

Re-record  
to correct  
Exhibit C

01/19/03

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4651/0052 14 001 Page 1 of 10  
2003-01-21 09:43:26  
Cook County Recorder 42.50

THIS DOCUMENT IS PREPARED BY, AND UPON  
RECORDATION, RETURN TO:

MARK D. PEARLSTEIN, ESQ.  
LEVENFELD PEARLSTEIN  
33 WEST MONROE, 21ST FLOOR  
CHICAGO, IL 60603

0021404197

3920/0046 54 001 Page 1 of 12  
2002-12-18 09:42:44  
Cook County Recorder 86.00



0030092653

**SECOND AMENDMENT TO THE  
AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR WOODLANDS OF MORTON GROVE CONDOMINIUM ASSOCIATION**

THIS SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP (this "Amendment") is made and entered into as of December \_\_, 2002 by the Woodlands of Morton Grove, L.L.C., an Illinois limited liability company ("Developer") and shall be effective upon recording.

WHEREAS, Developer and McShane Corporation made and entered into that certain Amended And Restated Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Woodlands of Morton Grove Condominium Association (the "Restated Declaration") dated May 24, 2002, with respect to the Property legally described on Exhibit A attached hereto and made a part hereof. The Restated Declaration was recorded in the Office of the Cook County Recorder of Deeds on June 7, 2002 as Document 0020639239; and

WHEREAS, pursuant to Section 25 of the Illinois Condominium Property Act, Developer reserved the right in the Restated Declaration to add-on and annex to the Property, all or any portion of the land referenced as Exhibit E in the Restated Declaration and designated therein as the "Future Development Parcel", all pursuant to the terms and conditions of Article 22 of the Restated Declaration; and

WHEREAS, Developer is the owner of the following described real estate (the "Added Parcel") located in the Village of Morton Grove, County of Cook, State of Illinois, and which comprises a portion of the Future Development Parcel. The legal description of the Added Parcel is set forth in Exhibit A-1 attached hereto and made a part hereof; and

WHEREAS, Developer intends to and does hereby submit the Added Parcel, together with all buildings, improvements and other permanent fixtures of whatsoever kind constructed thereon and all rights and privileges belonging to or pertaining thereto, and owned by Developer to the provisions of the Illinois Condominium Property Act; and

WHEREAS, Developer is desirous of extending for its own benefit and for the mutual benefit of all future Owners or occupants of the Property and the Added Parcel, or any part thereof, the easements and rights in, over and upon said Property and the Added Parcel and certain mutually beneficial restrictions and obligations with respect to the use, conduct and maintenance of the Property and the Added Parcel as set forth in the Restated Declaration; and

DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN AVENUE CONDOMINIUMS which was recorded with the Cook County Recorder of Deeds on June 19, 2000 as document number 00451023 and which was amended and restated by that certain

This document is being recorded to correct page 1 and Exhibit C

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DATE 1/21/03  
OK [signature]

WHEREAS, Developer desires and intends that the Owners, mortgagees, occupants, and all other persons hereafter acquiring any interest in the Property and the Added Parcel shall at all times enjoy the benefits of, and shall hold their interests subject to the rights, easements, privileges, and restrictions set forth in the Restated Declaration as amended by this Amendment, all of which are declared to be in furtherance of the plan to promote and protect the cooperative aspect of the Development and established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property and the Added Parcel, all as set forth in the Restated Declaration as amended by this Amendment;

WHEREAS, Developer is the owner of certain Storage Spaces located within Residential Building "D" and desires to convey certain of such Storage Spaces to Unit Owners as set forth below in this Amendment.

NOW, THEREFORE, Developer, for the purposes above set forth, DECLARES AS FOLLOWS:

1. Capitalized Terms; Definitions. Except as otherwise set forth in this Amendment, all capitalized terms used in this Amendment shall have the respective meanings ascribed to such terms in the Restated Declaration. From and after the date of this Amendment, the term "Declaration", as used in this Amendment or in the Restated Declaration shall mean the Restated Declaration as amended by this Amendment.
2. Addition and Annexation of Added Parcel. The Added Parcel, together with all buildings, improvements, structures and facilities erected, constructed or contained on or in the Added Parcel, including, without limitation, the three (3) Added Units and the Added Common Elements thereon, and all rights and privileges belonging to or pertaining thereto, are hereby added and annexed to the Property, and henceforth all references to the "Property" or "Condominium Parcel" contained in the Restated Declaration shall be deemed to include the Added Parcel, and all references to the "Property" contained in the Restated Declaration shall be deemed to include all such buildings, structures and facilities.
3. Added Common Elements. Exhibit B attached hereto and made a part hereof is a plat or plats of survey (the "Current Add-On Plat") of the Added Parcel and of all Added Units and Added Common Elements thereon (including "General Common Elements," "Building Limited Common Elements" and "Exclusive Limited Common Elements") being submitted to the provisions of the Act pursuant to the Restated Declaration and this Amendment thereto. Each of the Added Units are designated on the Current Add-On Plat. Upon the recording of this Amendment with the Recorder of Deeds of Cook County, Illinois, the "Units" as defined in the Restated Declaration, shall include the Added Units designated on the Current Add-On Plat, and the "Common Elements", as defined in the Restated Declaration, shall include the Added Common Elements added by this Amendment (namely, the General Common Elements, Building Limited Common Elements, and Exclusive Limited Common Elements shown on the Current Add-On Plat).
4. Revised Undivided Interests in the Common Elements. Exhibit C attached hereto and made a part hereof hereby replaces and supersedes Exhibit D to the Restated Declaration. Exhibit C attached hereto and made a part hereof sets forth the revised Ownership Interests in the Common Elements for all Units, including the Common Elements attributable to the Added Units located on the Added Parcel. The revised Ownership Interests

have been determined in accordance with the provisions of Article 22 of the Restated Declaration and the Act.

5. Restated Declaration Applies to All Units. All of the provisions of the Restated Declaration, as amended, shall be deemed to apply to all of the Units (both the Added Units and the Existing Units) and to all of the Common Elements (both the Added Common Elements and the Existing Common Elements).

6. No Change in Obligations for Prior Common Expenses. The Recording of this Amendment shall not alter or affect the amount of any lien for Common Expenses due from the Owners of the Existing Units prior to such Recording, nor the respective amounts assessed to or due from the Owner or Owners of Existing Units for Common Expenses or other assessments levied or assessed prior to such Recording.

7. Future Add-On Parcel. Developer hereby reserves its rights under Article 22 of the Restated Declaration as to those portions of the Future Development Parcel not added and annexed to the Property pursuant to this Amendment.

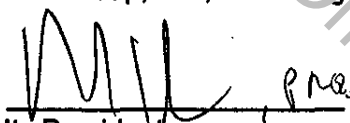
8. Transfer Of Storage Spaces. Developer presently the owner of various Storage Spaces located within the Residential Building which was identified on the Plat attached to the Restated Declaration as "Initial Residential Building"D". Developer hereby assigns, transfers and conveys to the parties identified on Exhibit D attached hereto certain Storage Spaces upon the terms and conditions contained in said Exhibit D.

9. Effectiveness of Restated Declaration. Except as modified, altered and amended by this Amendment, the Restated Declaration is declared to be and shall continue in full force and effect in accordance with its terms.

**IN WITNESS WHEREOF**, The Woodlands of Morton Grove, L.L.C. has caused its name to be signed to these presents by its Managers, this 17th of December, 2002.

**THE WOODLANDS OF MORTON GROVE, L.L.C.**, an  
Illinois limited liability company

By: The Elliott Group, Inc., its Manager

By:   
Its President

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STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

I, Lesa Dinunzio, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Elliott, President of The Elliott Group, Inc., an Illinois corporation, as Manager of The Woodlands of Morton Grove, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such 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 corporation and limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of December, 2002.



Lesa Dinunzio  
Notary Public

Property of Cook County Clerk's Office

## EXHIBIT A

**Legal Description of the Property Submitted With The  
Restated Declaration Which Was Recorded June 7, 2002  
Consisted Of the Senior Living Parcel and the Residential Parcel,  
Both Of Which Are Legally Described Below.**

### SENIOR LIVING PARCEL

That part of the West Half of the Northwest Quarter of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, in Niles Township, Cook County, Illinois, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 20; Thence South  $00^{\circ}11'31''$  East, along the East line of the West Half of said Southwest Quarter, 493.66 feet, to the South line of the North Half of the South Half of the North Half of the North Half of said Southwest Quarter; Thence South  $88^{\circ}48'59''$  West, along said South line, 539.37 feet to the Easterly line of the Chicago - Milwaukee - St. Paul and Pacific Company Railroad; Thence North  $22^{\circ}20'02''$  West, along said Easterly line, 954.37 feet for the Point of Beginning; Thence North  $67^{\circ}40'11''$  East, 280.34 feet; Thence North  $22^{\circ}43'38''$  West, 153.58 feet; Thence North  $13^{\circ}00'30''$  West, 138.75 feet; Thence North  $22^{\circ}19'49''$  West, 23.00 feet; Thence North  $67^{\circ}40'11''$  East, 37.78 feet; Thence North  $18^{\circ}33'15''$  East, 18.41 feet to the Southerly Right-of-Way of Lincoln Avenue; Thence North  $69^{\circ}17'16''$  West along said Southerly line, 372.57 feet; Thence North  $66^{\circ}07'45''$  West along said Southerly line, 114.62 feet to the said Easterly line of the Chicago - Milwaukee - St. Paul and Pacific Company Railroad; Thence South  $22^{\circ}20'02''$  East, along said Easterly line, 604.45 feet to the Point of Beginning. Containing 3.503 Acres  $\pm$ .

### RESIDENTIAL PARCEL

That part of the West Half of the Northwest Quarter of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, in Niles Township, Cook County, Illinois, described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 20; Thence South  $00^{\circ}11'31''$  East, along the East line of the West Half of said Southwest Quarter, 493.66 feet to the South line of the North Half of the South Half of the North Half of the North Half of said Southwest Quarter; Thence South  $88^{\circ}48'59''$  West, along said South line, 539.37 feet to the Easterly line of the Chicago - Milwaukee - St. Paul and Pacific Company Railroad; Thence North  $22^{\circ}20'02''$  West, along said Easterly line, 954.37 feet for the Point of Beginning; Thence North  $67^{\circ}40'11''$  East, 293.04 feet; Thence South  $22^{\circ}43'38''$  East, 25.32 feet to a Point of Curvature; Thence Southerly 11.51 feet along a curve to the right having a radius of 19.00 feet (Chord Bearing South  $05^{\circ}22'00''$  East, 11.34 feet) to the beginning of a non-tangent curve; Thence Southerly 103.29 feet along a curve to the left having a radius of 95.58 feet (Chord Bearing South  $22^{\circ}43'38''$  East, 98.34 feet) to the beginning of a non-tangent curve; Thence Southeasterly 11.51 feet along a curve to the right having a radius of 19.00 feet (Chord Bearing South  $40^{\circ}05'16''$  East, 11.34 feet) to a Point of Tangency; Thence South  $22^{\circ}43'38''$  East, 162.53 feet; Thence South  $67^{\circ}16'22''$  West, 255.16 feet to said Easterly line of Chicago - Milwaukee - St. Paul and Pacific Company Railroad; Thence North  $22^{\circ}20'02''$  West, along said Easterly line, 309.87 feet to the Point of Beginning. Containing 2.056 Acres  $\pm$ .

## EXHIBIT A-1

## Legal Description of Added Parcel

## PARCEL "C"

Part of the West Half of the Northwest quarter of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, in Niles Township, Cook County, Illinois, described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 20; Thence South  $00^{\circ}11'31''$  East along the East line of the West half of said Southwest quarter, 493.66 feet to the South line of the North half of the South half

of the North half of the North half of said Southwest quarter; Thence South  $88^{\circ}48'59''$  West along said South line, 539.37 feet to the Easterly line of Chicago - Milwaukee -

St. Paul & Pacific Company Railroad; Thence North  $22^{\circ}20'02''$  West along said Easterly line, 1618.82 feet to the Southerly Right of Way of Lincoln Avenue; Thence South  $66^{\circ}07'45''$  East along said Southerly line, 114.62 feet;

Thence South  $69^{\circ}17'16''$  East along said Southerly line, 594.95 feet; Thence South  $20^{\circ}42'44''$  West, 91.00 feet for the Point of Beginning; Thence North  $75^{\circ}36'28''$  West, 77.27 feet; Thence North  $80^{\circ}54'42''$  West, 117.69

feet; Thence North  $13^{\circ}00'30''$  West, 74.80 feet; Thence North  $22^{\circ}19'49''$  West, 23.00 feet; Thence North  $67^{\circ}40'$

$11''$  East, 37.78 feet; Thence North  $18^{\circ}35'15''$  East, 18.41 feet to said Southerly Right of way of Lincoln Avenue;

Thence South  $69^{\circ}17'16''$  East along said Southerly Line, 222.39 feet; Thence South  $20^{\circ}42'44''$  West, 91.00 feet to the Point of beginning.

Containing 0.550  $\pm$  Acres.

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## EXHIBIT B

Current Add-On Plat  
(See attached Plat of Survey of)

THE CONDOMINIUM TURNED RECORDON  
AS EXHIBIT B WHEN THIS DOCUMENT  
WAS FIRST RECORDED ON 12/18/02 AS  
DOCUMENT NUMBER 0021404197 IS BUREAU  
INCORPORATED BY THIS REFERENCE.



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**Exhibit C**  
**Ownership Interests**

<u>UNIT</u>	<u>Common Area Pct.</u>
D- 101	0.96466%
D- 102	0.97918%
D- 103	0.99006%
D- 104	0.87034%
D- 105	0.80866%
D- 106	0.91025%
D- 107	1.21136%
D- 108	0.77964%
D- 109	1.11341%
D- 110	1.00820%
D- 111	0.97918%
D- 112	0.87397%
D- 114	1.07713%
D- 115	1.13513%
D- 201	0.96829%
D- 202	1.11341%
D- 203	0.99369%
D- 204	0.87397%
D- 205	0.81229%
D- 206	0.91387%
D- 207	1.21499%
D- 208	0.78327%
D- 209	1.11704%
D- 210	1.01183%
D- 211	1.14243%
D- 212	0.87759%
D- 214	1.08076%
D- 215	1.13880%
D- 301	0.97192%
D- 302	1.11704%
D- 303	0.99732%
D- 304	0.87759%
D- 305	0.81592%
D- 306	0.91750%
D- 307	1.21862%
D- 308	0.78690%
D- 309	1.12066%
D- 310	1.01545%
D- 311	1.14606%
D- 312	0.88122%
D- 314	1.08439%
D- 315	1.14243%
D- 401	0.97555%
D- 402	1.12066%
D- 403	1.00094%
D- 404	0.88122%



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D- 405	0.81955%
D- 406	0.92113%
D- 407	1.22225%
D- 408	0.79052%
D- 409	1.12429%
D- 410	1.01908%
D- 411	1.14969%
D- 412	0.88485%
D- 414	1.08801%
D- 415	1.14606%
D- 501	1.86765%
D- 502	1.12429%
D- 503	1.00457%
D- 504	0.88485%
D- 505	0.82318%
D- 506	0.92476%
D- 507	1.22587%
D- 508	0.79415%
D- 509	1.12792%
D- 510	1.02271%
D- 511	1.15432%
D- 515	2.24496%
D- 601	0.98643%
D- 602	1.13155%
D- 603	1.01183%
D- 604	0.89211%
D- 605	0.83043%
D- 606	0.93201%
D- 607	1.23313%
D- 608	0.80141%
D- 609	1.13518%
D- 610	1.02997%
D- 611	1.16057%
D- 612	0.89573%
D- 614	1.09890%
D- 615	<u>1.15694%</u>

Sub-Total 84.47468%

Senior Living 7.25584%

4-1A	1.41453%
4-2B	1.34197%
4-3C	1.37825%

1-1A	1.41453%
1-2B	1.34197%
1-3C	1.37825%

Total 100.0000%

### Transfer of Storage and/or Parking Space

**Transferor**

**THE WOODLANDS OF MORTON GROVE, L.L.C.,**  
an Illinois limited liability company

By: The Elliott Group, Inc., its Manager

By: [Signature] 10/3  
Its President

### Transferee

The undersigned hereby accept the foregoing assignment of the Storage Space(s) and Parking Spaces identified above.

Leonard Laskin

Barbara Laskin  
Barabara Laskin