

UNOFFICIAL COPY



Doc#: 0335619104
Eugene "Gene" Moore Fee: \$70.00
Cook County Recorder of Deeds
Date: 12/22/2003 02:44 PM Pg: 1 of 8

THIS INSTRUMENT PREPARED BY:
AFTER RECORDING RETURN TO:

Gerald L. Berlin
222 N. Columbus Drive
Suite 4102
Chicago, IL 60601

F		A
P	70	P
T	<i>[Signature]</i>	V
I	12-22-03	<i>[Signature]</i>

SUPPLEMENT NO. 7 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 exercised the rights and powers reserved in Article Eight by recording the following documents in the Office of the Recorder of Deeds for Cook County, Illinois:

<u>Document</u>	<u>Recording Date</u>	<u>Recording No.</u>
Supplement No. 1	03/21/03	0030390479
Supplement No. 2	04/07/03	0030467637
Supplement No. 3	04/15/03	0310519133
Supplement No. 4	08/04/03	0321627125
Supplement No. 5	09/24/03	0326727043
Supplement No. 6	12/02/03	0333619090

Declarant again 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:

RECORDING FEE 70 -
DATE 12-22-03 COPIES 6
OK BY *[Signature]*

gp

UNOFFICIAL COPY

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 A. Exhibit B to the Declaration 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 Sixth Amended and Restated Exhibit C which is attached hereto.

3. 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: December 22, 2003

JUNEWAY SHERIDAN, L.L.C., by

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

ATTEST:

By [Signature]
Its Secretary

By [Signature]
Kenneth Sproul, Its Secretary

PIN: 11-29-101-021
11-29-101-029

UNOFFICIAL COPY

SEVENTH 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 Number	Percentage of Ownership
38	2.887%
39	2.825%
41	3.886%
42	2.887%
43	2.825%
45	3.886%
46	5.474%
47	2.950%
48	2.887%
49	2.825%
50	3.976%
51	2.950%
52	2.887%
53	2.825%
54	3.573%
55	3.042%
56	2.974%
57	3.993%
20	3.241%
33	2.825%
37	5.370%
44	2.762%
28	5.255%
21	3.170%
24	2.887%
31	2.699%
34	2.762%
P-4	0.203%
P-8	0.203%
P-10	0.203%
P-11	0.203%
P-12	0.203%
P-13	0.203%
P-14	0.203%
P-15	0.203%
P-16	0.203%
P-17	0.203%
P-18	0.203%
Tandem 1	0.346%
Tandem 2	0.346%
Tandem 3	0.346%
Tandem 5	0.346%
Tandem 6	0.346%

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Tandem 7	0.346%
Tandem 8	0.346%
Tandem 9	0.346%
G-1	0.213%
G-3	0.213%
G-6	0.213%
G-4	0.213%
G-7	0.213%
G-8	0.213%
G-9	0.213%
G-11	0.213%
G-12	0.213%
G-13	0.213%
G-14	0.213%
G-15	0.213%
G-16	0.213%
E	0.163%
F	0.163%
G	0.163%
H	0.163%
L	0.163%
M	0.163%
N	0.163%
O	0.163%
TOTAL	100.00 %

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

The undersigned, as Mortgagee under Mortgage dated October 24, 2001 and recorded as Document No. 11022698 does hereby consent to the foregoing Supplement No. 7 to the Declaration of Condominium Ownership And of Easements, Restrictions, Covenants And By-Laws For The Lakeview Pointe Condominiums.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officer on its behalf this 4th day August, 2003.

GENEVA LEASING ASSOCIATES, INC.

By: John F. Slade by Tanya M. Burnidge
John F. Slade, Executive Vice President
By: Tanya M. Burnidge, Paralegal

STATE OF ILLINOIS)

) SS.

COUNTY OF DUPAGE)

I, Deneen L. Funk, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Tanya M. Burnidge personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Paralegal, delivered said instrument as her free and voluntary act for the uses and purposes therein set forth

Given under my hand and notarial seal this 4th day of August, 2003.

Deneen L. Funk
Deneen L. Funk, Notary Public



My Commission expires: 01.30.05

My County of Residence: Kane

UNOFFICIAL COPY

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'S BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST 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 NORTH WEST 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, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON.

PIN Nos. 11-29-101-029-0000
11-29-101-021-0000

UNOFFICIAL COPY

FOURTH 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