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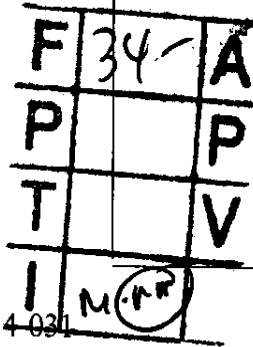


Doc#: 0406332226
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 03/03/2004 04:30 PM Pg: 1 of 6

This instrument prepared by
and upon recording return to:
Zoe G. Biel, Esq.
Klise & Biel, Attorneys at Law
1478 West Webster Avenue
Chicago, Illinois 60614

Address of Property:
1717 West Newport Street
Chicago, Illinois 60657

P.I.N.: 14-19-414-030 and 14-19-414-031



FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR NEWPORT CORNER CONDOMINIUM, CHICAGO, ILLINOIS

THE FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR NEWPORT
CORNER CONDOMINIUM is made and entered into this 26th day of FEBRUARY, 2004 by
THOMAS NEWPORT, L.L.C. (hereinafter referred to as the "Declarant") as follows:

Witnesseth:

WHEREAS, a Condominium Declaration for NEWPORT CORNER Condominium (the
"Declaration") has been previously recorded with the Recorder of Deeds of Cook County,
Illinois as Document Number 0401419082, by which the real estate commonly known as 1717
WEST NEWPORT, CHICAGO, Illinois 60657 (hereinafter referred to as the "Property") was
submitted to the provisions of the Condominium Act of the State of Illinois; and

WHEREAS, under Paragraph 13.11 of the Declaration, the right was reserved in the
Declarant to record an amendment for specified purposes; and

WHEREAS, Declarant wishes to amend this Declaration by the following

1. the cover page to the Declaration;
2. the Certificate of Compliance;
3. the Signature Page;
4. Exhibit A - Legal Description

NOW, THEREFORE, the parties hereto declare that the Condominium Declaration be
and is hereby amended as follows:

The Declaration Cover page shall be modified by replacing the existing with the Attached.

The Certificate of Compliance page shall be modified by replacing the existing with the
Attached.

The Signature page shall be modified by replacing the existing with the Attached.

RECORDING FEE 34
DATE 3/3 COPIES 6
OK BY W. molda

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Exhibit A shall be modified by replacing the existing with the Attached.

IN WITNESS WHEREOF, Thomas McNamara, Managing Member of Thomas Newport, L.L.C. and president of Newport Corner Condominium, has caused his name to be signed hereto on the day and year first written above.

Newport Corner Condominium

By: *Thomas McNamara*
Thomas McNamara

IN WITNESS WHEREOF, Thomas McNamara, MANAGING MEMBER OF Thomas Newport, L.L.C. AND PRESIDENT OF Newport Corner CONDOMINIUM HAS CAUSED HIS NAME TO BE SIGNED HERETO ON THE DAY AND YEAR FIRST WRITTEN ABOVE.

STATE OF ILLINOIS

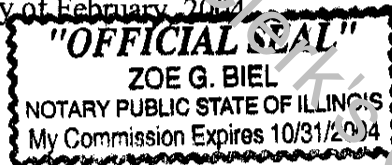
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Thomas McNamara personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes set forth herein.

Given under my hand and seal this 26th day of February, 2024

Zoe G. Biel
Notary Public



Office

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This space reserved for Recorder's use only.

**DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS,
COVENANTS AND BY-LAWS FOR
NEWPORT CORNER
CONDOMINIUM**

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
KLISE & BIEL, LTD.
1478 WEST WEBSTER AVENUE
CHICAGO, ILLINOIS 60614
773.871.6446 TELEPHONE
773.871.6902 FACSIMILE**

**PERMANENT REAL ESTATE INDEX
NUMBER:
14-19-414-030 AND 14-19-414-031

ADDRESS OF PROPERTY:
1717 WEST NEWPORT
CHICAGO, ILLINOIS 60647**

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CERTIFICATE OF COMPLIANCE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THOMAS NEWPORT, L.L.C., the declarant hereunder, hereby certifies that:

1. **MIDWEST CARPENTRY, INC.** is the Developer of **Newport Corner Condominium**.
2. That no Notice of Intent ("Notice") as required by the Illinois Condominium Property Act was required to be given to any persons who were tenants of the property described in the Declaration of Condominium to which this Certificate is attached, insofar as the property was new construction of a vacant lot.
3. **MIDWEST CARPENTRY, INC.** hereby certifies that the Condominium was built per specifications and plans.

THOMAS NEWPORT, LLC

Thomas McNamara
Thomas McNamara, managing member

MIDWEST CARPENTRY, INC.

Thomas McNamara
Thomas McNamara, president

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Thomas McNamara, personally known to me to be the same person whose name is subscribed to the foregoing Certificate as declarant and developer, appeared before me this day in person and acknowledged that he signed and delivered said Certificate as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20 day of FEBRUARY, 2004.



Notary Public

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IN WITNESS WHEREOF, DECLARANT, **THOMAS NEWPORT, L.L.C.**, and Developer **MIDWEST CARPENTRY, INC.**, has executed this Declaration as of this 26 day of FEBRUARY, 2004.

DEVELOPER:

Thomas McNamara
MIDWEST CARPENTRY, INC.

DECLARANT:

Thomas McNamara
THOMAS NEWPORT, L.L.C.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS MCNAMARA, personally known to me to be the same person whose name is subscribed to the foregoing Agreement, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 26 day of FEBRUARY, 2004.



[Signature]
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOTS 1 AND 2 IN BLOCK 3 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS 1 AND 2 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.46 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.96 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2: THENCE SOUTH 63°-12'-50" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 3.34 FEET; THENCE NORTH 26°-46'-50" WEST, 1.32 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 63°-08'-04" WEST, 32.42 FEET; THENCE NORTH 26°-51'-56" WEST, 2.54 FEET; THENCE SOUTH 63°-08'-04" WEST, 12.99 FEET; THENCE NORTH 26°-51'-56" WEST 14.92 FEET; THENCE NORTH 63°-44'-57" EAST, 5.62 FEET; THENCE NORTH 00°-07'-15" WEST, 23.25 FEET; THENCE SOUTH 89°-52'-45" EAST, 2.05 FEET; THENCE SOUTH 00°-07'-15" WEST, 1.85 FEET; THENCE SOUTH 89°-52'-45" EAST, 14.34 FEET; THENCE NORTH 00°-07'-15" EAST, 1.84 FEET; THENCE SOUTH 89°-52'-45" EAST, 10.74 FEET; THENCE SOUTH 00°-07'-15" WEST, 1.82 FEET; THENCE SOUTH 89°-52'-45" EAST, 6.43 FEET; THENCE SOUTH 26°-57'-02" EAST, 7.56 FEET; THENCE NORTH 63°-02'-58" EAST, 2.18 FEET; THENCE SOUTH 26°-57'-02" EAST, 5.36 FEET; THENCE SOUTH 63°-02'-58" WEST, 2.05 FEET; THENCE SOUTH 26°-57'-02" EAST, 8.34 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-19-414-030 AND 14-19-414-031

Common Address: 1717 WEST NEWPORT, Chicago, Illinois 60657

Units - 1-5