice President

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0021444376

## CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of a certain Construction Loan Mortgage and Security Agreement dated as of October 1, 2001 and recorded November 13, 2001 as Document No. 0011063879 ("Mortgage") encumbering the Property legally described on Exhibit A attached hereto, hereby consents to the execution and recording of the within Declaration of Condominium for the 808 West University Lane Condominiums and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois; provided, however, that notwithstanding anything contained in the said Declaration, such consent by LaSalle is on the following conditions (capitalized terms used below having the same meanings as in the said Declaration): (1) The lien of the said Mortgage shall encumber the Units and Common Elements created under the said Declaration, (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, (3) until such time as the said Mortgage is released, the consent of LaSalle, or any successor in interest to LaSalle, as holder of the said Mortgage shall be required to any amendments to the said Declaration and the Plat, and (4) Section 11.1(e) of the said Declaration shall not apply to LaSalle, or any successor in interest to LaSalle, as holder of the said Mortgage.

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 26th day of December, 2002.

LASALLE BANK NATIONAL  
ASSOCIATION

By: [Signature]  
Its: Commercial Banking Officer

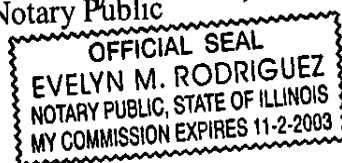
STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

I, Evelyn Rodriguez, a Notary Public in and for County and State aforesaid, do hereby certify that C. Josh Wohlreich, the Commercial Banking Officer, 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 26th day of December, 2002.

Evelyn M. Rodriguez  
Notary Public

My Commission Expires: 11.2.2003



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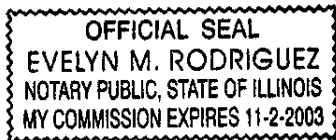
STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     SS.

I, Evelyn 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 26<sup>th</sup> day of December, 2002.

*Evelyn M. Rodriguez*  
Notary Public

My Commission Expires: 11-2-2003



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## ATTACHMENT A

0021444376

## LEGAL DESCRIPTION

808 WEST UNIVERSITY LANE, CHICAGO, ILLINOIS:

LOT 3 IN BLOCK 1 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249, IN COOK COUNTY, ILLINOIS.

PIN NUMBERS: 17-20-218-025-0000; 17-20-218-026-0000; 17-20-218-027-0000; 17-20-218-014-0000, 17-20-218-015-0000; and 17-20-218-017-0000

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## ATTACHMENT B

### UNIT DESIGNATIONS

0021444376

1A  
1B  
2A  
2B  
3A  
3B

NGEDOCs:013098.0505:803936 2

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Prepared by and when recorded  
return to:

0021444376

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

Property of Cook County Clerk's Office

RECORDER'S STAMP

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR  
THE 808 WEST UNIVERSITY LANE CONDOMINIUMS**

REGISTERED BY 30  
DATE 2-27-04  
OR BY [Signature]

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|---|----|-------------|
| F | 36 | A           |
| P |    | P           |
| T |    | V           |
| H |    | [Signature] |

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Property of Cook County Clerk's Office



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## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 808 WEST UNIVERSITY LANE CONDOMINIUMS

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### RECITALS:

WHEREAS, pursuant to the terms of that certain Declaration of Condominium for the 808 West University Lane Condominiums dated as of December 13, 2002, and recorded in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on December 13, 2002, as Document No. 0021382025 (the "Declaration"), Declarant subjected certain property legally described therein and located at 808 West University Lane, 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, since the date of recordation of the Declaration, the Parcel and certain other real property adjacent to the Parcel have been subdivided as part of the University Village Subdivision according to the plat thereof recorded December 18, 2002 as Document No. 0021409249 (the "Subdivision").

WHEREAS, Declarant hereby intends to record this Amendment for the sole purpose of memorializing that due to the recording of the Subdivision, the Parcel may now be legally described in the manner set forth on Attachment A attached hereto and made a part hereof.

NOW THEREFORE, the Declarant hereby declares as follows:

1. The legal description of the Parcel, as such Parcel forms a part of the Subdivision, is set forth on Attachment A attached hereto. All references in the Declaration to Exhibit A may also be deemed to refer to the legal description attached hereto as Attachment A.
2. Notwithstanding the foregoing, the designation of the Units remains unchanged and is set forth on Attachment B attached hereto and made a part hereof.
3. 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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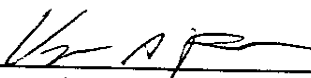
# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 26<sup>th</sup> day of December, 2002.

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: Vince Forgione

Title: Vice President

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LASALLE BANK NATIONAL  
ASSOCIATION

By: [Signature]  
Its: Commercial Banking Officer

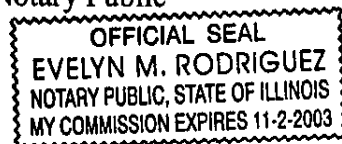
STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

I, Evelyn Rodriguez, a Notary Public in and for County and State aforesaid, do hereby certify that C. Josh Wohlreich, the Commercial Banking Officer, 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.

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Evelyn M. Rodriguez  
Notary Public

My Commission Expires: 11.2.2003



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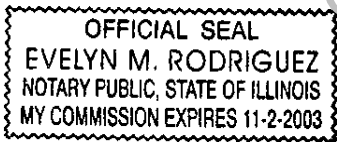
STATE OF ILLINOIS        )  
                                      )        SS.  
COUNTY OF COOK        )

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Given under my hand and Notarial Seal this 26<sup>th</sup> day of December, 2002.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11-2-2003



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## ATTACHMENT B

### UNIT DESIGNATIONS

1A

1B

2A

2B

3A

3B

NGEDOCs:013098.0505-907236.2

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