

# UNOFFICIAL COPY

Prepared by and upon recording  
return to:

Brown, Udell & Pomerantz, Ltd.  
1332 N. Halsted Street Suite 100  
Chicago, Illinois 60622



0320319245

Eugene "Gene" Moore Fee: \$42.00  
Cook County Recorder of Deeds  
Date: 07/22/2003 03:00 PM Pg: 1 of 10

RECORDING FEE 42  
DATE 7/22/03 COPIES 6  
OK BY [Signature]

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**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM PROPERTY ACT  
FOR LINCOLN PARK COMMONS CONDOMINIUMS**

This First Amendment is made and entered into this 21st day of July, 2003, by LIMITS RESIDENTIAL, L.L.C., an Illinois Limited Liability Company (hereinafter referred to as "Owner"):

WITNESSETH:

WHEREAS, Owner submitted the real estate, legally described on Exhibit "A" attached hereto and incorporated herein (the "Condominium Property"), to the Illinois Condominium Property Act pursuant to the Declaration of Condominium Pursuant to the Condominium Property Act for Lincoln Park Commons Condominiums which was recorded on June 3, 2003 as Document Number 0315432142;

WHEREAS, Owner wishes to amend the Condominium Declaration and the Plat attached thereto as Exhibit "D" pursuant to Paragraph 25 of the Condominium Declaration, in order to correct certain clerical or typographical errors contained in the Condominium Declaration and the Plat attached thereto as Exhibit "D".

NOW, THEREFORE, Owner DECLARES as follows:

Paragraph 4(c)(2) shall be modified as follows:

The fourth paragraph of this section shall be revised by deleting "GU-42" from the paragraph. GU-42 has not been designated for the parking of two (2) passenger vehicles. GU-42 has been designated as a handicap accessible parking space.

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This instrument is executed by Limits Residential, L.L.C., an Illinois Limited Liability Company as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Limited Liability Company. All the terms, provisions, stipulations, covenants and conditions to be performed by Limits Residential, L.L.C. are undertaken by it solely as the Limited Liability Company aforesaid.

IN WITNESS WHEREOF, Limits Residential, L.L.C., an Illinois limited liability company, has caused its seal to be affixed hereunto and has caused its name to be signed to these presents on the day and year first above written.

Limits Residential, L.L.C.  
an Illinois limited liability company

By: EDC Limits Residential, L.L.C.  
a Delaware limited liability company  
A Managing Member

By: EDC Management, Inc.  
an Illinois corporation,  
Its: Manager

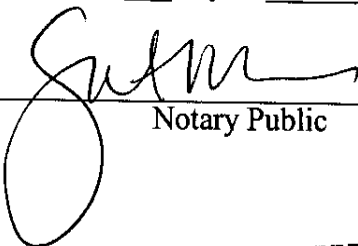
By:   
Ronald B. Shipka, Jr.  
Its: President

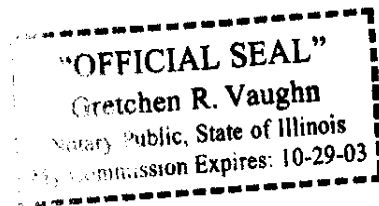
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STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ronald Shipka, Jr. President of EDC Management, Inc., the Managing Member of EDC Limits Residential, L.L.C., a Managing Member of Limits Residential, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing certificate as such President, appeared before me this day in person and acknowledged that he signed, sealed and delivered said Certificate as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of July, 2003.

  
\_\_\_\_\_  
Notary Public



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Exhibit "A"

## LEGAL DESCRIPTION OF THE CONDOMINIUM PROPERTY

Units 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, GU-1, GU-2, GU-3, GU-4, GU-5, GU-6, GU-7, GU-8, GU-9, GU-10, GU-11, GU-12, GU-13, GU-14, GU-15, GU-16, GU-17, GU-18, GU-19, GU-20, GU-21, GU-22, GU-23, GU-24, GU-25, GU-26, GU-27, GU-28, GU-29, GU-30, GU-31, GU-32, GU-33, GU-34, GU-35, GU-36, GU-37, GU-38, GU-39, GU-40, GU-41, GU-42, GU-43, GU-44, GU-45, GU-46, GU-47, GU-48, GU-49, GU-50, GU-51, GU-52, GU-53, GU-54, GU-55, GU-56, GU-57, GU-58, GU-59 and GU-60, in LINCOLN PARK COMMONS CONDOMINIUMS as delineated on the Plat of Survey of the following described parcel of real estate:

**PARCEL 1 :**

*OUTLOT 1 AND LOT 42 ( EXCEPT THE NORTHERLY 100.0 FEET AS MEASURED ALONG THE EAST LINE THEREOF ) IN LINCOLN PARK CLUB SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

**PARCEL 2 :**

*THAT PART OF OUTLOT 1 AND LOT 42, LYING BELOW A HORIZONTAL PLANE OF +21.25 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 1 ; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 132.51 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 38.0 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 5.42 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 77.42 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 6.0 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 39.48 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 42, SAID POINT BEING 147.58 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 42, A DISTANCE OF 147.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT 1 AND LOT 42, SAID LINE BEING A CURVED LINE CONVEX SOUTHEAST, HAVING A RADIUS OF 1790.0 FEET AND WHOSE CHORD BEARS SOUTH 73 DEGREES 20 MINUTES 25 SECONDS WEST, AN ARC DISTANCE OF 155.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.*

**PARCEL 3 :**

*THAT PART OF OUTLOT 1 AND LOT 42, LYING ABOVE A HORIZONTAL PLANE OF +21.25 AND BELOW A HORIZONTAL PLANE OF +41.38 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 42; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 42, A DISTANCE OF 64.25 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 8.70 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 11.51 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.76 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 7.85 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 24.71 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 13.92 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 53.28 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.40 FEET;*

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THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 4.58 FEET; THENCE SOUTH 22 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 21.33 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 42, SAID POINT BEING 51.08 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 42; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 42, SAID LINE BEING A CURVED LINE CONVEX SOUTHEAST, HAVING A RADIUS OF 1790.0 FEET AND WHOSE CHORD BEARS SOUTH 73 DEGREES 50 MINUTES 03 SECONDS WEST, AN ARC DISTANCE OF 84.54 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 4 :

THAT PART OF OUTLOT 1 AND LOT 42, LYING ABOVE A HORIZONTAL PLANE OF +41.38 AND BELOW A HORIZONTAL PLANE OF +61.52 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 42; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 42, A DISTANCE OF 4.69 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 1.10 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 14.26 FEET; THENCE NORTH 67 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 1.10 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 48.13 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 59.33 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 117.58 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 59.33 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 78.30 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 18.66 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 1.0 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 83.38 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 1.0 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 32.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 42, SAID POINT BEING 275.78 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 42, A DISTANCE OF 275.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 42, SAID LINE BEING A CURVED LINE CONVEX SOUTHEAST, HAVING A RADIUS OF 1790.0 FEET AND WHOSE CHORD BEARS SOUTH 73 DEGREES 01 MINUTES 00 SECONDS WEST, AN ARC DISTANCE OF 135.63 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 5 :

THAT PART OF OUTLOT 1 AND LOT 42, LYING ABOVE A HORIZONTAL PLANE OF +61.52 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 42; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 42, A DISTANCE OF 67.08 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 59.33 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 117.58 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 59.33 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 78.30 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 18.66 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 1.0 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 83.38 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 1.0 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 32.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 42, SAID POINT BEING 275.78 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 42, A DISTANCE OF 275.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 42, SAID LINE BEING A CURVED LINE CONVEX SOUTHEAST, HAVING A RADIUS OF 1790.0 FEET AND WHOSE CHORD BEARS SOUTH 73 DEGREES 01 MINUTES 00 SECONDS WEST, AN ARC DISTANCE OF 135.63 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium made by Limits Residential, L.L.C. and recorded in the office of the Recorder of Deeds of Cook County, Illinois, and made a part of said Declaration.

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## SCHEDULE OF PERCENTAGES

Unit #	Percentage
301	1.7150
302	1.1533
303	1.0258
304	2.0935
305	1.6354
306	1.6553
307	1.6553
308	1.6553
309	1.7350
310	1.6354
311	2.2927
312	2.7708
313	1.5358
314	1.0258
315	1.4919
316	1.6154
317	1.4959
318	1.0577
319	1.7350
401	1.7310
402	1.1693
403	1.0418
404	2.1094
405	1.6513
406	1.6712
407	1.6712
408	1.6712
409	1.7509
410	1.6513
411	2.3086
412	2.7867
413	1.5517
414	1.0418
415	1.5079
416	1.6314
417	1.5119
418	1.0736
419	1.7509
501	1.7509
502	1.1892
503	1.0617
504	2.1294
505	1.6712
506	1.6911
507	1.6911
508	1.6911

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## SCHEDULE OF PERCENTAGES

Unit #	Percentage
509	1.7708
510	1.6712
511	2.3285
512	2.8066
513	1.5716
514	1.0613
515	1.5278
516	1.6513
517	1.5318
518	1.0936
519	1.7708

GU-1	.0996
GU-2	.0996
GU-3	.0996
GU-4	.0996
GU-5	.0996
GU-6	.0996
GU-7	.0996
GU-8	.0996
GU-9	.0996
GU-10	.0996
GU-11	.0996
GU-12	.0996
GU-13	.0996
GU-14	.0996
GU-15	.0996
GU-16	.0996
GU-17	.0996
GU-18	.0996
GU-19	.0996
GU-20	.0996
GU-21	.0996
GU-22	.0996
GU-23	.0996
GU-24	.0996
GU-25	.0996
GU-26	.0996
GU-27	.0996
GU-28	.0996
GU-29	.0996
GU-30	.0996
GU-31	.0996
GU-32	.0996
GU-33	.0996

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## SCHEDULE OF PERCENTAGES

Unit #	Percentage
GU-34	.0996
GU-35	.0996
GU-36	.0996
GU-37	.0996
GU-38	.0996
GU-39	.0996
GU-40	.0996
GU-41	.0996
GU-42	.0996
GU-43	.0996
GU-44	.1494
GU-45	.1494
GU-46	.0996
GU-47	.0996
GU-48	.0996
GU-49	.0996
GU-50	.0996
GU-51	.0996
GU-52	.0996
GU-53	.0996
GU-54	.0996
GU-55	.0996
GU-56	.0996
GU-57	.0996
GU-58	.0996
GU-59	.0996
GU-60	.0996
TOTAL	100%

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