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# EXHIBIT

ATTACHED TO

00295983

DOCUMENT NUMBER

SEE PLAT BOOK

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00295983

2965/0165 20 001 Page 1 of 11  
2000-04-27 16:42:01  
Cook County Recorder 79.00

## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 1528-32 NORTH PAULINA CONDOMINIUM



00295983

Prepared by and mail to:  
GREGG FLITCRAFT  
707 Skokie Boulevard  
Suite 420  
Northbrook, Illinois 60062

# EXHIBIT ATTACHED

## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 1528-32 NORTH PAULINA CONDOMINIUM TO REFLECT THE COMPLETION OF "PROPOSED" UNITS

THIS FIRST AMENDMENT TO THAT DECLARATION OF CONDOMINIUM, first made and entered into by PN GROUP DEVELOPMENT CORPORATION (the "Declarant") which was first recorded as document 00042500 is made this 2/12 day of April, 2000.

### WITNESSETH

WHEREAS, the Declarant holds legal title to that parcel of real estate located in the City of Chicago, County of Cook, and State of Illinois (herein referred to as the "Property") as set forth and legally described on the Plat of Survey attached as Exhibit B to the Declaration of Condominium (other than Units B, D, and E therein) and incorporated herein by reference together with easements appurtenant thereto and the legal description of which is attached hereto as Exhibit "A";

WHEREAS, the Declarant submitted the Property as hereinbefore defined, to the provisions of the Condominium Property Act of the State of Illinois;

WHEREAS, the Declarant further established for its own benefit and for the mutual benefit of all future owners or occupants of the Property or any part thereof, and intended that all future owners, occupants, mortgagees and any other persons hereinafter acquiring any interest in the Property shall hold said interest subject to certain rights, easements and privileges in, over and upon the Property and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof, hereinafter set forth, all of which were declared to be in furtherance of a plan to promote and protect the cooperative aspect of residence on the Property and were established for the purpose of perfecting value, desirability and attractiveness of the Property;

WHEREAS, Section 2.1(d) of the aforesaid Declaration provides that "the Declarant hereby reserves unto itself and the Developer, the right, from time to time, as further data becomes available, to amend the Plat so as to set forth the measurements,

RECORDING FEE 41.00  
DATE 4/27/00 COPIES 4  
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*King*

*7612361 DB*

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elevations, locations and other data required by the Act, with respect to the Building and the Units"; and

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WHEREAS, the Developer and Declarant desire to amend the Plat to reflect the completion of Unit A and the final measurements and location thereof.

NOW THEREFORE, PN Group Development, Corporation, an Illinois corporation, as the title holder of the Property and for the purpose above set forth:

- A. Does hereby declare that the aforesaid Declaration is hereby amended to reflect the completion of Unit A set forth and legally described on the Amended Plat of Survey which is attached hereto as Exhibit "A" and which is incorporated herein by reference together with easements appurtenant thereto.
- B. Does hereby amend the Declaration of Condominium recorded as document 00042500 by amending Exhibit B as herein provided.

IN WITNESS WHEREOF, PN GROUP DEVELOPMENT CORPORATION, an Illinois corporation, has caused its name to be signed to these presents by its President this 26 day of April, 2000.

PN GROUP DEVELOPMENT CORPORATION

By: Patricia K. Navilio  
Patricia K. Navilio, President

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Michael R. Lavender a Notary Public in and for the County and State aforesaid, do hereby certify that Patricia K. Navilio, President of PN Group Development Corporation personally known to me to be the same person whose name is subscribed to the foregoing instruments as such President, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26<sup>th</sup> day of April, 2000.

Michael R. Lavender  
Notary Public

My Commission Expires: \_\_\_\_\_



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## MORTGAGEE CONSENT

MARZENA SASSAK, GREGG GORMAN, MELISSA STEELE and THOMAS TOMETZ, holders of two notes secured by a mortgage on the property dated October 15, 1999, hereby consent to the execution and recording of the above and foregoing First Amendment to the Declaration of Condominium for the Condominiums of 1528-32 North Paulina Condominium Association.

IN WITNESS WHEREOF, the said, MARZENA SASSAK, GREGG GORMAN, MELISSA STEELE and THOMAS TOMETZ, have caused this instrument to be signed, all done at Chicago, Illinois, on this 25 day of April, 2000.

X [Signature]  
Marzena Sassak

X [Signature]  
Gregg Gorman

X [Signature]  
Melissa Steele

X [Signature]  
Thomas Tometz

STATE OF ILLINOIS )  
                                  )    SS  
COUNTY OF COOK    )

I, Michael R. Lavender, a Notary Public of the State of Illinois, DO HEREBY CERTIFY that MARZENA SASSAK personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on \_\_\_\_\_, 2000 in person, and acknowledged that she signed, sealed and delivered the forgoing instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.  
My Commission expires \_\_\_\_\_

[Signature]  
-Notary Public -



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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Michael R Lavender, a Notary Public of the State of Illinois, DO HEREBY CERTIFY that GREGG GORMAN personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on \_\_\_\_\_, 2000 in person, and acknowledged that he signed, sealed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

**OFFICIAL SEAL**  
MICHAEL R LAVENDER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/05/02

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.  
My Commission expires \_\_\_\_\_

Michael R Lavender  
-Notary Public -

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Michael R Lavender, a Notary Public of the State of Illinois, DO HEREBY CERTIFY that MELISSA STEELE personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on \_\_\_\_\_, 2000 in person, and acknowledged that she signed, sealed and delivered the foregoing instrument as her free and voluntary act, for the uses and purposes therein set forth.

**OFFICIAL SEAL**  
MICHAEL R LAVENDER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/05/02

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.  
My Commission expires \_\_\_\_\_

Michael R Lavender  
-Notary Public -

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Michael R Lavender, a Notary Public of the State of Illinois, DO HEREBY CERTIFY that THOMAS TOMETZ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on \_\_\_\_\_, 2000 in person, and acknowledged that he signed, sealed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.  
My Commission expires \_\_\_\_\_

**OFFICIAL SEAL**  
MICHAEL R LAVENDER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/05/02

Michael R Lavender  
-Notary Public -

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## MORTGAGEE CONSENT

Mid-City Bank of Chicago, holder of two notes secured by mortgages on the property dated March 18, 1999 and June 17, 1999, hereby consents to the execution and recording of the above and foregoing First Amendment to the Declaration of Condominium for the Condominiums of 1528-32 North Paulina Condominium Association.

**IN WITNESS WHEREOF**, the said Mid-City Bank of Chicago, has caused this instrument to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois, on this 26 day of April, 2000.

MID-CITY BANK OF CHICAGO

By: *Patricia Nash*  
Its \_\_\_\_\_ President

ATTEST:

\_\_\_\_\_  
Its \_\_\_\_\_

STATE OF ILLINOIS )

SS

COUNTY OF COOK )

I, *Michael R. Lavender*, a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_, \_\_\_\_\_ President and \_\_\_\_\_, respectively, of MID-CITY BANK OF CHICAGO (Bank), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ President and \_\_\_\_\_, appeared before me this day in person and acknowledge that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, and for the free and voluntary act of the Bank, for uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.

*Michael R. Lavender*  
- Notary Public -

My Commission expires \_\_\_\_\_



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## CERTIFICATE OF DEVELOPER

PN GROUP DEVELOPMENT CORPORATION, by Patricia Navilio, President, hereby certifies that it has fee title ownership to the real estate which is the subject of the foregoing Amendment. The affiant further states that prior to the execution by it or its agent of any agreement for the sale of any condominium unit, it gave to the proposed purchaser a copy of the Declaration of Condominium, Property Report and Survey which disclosed that the Developer intended to complete Unit A therein and retained the right to amend the plat of survey accordingly.

Dated: April 26, 2000

PN GROUP DEVELOPMENT CORPORATION

By: Patricia Navilio  
Patricia Navilio

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, Michael R. Lavender, a Notary Public in and for said County and State, do hereby certify that PATRICIA NAVILIO, personally known to me to be the same person whose name is subscribed to the foregoing Certificate of Developer, appeared before me this day in person and acknowledge that she did sign said Certificate freely and voluntarily, and as the free and voluntary act of PATRICIA NAVILIO for uses and purposes therein stated.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.

Michael R. Lavender  
- Notary Public -

My Commission expires \_\_\_\_\_.



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CHICAGO TITLE INSURANCE COMPANY <sup>00295983</sup>

ORDER NUMBER: 1401 007612361 DB  
STREET ADDRESS: 1528-32 N. PAULINA  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-06-203-036-0000

**LEGAL DESCRIPTION:**

LOTS 7, 8 AND 9 IN BLOCK 2 IN MCREYNOLDS SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.  
PERMANENT TAX NUMBER: 17-06-203-036-0000



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00042500

EXHIBIT B

DECLARATION OF CONDOMINIUM  
AND BY-LAWS

1528-32 NORTH PAULINA CONDOMINIUM

PLAT of SURVEY and UNIT PERCENTAGES

<u>Unit</u>	<u>Percentage of Ownership Interest in the Common Elements</u>
A	12.2835%
B	3.9482%
C	2.4128%
D	9.1468%
E	5.2643%
F	12.2835%
G	3.5095%
H	3.0708%
I	8.9932%
J	0.1417%
K	7.7210%
L	3.0708%
M	3.9482%
N	3.0708%
Q	7.8965%
R	7.2384%

Property of Cook County Clerk's Office

*10/01/01*

Navilio Condo Conv/Exhibit B to AppendixA

**EXHIBIT ATTACHED**