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EXHIBIT

ATTACHED TO

0021405766

DOCUMENT NUMBER

12-18-02

SEE PLAT BOOK

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
THE FOREST PLACE CONDOMINIUM

THIS FIRST AMENDMENT to the Declaration Of Condominium Ownership pursuant to the Condominium Property Act for The Forest Place Condominium (hereinafter referred to as "the Amendment") is executed by Suburban Bank and Trust Company, as Trustee under Trust Agreement dated March 1, 2002 and known as Trust No. 74-3162, and not individually (hereinafter referred to as "Declarant"):

EXHIBIT ATTACHED

WITNESSETH:

WHEREAS, Declarant recorded the Declaration of Condominium Ownership for the The Forest Place Condominium on November 25, 2002 in the Office of the Recorder to Deeds of Cook County, Illinois, as Document No. 0021202647 (hereinafter referred to as "the Declaration"); and
0021302647

WHEREAS, the Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter referred to as "the Act") which real estate is described in Exhibit A attached hereto (hereinafter referred to as "the Submitted Parcel"); and

WHEREAS, in compliance with the Act, under Article IX of the Declaration the Declarant reserved the rights and powers, for itself and for current and future owners of the property in the Development Parcel, to annex, add, submit, and subject to the provisions of the Act and the Declaration any part or all of the real estate in the Development Parcel, as described in Exhibit E of the Declaration, to the Submitted Parcel and thereby add said property to the Development Plan of condominium ownership created by the Declaration; and

WHEREAS, the Declarant is the current owner and title holder of record of the real estate described in Exhibit B attached hereto and hereinafter referred to as "the Additional Parcel", which Additional Parcel is part of the Development Parcel; and

WHEREAS, the Declarant desires to annex, add, submit and subject the Additional Parcel to the Declaration and the Act and to add said Additional Parcel to the Development Plan of condominium ownership; and

WHEREAS, the Additional Parcel now consists of the fifth (5th) floor of a low rise residential building, consisting of five (5) stories, said sixth floor containing twelve (12) Dwelling Units, (all as defined in the Declaration); and

12/18/02
[Signature]

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WHEREAS, Declarant desires to amend the Declaration as it relates to the Plat of Condominium Survey (Exhibit B of the Declaration) and the percentage ownership interest in the Common Elements for the Condominium Units (Exhibit C of the Declaration) by changing the percentage ownership due to the addition of the Additional Parcel from the real estate in the Development Area described in Exhibit B attached hereto;

NOW, THEREFORE, the Declarant does hereby declare that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to and made a part of the real estate described in the Declaration in Exhibit A as attached hereto, and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is hereby submitted to the Declaration and the Act.
2. Exhibit B of the Declaration, the "Plat of Condominium Survey", is hereby amended by adding the Additional Parcel as described and delineated in the Plat of Survey attached hereto as Exhibit B, together with the Units depicted thereon.
3. Exhibit C of the Declaration, "Schedule of Percentage Interest in the Common Elements", is hereby deleted, and an amended Exhibit C attached hereto is hereby substituted as Exhibit C therefor.
4. The Common Elements contained in the Additional Parcel are hereby granted and conveyed to the Unit Owners subject to the provisions of the Act and the Declaration.
5. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Amendment, shall run with and bind the Condominium Property, including the Additional Parcel.
6. As expressly amended by this Amendment, the Declaration shall continue in full force and effect in accordance with its terms and, except as herein specifically amended, the Declaration is hereby ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

IN WITNESS WHEREOF, said Declarant as aforesaid has caused its name to be signed by its Trust Officer and attested to by its Trust Officer this 12th day of December, 2002

Suburban Bank and Trust Company, as Trustee under Trust Agreement dated March 1, 2002 and known as Trust No. 74-3162, and not individually

BY: Rosemary Meyer
Its Trust Officer

ATTEST:

Trust Officer

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding that each and all of the warranties, indemnities, representations, covenants, understandings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Suburban Bank & Trust Company or any of the beneficiaries under said Trust Agreement on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this

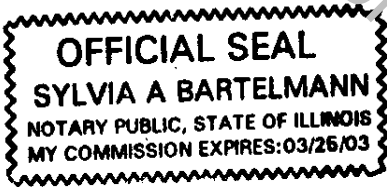
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, SYLVIA A. BARTELMANN, a Notary Public in and for said County and State, do hereby certify that ROSEMARY MAZUR, Trust Officer, and _____, ~~Trust Officer,~~ respectively, of SUBURBAN BANK AND TRUST COMPANY ("the Trustee"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officers appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Trustee, for the uses and purposes therein set forth; and the did also then and there acknowledge that he, as custodian of the corporate seal of the Trustee, did affix the corporate seal of the Trustee to the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of the Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of December, 2002.



Sylvia A. Bartelmann
Notary Public

THIS DOCUMENT PREPARED BY:
Daniel C. Looney
Attorney at Law
23519 Kishwaukee Valley Road
Marengo, IL 60152

AFTER RECORDING RETURN TO:
Daniel C. Looney
Attorney at Law
23519 Kishwaukee Valley Road
Marengo, IL 60152

MAIL SUBSEQUENT TAX BILLS TO:

310 Lathrop Venture, LLC
PMB 328
15941 S. Harlem Avenue
Tinley Park, IL 60477

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CONSENT OF MORTGAGEE

FOUNDERS BANK, a corporation of Illinois, holder of a note secured by a mortgage on the property dated July 2, 2002, hereby consents to the execution and recording of the above and foregoing Declaration of Condominium Ownership, and hereby submits the mortgage recorded on July 12, 2002, as Document Number 0020765302 to the provisions of the above and foregoing First Amendment to Declaration of Condominium Ownership and the Act.

IN WITNESS WHEREOF, the said FOUNDERS BANK has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 12th day of December, 2002.

FOUNDERS BANK
By Charlotte Boissonneau
Its Vice President

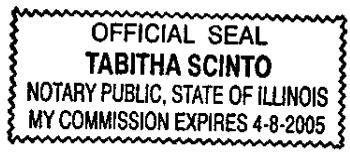
ATTEST: Tabitha Scinto
Its Asst. Vice President

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Tabitha Scinto, a Notary Public in and for said County and State, do hereby certify that Charlotte Boissonneau President and Collette S. Wojtech, Asst. Vice President respectively, of FOUNDERS BANK ("the Bank"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Asst. Vice President appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Bank, for the uses and purposes therein set forth; and the did also then and there acknowledge that he, as custodian of the corporate seal of the Bank, did affix the corporate seal of the Bank to the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of the Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of December, 2002.

Tabitha Scinto
Notary Public



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**LIST OF EXHIBITS
FOR
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE FOREST PLACE CONDOMINIUM**

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- | | | |
|---------|---|--|
| EXHIBIT | A | Property Initially Subject to the Declaration and Address and Permanent Index Number of Property Covered by the Amendment. |
| EXHIBIT | B | Plat of Survey of Additional Parcel |
| EXHIBIT | C | List of Units and Percentage Interest in the Common Elements |
| EXHIBIT | D | Certificate of Developer |

Property of Cook County Clerk's Office

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EXHIBIT A

PROPERTY INITIALLY SUBJECT TO THE DECLARATION

21405766

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING ABOVE A HORIZONTAL PLANE OF +676.27 FEET (USGS DATUM), SAID TRACT OF LAND BEING THE WEST 149 FEET OF LOTS 17, 18, AND 19 AND ALL OF LOTS 15 AND 16 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ASLO

THE EAST 144 FEET OF THE WEST 145 FEET OF THE SOUTH 16 FEET OF THE NORTH 18 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE EAST 144 FEET OF THE WEST 145 FEET OF THE SOUTH 32 FEET OF THE NORTH 73 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 23.84 FEET OF THE NORTH 17 FEET OF THE SOUTH 70.23 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 23.84 FEET OF THE NORTH 45.50 FEET OF THE SOUTH 47.23 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF 63.7.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 17.50 FEET OF THE SOUTH 70.23 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 8 FEET OF THE SOUTH 49.73 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM)

THE WEST 18 FEET OF THE EAST 71.26 FEET OF THE NORTH 28.50 FEET OF THE SOUTH 30.21 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING BELOW A HORIZONTAL PLANE OF +637.47 FEET (USGS DATUM):

SAID TRACT OF LAND BEING THE WEST 149 FEET OF LOTS 17, 18, AND 19 AND ALL OF LOTS 15 AND 16 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY COVERED BY THE AMENDMENT:

ADDRESS OF PROPERTY: **310 South Lathrop Avenue
Forest Park, Illinois**

PERMANENT INDEX NUMBER: **15-12-429-052 (Includes this and other Property)**

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EXHIBIT B

21405766

LEGAL DESCRIPTION OF ADDITIONAL PARCEL

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING ABOVE A HORIZONTAL PLANE OF +666.99 FEET (USGS DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +676.27 FEET (USGS DATUM), SAID TRACT OF LAND BEING THE WEST 149 FEET OF LOTS 17, 18 AND 19 AND ALL OF LOTS 15 AND 16 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS OF PROPERTY: 310 South Lathrop Avenue
Forest Park, Illinois

PERMANENT INDEX NUMBER: 15-12-429-052 (Includes this and other Property)
(Includes this and other Property)

PLAT OF SURVEY OF ADDITIONAL PARCEL IS ATTACHED

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EXHIBIT C

21405766

LIST OF UNITS AND PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Unit	Percentage Interest	Unit	Percentage Interest	Unit	Percentage Interest
310-600	3.4855	P-25	0.2680	P-61	0.2680
310-601	3.4855	P-26	0.2680	310-500	3.4855
310-602	3.4855	P-27	0.2680	310-501	3.4855
310-603	3.4855	P-28	0.2680	310-502	3.4855
310-604	3.4855	P-29	0.2680	310-503	3.4855
310-605	3.4855	P-30	0.2680	310-504	3.4855
310-606	3.4855	P-31	0.2680	310-505	3.4855
310-607	3.4855	P-32	0.2680	310-506	3.4855
310-608	3.4855	P-33	0.2680	310-507	3.4855
310-609	3.4855	P-34	0.2680	310-508	3.4855
310-610	3.4855	P-35	0.2680	310-509	3.4855
310-611	3.4855	P-36	0.2680	310-510	3.4855
P-1	0.2680	P-37	0.2680	310-511	3.4855
P-2	0.2680	P-38	0.2680		
P-3	0.2680	P-39	0.2680		100.0000
P-4	0.2680	P-40	0.2680		
P-5	0.2680	P-41	0.2680		
P-6	0.2680	P-42	0.2680		
P-7	0.2680	P-43	0.2680		
P-8	0.2680	P-44	0.2680		
P-9	0.2680	P-45	0.2680		
P-10	0.2680	P-46	0.2680		
P-11	0.2680	P-47	0.2680		
P-12	0.2680	P-48	0.2680		
P-13	0.2680	P-49	0.2680		
P-14	0.2680	P-50	0.2680		
P-15	0.2680	P-51	0.2680		
P-16	0.2680	P-52	0.2680		
P-17	0.2680	P-53	0.2680		
P-18	0.2680	P-54	0.2680		
P-19	0.2680	P-55	0.2680		
P-20	0.2680	P-56	0.2680		
P-21	0.2680	P-57	0.2680		
P-22	0.2680	P-58	0.2680		
P-23	0.2680	P-59	0.2680		
P-24	0.2680	P-60	0.2680		

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EXHIBIT D

CERTIFICATE OF DEVELOPER

CERTIFICATE OF DEVELOPER

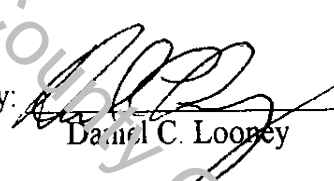
The Developer, 310 LATHROP VENTURE, L.L.C., an Illinois Limited Liability Company, hereby certifies that the Developer, prior to the execution by it or its agent of any agreement for the sale of a unit, gave a copy of the Notice of Intent required by Section 30 of the Illinois Condominium Act (Ill. Rev. Stat. ch 30, para. 330) to all persons who were tenants of the building located on the real estate described in Exhibit A on December 12, 2002, the date the Notice of Intent was given.

This Certificate is hereby attached to and made a part of the Declaration of Condominium Ownership pursuant to the requirements of Section 30 of the Illinois Condominium act (Ill. Rev. Stat. ch 30, para. 330).

Developer:

310 LATHROP VENTURE, L.L.C.

By: LOW-KEY MANAGERS, LTD.,
Its Manager

By:  President
Daniel C. Looney

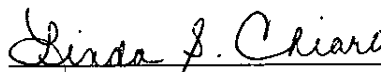
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
County of Cook)

I, the undersigned, a NOTARY PUBLIC, in and for said County in the State aforesaid, DO HEREBY CERTIFY, that the above named Daniel C. Looney, President of LOW-KEY MANAGERS, LTD., Manager of the 310 LATHROP VENTURE, L.L.C., an Illinois Limited Liability Company, appeared before me this day in person and acknowledged that he signed the above Certificate as his own free and voluntary act, and as the free and voluntary act of 310 LATHROP VENTURE, L.L.C., for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of December, 2002.

EXHIBIT ATTACHED


Notary Public

"OFFICIAL SEAL"
LINDA S. CHIARO
Notary Public, State of Illinois
My Commission Expires 08/21/05