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Doc#: 0402139126
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 01/21/2004 03:51 PM Pg: 1 of 6

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| F | 34 | A |
| P | (Signature) | P |
| T | 1-21-04 | V |
| I | (Signature) | (Signature) |

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR THE CORTLAND TOWERS CONDOMINIUM

THIS FIRST AMENDMENT ("Amendment") is made and entered as of the ____ day of January, 2004 by 2716 West Cortland, L.L.C., an Illinois limited liability company (hereinafter referred to as "Declarant")

WITNESSETH:

WHEREAS, the Declarant submitted a certain parcel of real estate situated in the City of Chicago, Cook County, Illinois, and legally described in Schedule A attached hereto (hereinafter called the "Parcel"), to the provisions of that certain Declaration of Condominium for Cortland Towers Condominium dated September 26, 2003 and recorded on November 6, 2003 as Document Number 0331019171 (the "Declaration");

WHEREAS, the Declarant recorded as part of Exhibit B to the Declaration an assignment of Parking Spaces as Limited Common Elements appurtenant to the Units ("Assignments");

WHEREAS, pursuant to Paragraph 23 of the Declaration, Declarant desires to amend the Declaration to correct certain clerical errors contained in Exhibit B;

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

1. Exhibit B to the Declaration is hereby deleted in its entirety and replaced with the Exhibit B attached hereto. Exhibit B is being modified solely to correct certain Assignments and the percentage of ownership interests assigned to the Units and Limited Common Elements are unaffected by this Amendment.

This Instrument Prepared By and After Recording Return To:
Mark S. Friedman, Esq.
Robbins, Salomon & Patt, Ltd.
25 E. Washington Street, Suite 1000
Chicago, Illinois 60602

RECORDING FEE 34-
DATE 1-21-04 COPIES 6
OK BY (Signature)

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2. If and to the extent this Amendment conflicts or is inconsistent with any of the terms and provisions of the Declaration, the terms of this Amendment shall govern and control. Any capitalized terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the Declaration. In all other respects, the Declaration, as amended by this Amendment, is hereby ratified and affirmed.

IN WITNESS WHEREOF, Declarant has caused its name to be signed to these presents on the day and year first above written.

2716 WEST CORTLAND, L.L.C., an Illinois limited liability company

By: *Steven Goloujan*
A Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, GENEVIEVE M KURK a Notary Public in and for the County and State aforesaid, do hereby certify that STEVEN GOLOUJAN as Manager of the 2716 West Cortland, L.L.C, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 15TH day of JAN, 2004.

Genevieve M Kurk
Notary Public

My Commission Expires:

11/29/07



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CONSENT OF MORTGAGEE

COMMERCIAL LOAN CORPORATION ("Lender"), holder of a note secured by a mortgage on the Property dated July 30, 2001, and recorded with the Recorder of Deeds of Cook County, Illinois, on August 27, 2001 as Document No. 0010786463, and a mortgage dated February 1, 2003 and recorded with the Recorder of Deeds of Cook County, Illinois, on February 25, 2003 as Document No. 0030266088, hereby consents to the execution of and recording of the above and foregoing First Amendment to the Declaration of Condominium, and hereby subordinates said mortgages to the provisions of the foregoing document and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, said Lender has caused this instrument to be signed by its duly authorized officers on its behalf at Northbrook, Illinois, on this 15th day of JANUARY, 2004.

COMMERCIAL LOAN CORPORATION

By: [Signature]
Its: PRESIDENT

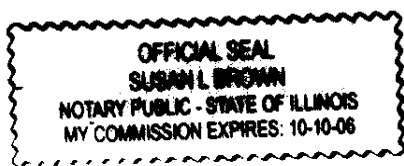
ATTEST:

[Signature]
Its: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I Susan L Brown a Notary Public in and for said County and State, do hereby certify that Peter Hwezer and Janet M Miller, the President and Vice President respectively, of Commercial Loan Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Vice President appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, as the free and voluntary act of said Lender, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of January, 2004.



[Signature]
Notary Public

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SCHEDULE A

LEGAL DESCRIPTION

Units 101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 207 and 208 in Cortland Towers Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED BELOW ELEVATION +42.50 FEET, CHICAGO CITY DATUM: LOTS 24, 25, 26, 27 AND 28 IN BLOCK 1 IN EDGARD M. SNOW AND COMPANIES SUBDIVISION, BEING CHARLES MORRIS NEW SUBDIVISION OF PART OF BLOCK 2 OF BORDENS SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded November, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0331019171, together with their respective undivided percentage interest in the Common Elements.

Address: 2720 West Cortland, Chicago, Illinois

PIN: 13-36-401-015-0000
13-36-401-016-0000
13-36-401-017-0000
13-36-401-018-0000

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EXHIBIT B

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

| <u>UNITS</u> | <u>OWNERSHIP INTEREST IN THE COMMON ELEMENTS</u> |
|--------------|--|
|--------------|--|

| | |
|-----|--------|
| 101 | 5.589% |
| 102 | 4.559% |
| 103 | 5.589% |
| 104 | 5.883% |
| 105 | 5.736% |
| 106 | 6.324% |
| 107 | 6.471% |
| 201 | 5.883% |
| 202 | 4.853% |
| 203 | 5.736% |
| 204 | 6.059% |
| 205 | 5.912% |
| 206 | 6.471% |
| 207 | 6.619% |
| 208 | 4.264% |

| <u>LIMITED COMMON ELEMENT PARKING SPACES</u> | | <u>ASSIGNED TO UNIT</u> |
|--|--|-----------------------------|
|--|--|-----------------------------|

| | | |
|------|--------|-----|
| P-1 | 0.588% | 102 |
| P-2 | 0.471% | 202 |
| P-3 | 0.471% | 102 |
| P-4 | 0.471% | 102 |
| P-5 | 0.471% | 102 |
| P-6 | 0.471% | 102 |
| P-7 | 0.471% | 206 |
| P-8 | 0.471% | 102 |
| P-9 | 0.471% | 102 |
| P-10 | 0.368% | 102 |
| P-11 | 0.471% | 107 |
| P-12 | 0.471% | 101 |
| P-13 | 0.471% | 103 |

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| P-14 | 0.471% | 203 |
|--|-----------------|-----------------------------|
| LIMITED COMMON ELEMENT PARKING <u>SPACES</u> | | <u>ASSIGNED TO UNIT</u> |
| P-15 | 0.471% | 207 |
| P-16 | 0.471% | 102 |
| P-17 | 0.471% | 102 |
| P-18 | 0.471% | 102 |
| P-19 | 0.544% | 102 |
| P-20 | 0.544% | 102 |
| P-21 | 0.471% | 106 |
| P-22 | 0.471% | 102 |
| P-23 | 0.471% | 102 |
| P-24 | 0.250% | 102 |
| P-25 | 0.250% | 102 |
| P-26 | 0.250% | 208 |
| P-27 | 0.250% | 205 |
| P-28 | 0.250% | 204 |
| P-29 | 0.250% | 201 |
| P-30 | 0.368% | 104 |
| P-31 | 0.397% | 105 |
| P-32 | 0.397% | 102 |
| P-33 | <u>0.397%</u> | 102 |
| | <u>100.000%</u> | |

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