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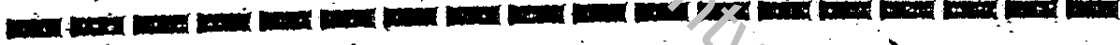
Doc#: 0336431130
Eugene "Gene" Moore Fee: \$78.00
Cook County Recorder of Deeds
Date: 12/30/2003 04:13 PM Pg: 1 of 10

WITH THIS EXHIBIT

EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office



DOCUMENT

WITH THIS EXHIBIT

DOCUMENT

SEE PLAT INDEX

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F	78-	A
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FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND COVENANTS FOR
WELLS STREET TOWER CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT is made and entered into this 30th day of December, 2003, by Wells Street Tower L.L.C., a Delaware limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant recorded the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Wells Street Tower Condominium Association (the "Declaration") with the Office of the Recorder of Deeds of Cook County, Illinois on April 29, 2002 as Document No. 0020484524, thereby submitting certain real estate, together with the improvements thereon, to the provisions of the Illinois Condominium Property Act, such real estate being legally described in Schedule A attached hereto and made a part hereof; and

WHEREAS, in Section 2.1(d) of the Declaration, Declarant reserved the right from time to time, as further data became available, to amend the Plat so as to set forth the actual measurements, elevations, locations and other data required by the Act, with respect to the Building and the Units; and

WHEREAS, pursuant to this Amendment, Declarant desires to amend the Plat in accordance with the terms of Section 2.1(d) of the Declaration.

NOW, THEREFORE, Declarant declares as follows:

1. In order to reflect certain Limited Common Elements appurtenant to Units 3301, 3303, 3304 and 3306, Declarant hereby amends Exhibit B attached to the Declaration to delete page 34 thereof and replacing it with page 34 attached hereto as Exhibit B and made a part hereof.

Prepared by and Return to:
Mark S. Friedman
Robbins, Salomon & Patt, Ltd.
25 E. Washington Street, Suite 1000
Chicago, Illinois 60602

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DATE 12/30 COPIES 6
OK BY N. Nolder

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2. In order to reflect certain Limited Common Elements appurtenant to Units 3400 and 3401, Declarant hereby amends Exhibit B attached to the Declaration to delete page 35 thereof and replacing it with page 35 attached hereto as Exhibit B and made a part hereof. Notwithstanding anything to the contrary contained in the Declaration, the Unit Owners of Units 3400 and 3401 (collectively, the "Benefited Owners") shall have the right from time to time to decorate the hallway shown on Exhibit B as a Limited Common Element appurtenant to Units 3400 and 3401 (the "Hallway"), including, but not limited to, (i) painting the walls and ceiling of the Hallway; (ii) wallpapering, or placing other wall coverings, finishes or paneling on, the walls of the Hallway; (iii) installing floor coverings on the floor of the Hallway; (iv) hanging pictures and mirrors on the walls of the Hallway; and (v) installing lamps, furniture and other furnishings in the Hallway (collectively, the "Decorations"). The Decorations shall be non-structural in nature, shall not require the consent of the Board, and shall be maintained by the Benefited Owners in good condition. The Decorations shall be replaced with substantially similar Decorations, unless otherwise approved in writing by the Benefited Owners. Each of the Benefited Owners shall be equally responsible for the costs to install, maintain, repair and replace the Decorations unless otherwise approved in writing by the Benefited Owners. Any approvals of a Benefited Owner shall be binding upon future Unit Owners of the affected Unit. Any decisions with respect to the installation, maintenance, repair or replacement shall be approved by the Benefited Owners, and any disputes relating thereto shall be submitted in writing to and resolved exclusively through binding arbitration by a single arbitrator chosen by mutual agreement of the parties (or, if the parties cannot agree, by the American Arbitration Association). The parties agree that the arbitration will take place in Chicago, Illinois according to the rules and procedures of the American Arbitration Association for commercial arbitration. The arbitration hearing shall be commenced within sixty (60) days of the demand for arbitration and shall be decided by the arbitrator within thirty (30) days after the hearing. Each of the Benefited Owners shall be responsible for one-half (1/2) of the costs of the arbitration proceeding. The determination of the arbitrator shall be final, conclusive and binding on the parties, and judgment on the award may be rendered by any court of competent jurisdiction.

3. Exhibit A to the Declaration is being attached hereto for recording purposes only and has not been amended.

4. All other terms and provisions of the Declaration shall remain in full force and effect.

5. The terms used herein shall have the same definitions as set forth in the Declaration, to the extent such terms are defined therein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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SCHEDULE A

THAT PART OF LOT 28 (EXCEPT THE EAST 4 FEET) IN BLOCK 101 AND LOTS 3, 4, 9, 10 AND 15 (EXCEPT THE EAST 4 FEET OF SAID LOTS) IN BLOCK 102 ALL TAKEN AS A SINGLE TRACT OF LAND (EXCEPTING FROM SAID TRACT THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.49 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.82 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 28); THENCE SOUTH 89°-57'-39" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 55.56 FEET; THENCE SOUTH 00°-00'-00" WEST, 44.31 FEET; THENCE NORTH 90°-00'-00" WEST, 7.69 FEET; THENCE SOUTH 00°-00'-00" WEST, 4.67 FEET; THENCE NORTH 90°-00'-00" WEST, 8.39 FEET; THENCE SOUTH 00°-00'-00" WEST, 20.71 FEET; THENCE NORTH 90°-00'-00" WEST, 10.18 FEET; THENCE SOUTH 00°-00'-00" WEST, 4.43 FEET; THENCE NORTH 90°-00'-00" WEST, 6.44 FEET; THENCE SOUTH 00°-00'-00" WEST, 16.28 FEET; THENCE NORTH 90°-00'-00" WEST, 22.86 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 90.44 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. WELLS STREET); ALL IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINs: 17-16-402-016-0000
 17-16-402-017-0000
 17-16-402-018-0000
 17-16-402-019-0000

Address: 701 South Wells Street, Chicago, Illinois

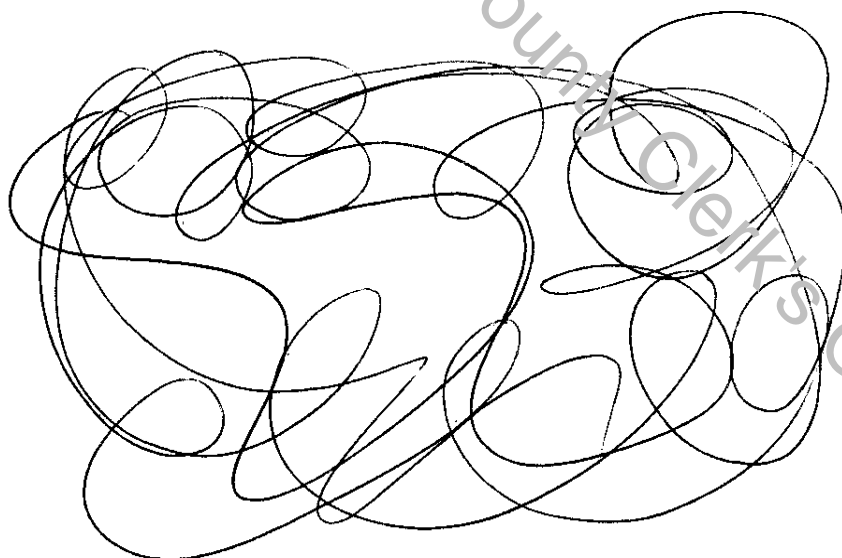
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EXHIBIT A

PERCENTAGE OWNERSHIP IN COMMON ELEMENTS

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Wells Street Tower

Percentage Ownership in Common Elements

Residential Unit	Percentage	Residential Unit	Percentage	Residential Unit	Percentage	Residential Unit	Percentage
801	0.5702%	1408	0.4937%	2003	0.7174%	2704	0.5835%
802	0.3604%	1501	0.5307%	2004	0.5523%	2705	0.5073%
803	0.3032%	1502	0.3654%	2005	0.4760%	2706	0.7340%
804	0.5321%	1503	0.3215%	2006	0.6901%	2801	0.5883%
901	0.4939%	1504	0.4985%	2101	0.5563%	2802	0.5502%
902	0.3414%	1505	0.5307%	2102	0.5181%	2803	0.7697%
903	0.2841%	1506	0.3496%	2103	0.7239%	2804	0.5883%
904	0.4672%	1507	0.3030%	2104	0.5563%	2805	0.5120%
905	0.4939%	1508	0.4985%	2105	0.4800%	2806	0.7403%
906	0.3147%	1601	0.5349%	2106	0.6964%	2901	0.5931%
907	0.2651%	1602	0.3681%	2201	0.5607%	2902	0.5549%
908	0.4672%	1603	0.3242%	2202	0.5225%	2903	0.7762%
1001	0.5139%	1604	0.5008%	2203	0.7304%	2904	0.5931%
1002	0.3547%	1605	0.5349%	2204	0.5607%	2905	0.5168%
1003	0.3084%	1606	0.3536%	2205	0.4844%	2906	0.7466%
1004	0.4823%	1607	0.3070%	2206	0.7027%	3001	0.5978%
1005	0.5139%	1608	0.5008%	2301	0.5652%	3002	0.5597%
1006	0.3351%	1701	0.5191%	2302	0.5271%	3003	0.7826%
1007	0.2859%	1702	0.3707%	2303	0.7371%	3004	0.5978%
1008	0.4823%	1703	0.3280%	2304	0.5652%	3005	0.5216%
1101	0.5181%	1704	0.5054%	2305	0.4890%	3006	0.7529%
1102	0.3574%	1705	0.5391%	2306	0.7090%	3101	0.6026%
1103	0.3112%	1706	0.3558%	2401	0.5698%	3102	0.5645%
1104	0.4865%	1707	0.3110%	2402	0.5317%	3103	0.7891%
1105	0.5181%	1708	0.5054%	2403	0.7435%	3104	0.6026%
1106	0.3383%	1801	0.5435%	2404	0.5698%	3105	0.5263%
1107	0.2910%	1802	0.3734%	2405	0.4935%	3106	0.7590%
1108	0.4865%	1803	0.3333%	2406	0.7151%	3201	0.6083%
1201	0.5223%	1804	0.5099%	2501	0.5744%	3202	0.5702%
1202	0.3600%	1805	0.5435%	2502	0.5363%	3203	0.7956%
1203	0.3158%	1806	0.3621%	2503	0.7500%	3204	0.6083%
1204	0.4891%	1807	0.3150%	2504	0.5744%	3205	0.5321%
1205	0.5223%	1808	0.5099%	2505	0.4981%	3206	0.7655%
1206	0.3433%	1901	0.5479%	2506	0.7216%	3301	0.6274%
1207	0.2950%	1902	0.3812%	2601	0.5790%	3302	0.5511%
1208	0.4891%	1903	0.3375%	2602	0.5408%	3303	0.7037%
1401	0.5265%	1904	0.5147%	2603	0.7565%	3304	0.6274%
1402	0.3623%	1905	0.5479%	2604	0.5790%	3305	0.6274%
1403	0.3192%	1906	0.3671%	2605	0.5027%	3306	0.7037%
1404	0.4937%	1907	0.3190%	2606	0.7277%	3400	1.3335%
1405	0.5265%	1908	0.5147%	2701	0.5835%	3401	1.3334%
1406	0.3463%	2001	0.5523%	2702	0.5454%		
1407	0.2990%	2002	0.5141%	2703	0.7630%		

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Parking Unit	Percentage	Parking Unit	Percentage	Parking Unit	Percentage	Parking Unit	Percentage
P-1	0.0667%	P-47	0.0610%	P-93	0.0534%	P-139	0.0496%
P-2	0.0667%	P-48	0.0572%	P-94	0.0534%	P-140	0.0496%
P-3	0.0667%	P-49	0.0572%	P-95	0.0534%	P-141	0.0496%
T-4	0.0667%	P-50	0.0572%	P-96	0.0534%	P-142	0.0496%
T-5	0.0667%	P-51	0.0572%	P-97	0.0534%	P-143	0.0496%
P-6	0.0667%	P-52	0.0572%	P-98	0.0286%	P-144	0.0496%
P-7	0.0667%	P-53	0.0572%	P-99	0.0534%	P-145	0.0496%
P-8	0.0667%	T-54	0.0858%	P-100	0.0534%	P-146	0.0496%
P-9	0.0667%	P-55	0.0572%	P-101	0.0534%	P-147	0.0496%
P-10	0.0610%	P-56	0.0572%	P-102	0.0534%	P-148	0.0496%
P-11	0.0610%	P-57	0.0572%	P-103	0.0534%	P-149	0.0496%
P-12	0.0610%	P-58	0.0572%	P-104	0.0534%	P-150	0.0496%
P-13	0.0610%	P-59	0.0572%	P-105	0.0534%	P-151	0.0496%
P-14	0.0610%	T-60	0.0858%	P-106	0.0534%	P-152	0.0496%
P-15	0.0610%	P-61	0.0286%	P-107	0.0534%	T-153	0.0687%
P-16	0.0610%	P-62	0.0572%	P-108	0.0534%	P-154	0.0496%
P-17	0.0610%	P-63	0.0572%	P-109	0.0534%	P-155	0.0496%
P-18	0.0610%	P-64	0.0572%	P-110	0.0534%	P-156	0.0496%
P-19	0.0610%	P-65	0.0572%	P-111	0.0534%	P-157	0.0496%
P-20	0.0610%	P-66	0.0572%	P-112	0.0534%	P-158	0.0496%
P-21	0.0610%	P-67	0.0572%	P-113	0.0534%	P-159	0.0496%
P-22	0.0610%	P-68	0.0572%	P-114	0.0534%	P-160	0.0496%
P-23	0.0610%	P-69	0.0572%	P-115	0.0534%	P-161	0.0496%
P-24	0.0610%	P-70	0.0572%	P-116	0.0534%	P-162	0.0458%
T-25	0.0915%	P-71	0.0572%	P-117	0.0534%	P-163	0.0458%
P-26	0.0286%	P-72	0.0572%	P-118	0.0534%	P-164	0.0458%
P-27	0.0610%	P-73	0.0572%	P-119	0.0534%	T-165	0.0687%
P-28	0.0610%	P-74	0.0572%	P-120	0.0534%	P-166	0.0458%
P-29	0.0610%	P-75	0.0572%	P-121	0.0534%	P-167	0.0458%
P-30	0.0610%	P-76	0.0572%	P-122	0.0534%	P-168	0.0458%
P-31	0.0610%	P-77	0.0572%	P-123	0.0534%	P-169	0.0458%
P-32	0.0610%	P-78	0.0572%	P-124	0.0496%	P-170	0.0458%
P-33	0.0610%	P-79	0.0572%	P-125	0.0496%	P-171	0.0458%
P-34	0.0610%	P-80	0.0572%	P-126	0.0496%	P-172	0.0286%
P-35	0.0610%	P-81	0.0572%	P-127	0.0496%	P-173	0.0458%
P-36	0.0610%	P-82	0.0572%	P-128	0.0496%	P-174	0.0458%
P-37	0.0610%	P-83	0.0572%	P-129	0.0496%	P-175	0.0458%
T-38	0.0915%	P-84	0.0572%	P-130	0.0496%	P-176	0.0458%
T-39	0.0610%	P-85	0.0572%	P-131	0.0496%	P-177	0.0458%
T-40	0.0610%	P-86	0.0534%	P-132	0.0496%	P-178	0.0458%
P-41	0.0610%	P-87	0.0534%	P-133	0.0496%	P-179	0.0458%
T-42	0.0915%	P-88	0.0534%	P-134	0.0496%	P-180	0.0458%
P-43	0.0610%	P-89	0.0534%	P-135	0.0286%	P-181	0.0458%
P-44	0.0610%	P-90	0.0534%	P-136	0.0496%	P-182	0.0458%
P-45	0.0610%	P-91	0.0534%	P-137	0.0496%	P-183	0.0458%
P-46	0.0610%	P-92	0.0534%	P-138	0.0496%		

= 100%

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EXHIBIT B

PLAT OF SURVEY
OF
UNITS AND CONDOMINIUM PROPERTY

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