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Doc#: 0409334112
Eugene "Gene" Moore Fee: \$98.00
Cook County Recorder of Deeds
Date: 04/02/2004 02:54 PM Pg: 1 of 15

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RD 4298607

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF CORTLAND TOWERS CONDOMINIUM

THIS SECOND AMENDMENT is made and entered into this 25th day of March, 2004, by 2716 West Cortland, L.L.C., an Illinois limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant recorded the Declaration of Condominium of Cortland Towers Condominium (the "Original Declaration") with the Office of the Recorder of Deeds of Cook County, Illinois on November 6, 2003 as Document No. 0331019171, thereby submitting certain real estate described in Schedule A attached hereto and made a part hereof, together with the improvements thereon, to the provisions of the Illinois Condominium Property Act; and

WHEREAS, Declarant has subsequently amended the Original Declaration by recording that certain First Amendment to Declaration of Condominium of Cortland Towers Condominium (the "First Amendment") with the Office of the Recorder of Deeds of Cook County, Illinois on January 21, 2004 as Document No. 0402139126 (the Original Declaration and First Amendment being hereinafter collectively referred to as the "Declaration"); and

WHEREAS, in Paragraph 27 of the Declaration, Declarant reserved the right, within seven (7) years of the date of recording of the Declaration, to annex and add all or any portion of the Additional Parcel to the Parcel and Property; and

Prepared by and Return to:

Mark S. Friedman, Esq.
Sinar Keldermans Miller & Friedman, LLC
303 W. Madison Street, Suite 1800
Chicago, Illinois 60602

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DATE 4-2-04 COPIES 6
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WHEREAS, pursuant to this Amendment, Declarant desires to: (i) correct certain typographical errors in the Declaration pursuant to its rights contained in Paragraph 23 of the Declaration; (ii) submit the Additional Parcel (as legally described in Schedule B attached hereto and made a part hereof) to the condominium in compliance with the terms of Paragraph 27 of the Declaration; and (iii) amend the Plat pursuant to its rights contained in Paragraph 3(a) of the Declaration.

NOW, THEREFORE, Declarant declares as follows:

1. The legal description of the Parcel shown in Paragraph 2 of the Declaration shall be amended to: (i) correct the legal description shown therein to replace "EDGARD" with "EDGAR" and "COMPANIES" to "COMPANY'S"; and (ii) add the following legal description thereto:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED ABOVE ELEVATION +42.50 FEET, CHICAGO CITY DATUM: LOTS 24, 25, 26, 27 AND 28 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S 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.

2. Exhibit A to the Declaration shall be deleted in its entirety and replaced with Exhibit A attached hereto and made a part hereof.

3. Exhibit B to the Declaration shall be deleted in its entirety and replaced with the Exhibit B attached hereto and made a part hereof.

4. Exhibit D to the Declaration shall be deleted in its entirety.

5. Exhibit E to the Declaration is hereby amended to: (i) replace page 3 thereof with page 3 attached hereto as Exhibit E and made a part hereof (to show the actual dimensions of L.C.E. P-31, P-32 and P-33); (ii) replace page 4 thereof with page 4 attached hereto as Exhibit E and made a part hereof (to show the L.C.E. balconies for Units 201, 202 and 203); and (iii) add pages 1, 5 and 6 attached hereto as Exhibit E and made a part hereof (reflecting the Additional Parcel).

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

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

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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: [Signature]
A Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Siobhan Lally, a Notary Public in and for said County and State, do hereby certify that [Signature], a Manager of 2716 WEST CORTLAND, L.L.C., an Illinois limited liability company, 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, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day of March, 2004.

[Signature]
Notary Public



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CONSENT OF MORTGAGEE

COMMERCIAL LOAN CORPORATION ("Lender"), holder of a note secured by mortgages 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 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 Second Amendment to Declaration of Condominium, and hereby subordinates said mortgages to the provisions of the foregoing Second Amendment 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 Chicago, Illinois, on this 24 day of March, 2004.

COMMERCIAL LOAN CORPORATION

By: *Peter Hueser*
Its: President

ATTEST:

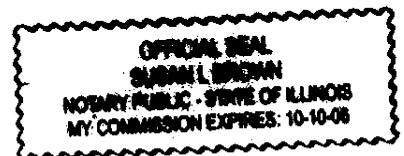
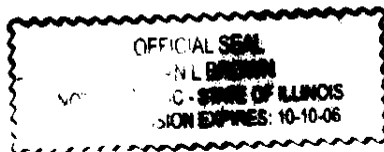
Janet Miller
Its Vice President

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 Hueser and Janet 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 _____ and _____, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and 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 25th day of March, 2004.

Susan L Brown
Notary Public



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SCHEDULE A

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 EDGAR M. SNOW AND COMPANY'S 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.

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

Address: 2720 West Cortland, Chicago, Illinois

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SCHEDULE B

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED ABOVE ELEVATION +42.50 FEET, CHICAGO CITY DATUM: LOTS 24, 25, 26, 27 AND 28 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S 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.

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

Address: 2720 West Cortland, Chicago, Illinois

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EXHIBIT A

UNITS 101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 AND 408 IN CORTLAND TOWERS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 24, 25, 26, 27 AND 28 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S SUBDIVISION, BEING CHARLES MORRIS NEW SUBDIVISION OF PART OF BLOCK 2 OF BORENS 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 E TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 6, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0331019171, AS AMENDED, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

Address: 2720 West Cortland, Chicago, Illinois

Cook County Clerk's Office

UNOFFICIAL COPYEXHIBIT BPERCENTAGE OF OWNERSHIP INTEREST
IN THE COMMON ELEMENTS

<u>UNIT</u>	<u>OWNERSHIP INTEREST IN THE COMMON ELEMENTS</u>
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101	2.826
102	2.305
103	2.826
104	2.975
105	2.900
106	3.198
107	3.272
201	2.975
202	2.454
203	2.900
204	3.064
205	2.989
206	3.272
207	3.347
208	2.156
301	3.123
302	2.693
303	3.049
304	3.153
305	3.064
306	3.347
307	3.421
308	2.379
401	3.272
402	2.751
403	3.198
404	3.272
405	3.213
406	3.495
407	3.570
408	2.528

LIMITED COMMON ELEMENT
PARKING SPACESASSIGNED TO
UNIT

P-1	0.298	103
P-2	0.238	202
P-3	0.238	103

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P-4	0.238	103
P-5	0.238	103
P-6	0.238	103
P-7	0.238	206
P-8	0.238	103
P-9	0.238	406
P-10	0.186	406
P-11	0.238	107
P-12	0.238	101
P-13	0.238	103
P-14	0.238	203
P-15	0.238	402
P-16	0.238	405
P-17	0.238	408
P-18	0.238	103
P-19	0.276	103
P-20	0.276	103
P-21	0.238	106
P-22	0.238	103
P-23	0.238	103
P-24	0.126	308
P-25	0.126	103
P-26	0.126	208
P-27	0.126	205
P-28	0.126	204
P-29	0.126	201
P-30	0.186	104
P-31	0.201	105
P-32	0.201	103
P-33	<u>0.201</u>	103

100.00%

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**DOCUMENT
WITH THIS EXHIBIT**

EXHIBIT

ATTACHED TO

DOCUMENT

**DOCUMENT
WITH THIS EXHIBIT**

DOCUMENT

SEE PLAT INDEX

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