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Cook County Recorder

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0030390479

# EXHIBIT

ATTACHED TO

DOCUMENT NUMBER

SEE PLAT BOOK

Property of Cook County Clerk's Office

THIS INSTRUMENT PREPARED BY:  
AFTER RECORDING RETURN TO:

EXHIBIT ATTACHED

Gerald L. Berlin  
Attorney at Law  
150 North Michigan Avenue  
Suite 1115  
Chicago, IL 60601

**SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM  
OWNERSHIP FOR LAKEVIEW POINTE CONDOMINIUM**

This Supplemental Declaration is made by and entered into by Juneway Sheridan LLC, an Illinois limited liability company ("Declarant").

RECITALS:

The Declarant Recorded the Declaration of Condominium Ownership for Lakeview Pointe Condominium (the "Declaration") on January 21, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0030097477. The Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Declaration.

In Article Eight of the Declaration, Declarant reserved the right and power to add portions of the For Sale Property from time to time to the Declaration and submit such portions to the provisions of the Act.

Declarant desires to exercise the right and power reserved in Article Eight of the Declaration to add and submit certain real estate to the provisions of the Act and the Declaration.

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

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

2. Added Units / Amendment of Exhibit B Exhibit B to the Declaration is hereby amended by adding to and making a part of Exhibit A the plat of the Added Condominium Property which is attached hereto and designated as Exhibit B. Exhibit B as hereby amended and supplemented, identifies each Unit in the Condominium Property and assigns to it an identifying symbol.

3. Amendment of Exhibit C. To reflect the addition of the Added Units, the list of the Undivided Interest in the Units as shown on Exhibit C to the Declaration is hereby amended to be as set forth in the First Amended and Restated Exhibit C which is attached hereto.

DATE 3/21/03 COPIES 6  
OK BY JM 12/21/03

(M)

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EXHIBIT A  
TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS, COVENANTS AND  
BY-LAWS FOR THE  
LAKEVIEW POINTE CONDOMINIUMS

THE FOR SALE PROPERTY

LEGAL DESCRIPTION

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST - WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON.

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**FIRST AMENDED EXHIBIT B  
TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP AND EASEMENTS, RESTRICTIONS,  
COVENANTS AND BY-LAWS FOR THE  
LAKEVIEW POINTE CONDOMINIUMS**

**PLAT OF SURVEY**

Property of Cook County Clerk's Office

FIRST AMENDED EXHIBIT C  
TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP AND EASEMENTS, RESTRICTIONS,  
COVENANTS AND BY-LAWS FOR THE  
LAKEVIEW POINTE CONDOMINIUMS

**PERCENTAGE OF COMMON ELEMENT OWNERSHIP**

Unit No.	Percentage of Ownership
46	12.725%
47	6.858%
48	6.712%
49	6.566%
50	9.243%
51	6.858%
52	6.712%
53	6.566%
54	9.243%
55	7.072%
56	6.914%
57	9.282%
P-13	0.473%
P-14	0.473%
P-15	0.473%
P-16	0.473%
P-17	0.473%
P-18	0.473%
Tandem 7	0.803%
Tandem 8	0.803%
Tandem 9	0.803%
Total	100.000%

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4. Continuation. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed.

Dated: March 20, 2003

JUNEWAY SHERIDAN, L.L.C., by

SPROUL MITCHELL BUILDERS, INC.,  
an Illinois Corporation, its Managing Member

ATTEST:

By   
Its President

By   
Kenneth Sproul, Its Secretary

EXHIBIT ATTACHED