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0314244022

Eugene "Gene" Moore Fee: \$130.00

Cook County Recorder of Deeds

Date: 05/22/2003 09:25 AM Pg: 0

EXHIBIT

ATTACHED TO



DOCUMENT

SEE PLAT INDEX

Property of Cook County Clerk's Office

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**THIS INSTRUMENT PREPARED
BY AND RETURN TO:
GARY L. PLOTNICK
Schain, Burney, Ross & Citron Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601**

**SEVENTH AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR PARK PLACE CHICAGO
CONDOMINIUM**

THIS SEVENTH AMENDMENT TO DECLARATION ("Seventh Amendment") is made and entered into this 24th day of April, 2003 by the **PARK PLACE CHICAGO, L.L.C.**, an Illinois limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium for the Park Place Chicago Condominium dated the 21st day of August, 2002 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 21st day of August, 2002, as Document Number 0020921139 (hereinafter referred to as the "Original Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the Park Place Condominium (hereinafter referred to as the "Condominium"); and

WHEREAS, by a First Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 7th day of September, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 10th day of September, 2002, as Document Number 0020991696 (hereinafter referred to as "First Amendment"), certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Second Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 16th day of September, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 18th day of September, 2002, as Document Number 0021022318 (hereinafter referred to as the "Second Amendment"), certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Third Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 30th day of September, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 3rd day of October, 2002, as

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DATE: 2/24/03
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BY: [Signature]

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Document Number 0021088526 (hereafter referred to as "Third Amendment"), certain real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Fourth Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 24th day of October, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 1st day of November, 2002, as Document Number 0021210560 (hereafter referred to as "Fourth Amendment") real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Fifth Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 26th day of December, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 30th day of December, 2002, as Document Number 0021457757, (referred to as "Fifth Amendment"), real estate was submitted to the Act and the Condominium; and

WHEREAS, by a Special Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 28th day of February, 2003, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 5th day of March, 2003, as Document Number 0030306467 (referred to as "Special Amendment"), the Plat of Survey corrected a scrivener's error; and

WHEREAS, by a Sixth Amendment to Declaration of Condominium for Park Place Chicago Condominium dated the 28th day of February, 2003, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the 5th day of March, 2003, as Document Number 0030306468, (referred to as "Sixth Amendment"; the Original Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Special Amendment, and the Sixth Amendment shall be collectively referred to as the "Declaration"), certain real estate was submitted to the Act and the Condominium; and

WHEREAS, the Declarant is the legal holder of and wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Appendix "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Property").

NOW, THEREFORE, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. The Additional Parcel described in Appendix "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by

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the horizontal and vertical planes set forth in Appendix "A", attached hereto and made a part hereof. Appendix "A" to the Declaration is hereby amended by adding thereto the property described on Appendix "A", which is attached hereto.

3. Appendix "B" to the Declaration is hereby amended and superseded in its entirety by Appendix "B", which is attached hereto and made a part hereof, and the respective percentages of ownership in the Common Elements appurtenant to each Unit described in former Appendix "B" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Appendix "B".

4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

5. Appendix "E" of the Declaration is hereby amended and superseded in its entirety by Appendix "E", which is attached hereto and made a part hereof.

Property of Cook County Clerk's Office

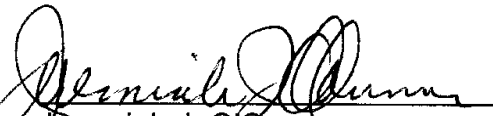
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CONSENT OF MORTGAGEE

NATIONAL ELECTRICAL BENEFIT FUND ("Fund"), holder of a Mortgage (the "Mortgage") dated as of April 6, 2001 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on April 10, 2001, as Document Number 0010284471, hereby consents to the execution and recording of the attached Seventh Amendment to Declaration and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, the Fund has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf on this 28th day of April, 2003.


NATIONAL ELECTRICAL BENEFIT FUND

By: 
Name: Jeremiah J. O'Connor
Title: Trustee

CITY OF WASHINGTON)
) SS.
DISTRICT OF COLUMBIA)

The undersigned, a Notary Public in and for the City of Washington, District of Columbia, does hereby certify that Jeremiah J. O'Connor, Trustee of the **NATIONAL ELECTRICAL BENEFIT FUND**, personally known to me to be the same person whose name is subscribed above as such appeared before me this day in person and acknowledged that he signed and delivered the above consent as his own free and voluntary act, and as the free and voluntary act of said Fund, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal April 28, 2003.


Notary Public

Amanda M. Salguero
Notary Public District of Columbia
My Commission Expires: 03/14/06

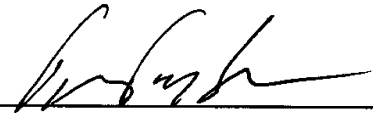
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CONSENT OF MORTGAGEE

Corus Bank, N.A. ("Bank"), holder of Mortgages (collectively the "Mortgage") dated as of April 3, 2001 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on April 10, 2001, as Document Numbers 0010284465 and 0010284469, hereby consents to the execution and recording of the attached Seventh Amendment to Declaration and agrees that said Mortgages are subject thereto.

IN WITNESS WHEREOF, the said Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf in Chicago, Illinois, on this 30th day of April, 2003.

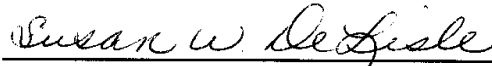
CORUS BANK, N.A.

By: 
Name: Timothy J. Stodder
Title: First Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that TIMOTHY J STODDER, First Vice President of **CORUS BANK, N.A.**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such 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, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal April 30, 2003.


Notary Public



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Appendix "B"

<u>Unit Number</u>	<u>% of Ownership</u>
104	0.01020364
105	0.00778244
106	0.01524061
207	0.00637728
208	0.00430196
209	0.00607462
303	0.00920922
304	0.01037658
306	0.02334731
307	0.01178175
309	0.01286264
501	0.00940378
503	0.00940378
504	0.01037658
507	0.01210601
508	0.01134939
509	0.01318691
701	0.01124130
703	0.00767435
704	0.00443167
705	0.00443167
706	0.00659345
707	0.00702581
708	0.00508020
710	0.01243028
711	0.00637728
712	0.00691772
801	0.00529638
804	0.00408578
805	0.00408578
806	0.00626919
807	0.00626919
808	0.00408578
809	0.00408578
810	0.00663669
811	0.00607462
812	0.00551256
814	0.00410740
901	0.00540447
902	0.00616110
904	0.00417225
905	0.00417225
906	0.00637728
907	0.00637728

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908	0.00417225
909	0.00417225
910	0.00676640
911	0.00618271
912	0.00562065
914	0.00419387
1001	0.00551256
1002	0.00626919
1003	0.00704743
1004	0.00425872
1005	0.00425872
1006	0.00648536
1007	0.00648536
1008	0.00425872
1009	0.00425872
1010	0.00689610
1011	0.00629080
1012	0.00572874
1014	0.00428034
1101	0.00562065
1102	0.00637728
1103	0.00715552
1104	0.00434519
1105	0.00434519
1106	0.00659345
1107	0.00659345
1108	0.00434519
1109	0.00434519
1110	0.00702551
1111	0.00639889
1112	0.00583683
1114	0.00436681
1201	0.00572874
1202	0.00648536
1203	0.00804185
1204	0.00365342
1205	0.00443167
1208	0.00443167
1209	0.00443167
1210	0.00715552
1211	0.00650698
1212	0.00594492
1214	0.00445328
1401	0.00583683
1402	0.00659345
1403	0.00737170
1404	0.00451814
1405	0.00451814
1408	0.00451814
1409	0.00451814

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1410	0.00728523
1411	0.00661507
1412	0.00605301
1414	0.00453976
1501	0.00594492
1502	0.00670154
1504	0.01208440
1505	0.00460461
1508	0.00460461
1509	0.00460461
1510	0.00741493
1511	0.00672316
1512	0.00616110
1514	0.00462623
1601	0.00605301
1603	0.00758788
1604	0.00469108
1605	0.00469108
1606	0.00702581
1607	0.00702581
1610	0.00754464
1612	0.00626919
1614	0.00471270
1701	0.00616110
1702	0.00691772
1703	0.00769597
1705	0.00955510
1706	0.00713390
1707	0.00713390
1710	0.00767435
1711	0.00693934
1712	0.00637728
1714	0.00479917
1801	0.00626919
1802	0.00702581
1803	0.00780406
1805	0.00972805
1807	0.00724199
1809	0.00972805
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1814	0.00488564
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Property of Court Clerk's Office

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Property of Court Clerk's Office

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APPENDIX "E"

LEGAL DESCRIPTION FOR ADDITIONAL PROPERTY

TRACT 1

FUTURE UNITS 1006, 1204, 1603, P-338, P-340, AND P-523 AS SHOWN ON, 7TH AMENDED SHEET 1 OF 24, 8TH AMENDED SHEET 2 OF 24, 6TH AMENDED SHEET 10 OF 24, 7TH AMENDED SHEET 9 OF 24, 3RD AMENDED SHEET 15 OF 24, 3RD AMENDED SHEET 17 OF 24, AND AMENDED SHEET 20 OF 24 OF THE "PLAT OF PARK PLACE CONDOMINIUM," ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OF PARK PLACE CONDOMINIUM RECORDED AS DOCUMENT NO. 0020921139; ALL OF SAID LAND, PROPERTY AND SPACE BEING WITHIN THE VERTICAL EXTENSION OF THE EXTERIOR LINES OF THE FOLLOWING-DESCRIBED PROPERTY:

PARCEL 1:

THAT PART OF BLOCK 3 IN THE ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH HALF OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 2:**

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 153.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH SAID CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M. MCBIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

17-09-126-010