



Doc#: 0332239212  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/18/2003 04:15 PM Pg: 1 of 4

**FIRST AMENDMENT TO  
THE DECLARATION  
OF CONDOMINIUM  
OWNERSHIP AND  
OF EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND  
BY-LAWS FOR  
829 NORTH WINCHESTER  
CONDOMINIUM  
ASSOCIATION**

THIS INSTRUMENT PREPARED BY  
Daniel G. Lauer & Assoc., P.C.  
1424 W. DIVISION STREET  
CHICAGO, IL 60622-3322

AFTER RECORDING DELIVER TO:  
**CTI-BOX #333**

F	30-	A
P		P
T		V
I	M. (initials)	

**THIS DECLARATION** is made and entered by 829 North Winchester, Inc, an Illinois Corporation, (hereinafter referred to as the "Declarant");

**WITNESSETH:**

**WHEREAS**, the Declarant hold legal title to the parcel of real estate situated in the City of Chicago, Cook County, Illinois (hereinafter called the "Parcel") and legally described below and by this reference made a part hereof; and,

**WHEREAS**, the Declarant submitted this Parcel to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter called the "Act") and recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 829 North Winchester Condominium Association ("the Declaration") on November 14, 2003 as Document Number 0331832138; and,

**WHEREAS**, the Declarant is desirous of more clearly setting forth the Unit Owners' rights and obligations as to certain Limited Common Elements on or about the Property and establishing, for its own benefit and for that of all future owners or occupants of the Property and each part thereof, certain easements and rights in, over and upon the property and certain mutually beneficial restrictions and obligations with respect to the use and maintenance thereof; and,

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DATE 11/18 COPIES 6  
OK BY N. Molda

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**WHEREAS**, the Declaration paragraph 3.01 provides that the "...Common Elements include, without limitation and if applicable, any of the following items located on the Property: the walls, roof, hallways, stairways, entrances and exits, security system, mechanical equipment areas...", as well as other structural components of the Property; and,

**WHEREAS**, paragraph 3.03 of the Declaration defines Limited Common Elements of the Property as "...such parts of the Common elements serving exclusively a single Unit or adjoining Units as an inseparable appurtenance thereto, as designated as such in this Declaration, including the Plat, or by the terms of this Declaration, are clearly intended to be reserved for or for the use of one or more units to the exclusion of other units...The Limited Common Elements shall include but shall not be limited to the following: (a) the interior surface of the perimeter walls, ceilings and floors which define the boundary planes of a Unit; (b) perimeter doors and windows which serve exclusively a single Unit; (c) any system or component part which serves a Unit exclusively, to the extent that such system or component part is located outside the boundaries of a Unit; (d) balconies, terraces and/or decks contiguous to a Unit (excluding any stair system and landings which provide ingress and egress to the other Units); (e) the Parking Spaces; and (f) the Storage Spaces."

**WHEREAS**, paragraph 16.01 of the Declaration provided that all rights vested in the Board of Unit Owners shall be vested in the Declarant and/or Developer until the election of the initial Board by the Unit Owners.

**WHEREAS**, the legal description of the Parcel, common address and PIN is as follows:

Legal Description:	Please see below
Common Address:	829 North Winchester Chicago, Illinois 60622
PIN:	17-06-434-012-0000

**PARCEL 1:**

UNITS 1, 2 AND 3 IN THE 829 NORTH WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 25 FEET OF SUB BLOCK 7 IN THE SUPERIOR COURT PARTITION OF BLOCKS 2, 4 AND 7, AND THE WEST HALF OF BLOCK 3 AND THE SOUTH HALF OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0331832138, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 THROUGH P-3 AND S-1 THROUGH S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY TO ATTACHED THE DECLARATION AFORESAID RECORDED AS DOCUMENTS NUMBER 0331832138.

**NOW THEREFORE**, the Declarant and Developer, pursuant to the rights conferred on them in the Declaration, and for the purposes set forth herein, amends Exhibits C and D of the Declaration and **DECLARES AS FOLLOWS**:

## EXHIBIT C

### ESTIMATED PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

#### 829 NORTH WINCHESTER CONDOMINIUMS

<u>Unit</u>	<u>Percentage Ownership of Common Elements</u>
1	37.95%
2	29.47%
3	<u>32.55%</u>
Total	100.00%

**UNOFFICIAL COPY****EXHIBIT D****SCHEDULE OF PARKING SPACES  
829 NORTH WINCHESTER CONDOMINIUMS**

<u>Unit</u>	<u>LCE Parking Space Schedule</u>	<u>LCE Storage Space Schedule</u>
1	P-1	S-3
2	P-2	S-2
3	P-3	S-1

**IN WITNESS WHEREOF**, 829 North Winchester, Inc, an Illinois Corporation has caused its President to affix his signature hereunto and caused its name to be signed this 18th day of November, 2003.

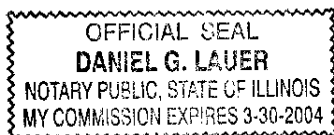
829 North Winchester, Inc.

By: Waldemar Bladek

President

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Waldemar Bladek, President, of 829 North Winchester, Inc, an Illinois Corporation, who is personally known to me to be the 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 Amendment as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of November, A.D., 2003.



Daniel G. Lauer  
Notary Public