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Eugene "Gene" Moore Fee: \$162.00
Cook County Recorder of Deeds
Date: 08/13/2003 10:59 AM Pg: 1 of 31

EXHIBIT

ATTACHED TO



DOCUMENT

SEE PLAT INDEX

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This Document Prepared By and
After Recording Return to:
Stephen F. Galler, Esq.
350 West Hubbard Street
Suite 301
Chicago, Illinois 60610

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE PEARSON CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT is made and entered into as of this 30th day of July, 2003 by 250 EAST PEARSON, L.L.C., an Illinois limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, on or about July 27, 2003, the Declarant caused to be recorded with the Recorder of Deeds of Cook County, Illinois (the "Recorder") as Document No. 0317854093 that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Pearson Condominium Association (the "Declaration") made by Declarant and encumbering the real property legally described in Exhibit A attached hereto and made a part hereof (the "Property"); and

F	102	A
P		P
		V

WHEREAS, the Plat of Survey (the "Plat of Survey"), which is attached as Exhibit A to and made a part of the Declaration, delineates, among other things, the location of the Property, which includes various Units, Parking Spaces and Storage Spaces and certain "proposed" Units, Parking Spaces and Storage Spaces, and the Plat of Survey also shows the dimensions of certain free-standing columns and fails to show the dimensions in other free-standing columns; and

WHEREAS, due to scrivener's error, Exhibit B to the Declaration (which contains the Unit Designations and Percentage Ownership Interests) erroneously listed Unit #2601 and Unit #2603 as separate Units; and

WHEREAS, as of the date hereof, the rights, titles, powers and privileges, vested in the Board of Managers by the Act, the Declaration and the By-Laws are held by the Declarant pursuant to Article VIII, Section 5 of the Declaration, and the Declarant has the right to amend the Declaration pursuant to Article XXI, Section 6 of the Declaration; and

WHEREAS, the Declarant desires to amend certain pages of the Plat of Survey in order to delineate the actual dimensions of certain formerly "proposed" Units, Parking Spaces and Storage Spaces and to show the actual dimensions of all of the free-standing columns; and

WHEREAS, the Declarant desires to amend Exhibit B to the Declaration to evidence that Unit #2601 and Unit #2603 have been combined into one Unit (to be hereinafter known as Unit #2601) and to revise the percentage interest in the Common Elements for Unit #2601, all in the manner set forth herein below.

DATE 7/30/03 COPIES 6
 OR BY [Signature]

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NOW, THEREFORE, the Declarant declares that the Declaration is hereby amended as follows:

1. Pages 1 and 4 through 21 of the Plat of Survey are hereby deleted in their entirety and substituted with the revised pages 1 and 4 through 21 of the Plat of Survey, copies of which are attached hereto as Exhibit B.

2. Exhibit B of the Declaration is hereby deleted in its entirety, and revised Exhibit B (Unit Designations and Percentage Ownership Interests) is hereby attached hereto as Exhibit C and made a part hereof.

3. All capitalized terms which are used but which are not defined herein shall have the respective meanings ascribed to such terms in the Declaration.

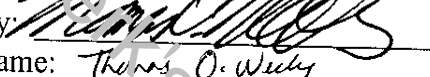
4. This First Amendment may be executed in counterparts which, when taken together, shall be deemed to constitute an original document.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment as of the day and year first above written.

250 EAST PEARSON, L.L.C., an
Illinois limited liability company

By: Lake Shore, L.L.C., an
Illinois limited liability company, its
sole member

By: LR Development Company LLC, a
Delaware limited liability company,
its sole member

By: 
Name: Thomas O. Weiby
Title: President

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

UNITS 101, 701, 702, 703, 704, 801, 802, 803, 804, 805, 806, 807, 901, 902, 903, 904, 905, 906, 907, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1801, 1802, 1803, 1804, 1805, 1806, 1901, 1902, 1903, 1904, 1905, 1906, 2001, 2002, 2003, 2004, 2005, 2006, 2101, 2102, 2103, 2104, 2105, 2106, 2201, 2202, 2203, 2204, 2205, 2206, 2301, 2302, 2303, 2304, 2305, 2306, 2401, 2402, 2403, 2404, 2405, 2406, 2501, 2502, 2503, 2504, 2505, 2506, 2601, 2602, 2603, 2604, 2605, 2606, 2701, 2702, 2703, 2704, 2705, 2706, 2801, 2802, 2803, 2804, 2805, 2806, 2901, 2902, 2903, 2904, 2905, 2906, 3001, 3002, 3003, 3004, 3005, 3006, 3101, 3102, 3103, 3104, 3105, 3106, 3201, 3202, 3203, 3204, 3205, 3206, 3301, 3302, 3303, 3304, 3305, 3306, 3401, 3402, 3403, 3404, 3405, 3406, 3501, 3502 AND 3503 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7 AND 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 250 EAST PEARSON STREET
 CHICAGO, ILLINOIS 60611

PERMANENT INDEX NUMBER: 17-03-228-026-0000

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EXHIBIT C

REVISED EXHIBIT "B" TO DECLARATION UNIT DESIGNATIONS AND PERCENTAGE OWNERSHIP

<u>UNIT NUMBER</u>	<u>PERCENTAGE INTEREST</u>
101	0.8481%
701	0.5467%
702	0.4191%
703	0.6450%
704	0.5467%
801	0.6032%
802	0.4131%
803	0.5424%
804	0.3446%
805	0.6337%
806	0.4465%
807	0.6759%
901	0.5881%
902	0.4055%
903	0.5438%
904	0.3345%
905	0.6351%
906	0.5004%
907	0.6647%
1001	0.5900%
1002	0.4065%
1003	0.5452%
1004	0.3357%
1005	0.6365%
1006	0.5013%
1007	0.6661%
1101	0.5919%
1102	0.4074%
1103	0.5466%
1104	0.3368%
1105	0.6379%
1106	0.5023%
1107	0.6675%
1201	0.5938%
1202	0.4084%
1203	0.5480%
1204	0.3380%
1205	0.6393%
1206	0.5032%
1207	0.6689%
1301	0.5957%

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1302	0.4093%
1303	0.5495%
1304	0.3392%
1305	0.6408%
1306	0.5042%
1307	0.6703%
1401	0.5975%
1402	0.4102%
1403	0.5509%
1404	0.3404%
1405	0.6422%
1406	0.5051%
1407	0.6717%
1501	0.5994%
1502	0.4112%
1503	0.5523%
1504	0.3415%
1505	0.6436%
1506	0.5060%
1507	0.6731%
1601	0.6013%
1602	0.4121%
1603	0.5537%
1604	0.3427%
1605	0.6450%
1606	0.5070%
1607	0.6745%
1701	0.6032%
1702	0.4131%
1703	0.5551%
1704	0.3439%
1705	0.6464%
1706	0.5079%
1707	0.6759%
1801	0.5547%
1802	0.4993%
1803	0.6074%
1804	0.3451%
1805	0.7074%
1806	0.6022%
1901	0.5335%
1902	0.4889%
1903	0.6083%
1904	0.3462%
1905	0.6900%
1906	0.5905%
2001	0.5349%
2002	0.4899%
2003	0.6093%

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2004	0.3474%
2005	0.6914%
2006	0.5919%
2101	0.5363%
2102	0.4908%
2103	0.6102%
2104	0.3486%
2105	0.6928%
2106	0.5933%
2201	0.5377%
2202	0.4917%
2203	0.6111%
2204	0.3498%
2205	0.6942%
2206	0.5947%
2301	0.5391%
2302	0.4927%
2303	0.6121%
2304	0.3509%
2305	0.6956%
2306	0.5961%
2401	0.5406%
2402	0.4936%
2403	0.6130%
2404	0.3521%
2405	0.6970%
2406	0.5975%
2501	0.5420%
2502	0.4946%
2503	0.6140%
2504	0.3533%
2505	0.6984%
2506	0.5989%
2601	1.1583%
2602	0.5073%
2604	0.3545%
2605	0.6998%
2606	0.6182%
2701	0.5448%
2702	0.5082%
2703	0.6158%
2704	0.3556%
2705	0.7013%
2706	0.6196%
2801	0.5462%
2802	0.5091%
2803	0.6168%
2804	0.3676%
2805	0.7027%

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2806	0.6210%
2901	0.5476%
2902	0.5101%
2903	0.6177%
2904	0.3688%
2905	0.7041%
2906	0.6224%
3001	0.5490%
3002	0.5110%
3003	0.6187%
3004	0.3700%
3005	0.7055%
3006	0.6239%
3101	0.5504%
3102	0.5120%
3103	0.6196%
3104	0.3712%
3105	0.7069%
3106	0.6253%
3201	0.5518%
3202	0.5129%
3203	0.6205%
3204	0.3723%
3205	0.7083%
3206	0.6267%
3301	0.5532%
3302	0.5138%
3303	0.6215%
3304	0.3735%
3305	0.7097%
3306	0.6281%
3401	0.5547%
3402	0.5148%
3403	0.6224%
3404	0.3747%
3405	0.7111%
3406	0.6295%
3501	1.0455%
3502	0.9784%
3503	1.2803%
TOTAL	100.0000%

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UNOFFICIAL COPY**CONSENT OF MORTGAGEE**

(Hypo Vereinsbank AG)

Bayerische Hypo-Und Vereinsbank AG, New York Branch, a banking corporation organized under the laws of the Federal Republic of Germany, as agent for the holders of that certain Mortgage on the Property dated July 31, 2000, and recorded at the Office of the Recorder of Deeds of Cook County, Illinois on August 7, 2000 as Document No. 00600273, together with various ancillary loan and security documents (collectively, the "Mortgage"), hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for Condominium Association and agrees that the Mortgage is subject to the provisions of the Declaration, as modified by the First Amendment.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers on its behalf, at New York, New York, on this 7th day of August, 2003.

BAYERISCHE HYPO-UND VEREINSBANK
AG, New York Branch

By: Christine Doe
Its: Director

By: John Moe
Its: Director

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STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

I, Heather Eppley, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Christine Eick and Robert Rengifo, as Directors of said banking corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Directors, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free voluntary act and as the free and voluntary act of said corporation, for the use and purpose therein set forth.

Given under my hand and Notarial Seal this 7th day of August, 2003.

My Commission Expires: _____

Heather Eppley
Notary Public

HEATHER EPPLEY
Notary Public, State of New York
No. 31-01EP5053195
Qualified in Queens County
Commission Expires April 10, 2008

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CONSENT OF MORTGAGEE

(ISAR Lake Shore, LLC)

ISAR Lake Shore LLC, a Delaware limited liability company, holder of that certain Mortgage on the property dated as of July 31, 2000 and recorded as the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on August 7, 2000 as Document No. 00600275, together with various loan and security documents (collectively, the "Mortgage"), pursuant to that certain Assignment of Mortgage dated December 30, 2002, and recorded with the Recorder dated December 30, 2002 as Document No. 0030108297, hereby consents to the execution of the within First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Condominium Association and agrees that the Mortgage is subject to the provisions of the Declaration, as modified by the First Amendment.

IN WITNESS WHEREOF, the undersigned has caused the instrument to be signed by its duly authorized officer on its behalf, at New York, New York, on this 7th day of August, 2003.

ISAR LAKE SHORE LLC, a Delaware limited liability company

By: [Signature]
Its: President

By: [Signature]
Its: Vice President

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STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

I, Heather Epoley, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Andreas Vertn and Stephen Altman, as Managing Directors of said limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managing Directors, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free voluntary act and as the free and voluntary act of said limited liability company, for the use and purpose therein set forth.

Given under my hand and Notarial Seal this 7th day of August, 2003.

My Commission Expires: _____

Heather Epoley
Notary Public

HEATHER EPOLEY
Notary Public, State of New York
No. 31-01EP5033,92
Qualified in Queens County
Commission Expires April 10, 2003