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Doc#: 0409831052
Eugene "Gene" Moore Fee: \$44.00
Cook County Recorder of Deeds
Date: 04/07/2004 10:25 AM Pg: 1 of 11

Date: 12/09/2003 03:11 PM Pg: 1 of 10

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P	(Signature)	P
T	(Signature)	V
I	(Signature)	

RE-RECORDED

**SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS AND COVENANTS FOR FILMWORKS LOFTS CONDOMINIUM**

This Seventh Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, made and entered into this 1st day of July, 2003, by the Board of Directors of the Filmworks Lofts Condominium Association.

WITNESSETH:

The Board administers the Condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, recorded in the Cook County Recorder of Deed's Office on June 12, 1995, as Document No. 95380568; subsequently amended by the First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, recorded in the

*RE-RECORDED FOR THE SOLE
PURPOSE OF CORRECTING EXHIBIT C*

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURNED TO:

PATRICIA A. O'CONNOR
LEVENFELD PEARLSTEIN
2 NORTH LASALLE STREET
SUITE 1300
CHICAGO, ILLINOIS 60602

RECORDING FEE 44-
DATE 4-7-04 **COPIES** 6
OK BY (Signature)

11P

RETURN TO BOX 242

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Cook County Recorder of Deed's Office on November 22, 1995, as Document No. 95812528; subsequently amended by the Second Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, recorded in the Cook County Recorder of Deeds' Office on December 14, 1995 as Document No. 95868075; subsequently amended by the Third Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, recorded in the Cook County Recorder of Deeds' Office on March 5, 1996 as Document No. 96167615; subsequently amended by the Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, recorded in the Cook County Recorder of Deeds' Office on September 20, 1996 as Document No. 96722975 (the "Declaration"), subsequently amended by the Fifth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium, recorded in the Cook County Recorder of Deed's Office on July 16, 1997 as Document No. 97512265; and subsequently amended by the Sixth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium recorded in the Cook County Recorder of Deeds' Office on May 31, 2002 as Document No. 0020611805;

WHEREFORE, Section 27(b)(5) of the Illinois Condominium Property Act provides:

"If there is an omission or error in the declaration, by-laws or other condominium instruments, which may not be corrected by an amendment procedure set forth in paragraphs (1) and (2) of subsection (b) of Section 27 in the declaration, then the Circuit Court in the County in which the condominium is located shall have jurisdiction to hear a petition of one or more of the unit owners thereon or of the association, to correct the error or omission, and the action may be a class action. The court may require that one or more methods of correcting the error or omission be submitted to the unit owners to determine the most acceptable correction. All unit owners in the association must be joined as parties to the action. Service of process on owners may be by publication, but the plaintiff shall furnish all unit owners not personally served with process with copies of the petition and final judgment of the court by certified mail, return receipt requested, at their last known address."

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WHEREFORE, in accordance with the provisions of Section 27(b)(5) of the Illinois Condominium Property Act, certain Unit Owners have initiated a lawsuit under Case No. 00 CH 13418 in the Circuit Court of Cook County against the Association claiming that the percentage interest assigned to their parking spaces are higher than other comparable spaces and are improper under the Illinois Condominium Property Act. Pursuant to this lawsuit, an Agreed Findings and Final Order has been issued by Judge Peter Flynn in the Circuit Court of Cook County. A copy of the Agreed Findings and Final Order is attached hereto as Exhibit B. The Agreed Findings and Final Order provides, in relevant part, that the Association shall prepare and record an amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Filmworks Lofts Condominium to reflect that all outdoor parking spaces will have an assigned percentage ownership interest in the Common Elements of 0.072857, and such other pro rata adjustments necessary to indoor parking units to account for these changes.

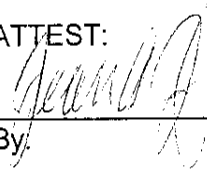
NOW, THEREFORE, the Declaration is hereby amended to revise Exhibit C to reflect the newly assigned percentage of ownership assigned to each parking unit as reflected in Exhibit which is attached hereto.

IN WITNESS WHEREOF, the Board has duly executed this Amendment on the day and year first above written.

BOARD OF DIRECTORS OF
FILMWORKS LOFTS CONDOMINIUM ASSOCIATION

By:  President

ATTEST:


By: Secretary

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Exhibit A

LEGAL DESCRIPTION

ALL UNITS IN THE FILMORKS LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE NW FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 1995 AS DOC. NO. 95380568, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN

PIN Nos. 17-22-103-053-0000
17-22-103-054-1001 through 17-22-103-054-1016
17-22-103-052-1001 through 17-22-103-052-1198

Property of Cook County Clerk's Office

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

NATHANIEL W. COFFMAN, LAURA A.)
COFFMAN, MAURICE JOHNSON, JAMES)
DUFF, SUSAN DUFF, GREG SHIELDS and)
LAURA SHIELDS.)

Plaintiffs,)

v.)

BOARD OF DIRECTORS OF THE)
FILMWORKS LOFTS CONDOMINIUM)
ASSOCIATION)

Defendant.)

No. 00 CH 013418
Consolidated with
Case Nos. 00 M1 1709243
and 00 M1 709245

AGREED FINDINGS AND FINAL ORDER

This matter coming before the Court subsequent to the Parties reaching a settlement as to all claims pending, all Parties present by their respective counsel, the Parties having submitted and the Court accepting a certain Stipulation of facts, and with the Court otherwise being fully advised;

It is hereby ordered:

1. Based upon the Stipulation and Settlement Agreement entered into by the Parties, the Court finds that the percentage ownership interest assigned to the parking units owned by the Plaintiffs should be modified such that these units are equal in their ownership percentages to all other outdoor parking spaces at the property located at 1322-28 South Wabash, Chicago, Illinois.
2. The Association is ordered to prepare and record an amendment to Declaration of Condominium Ownership and of Easements,

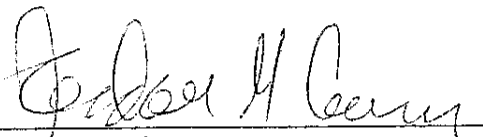
EXHIBIT B

UNOFFICIAL COPY

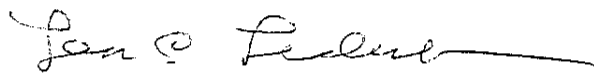
Restrictions, and Covenants for Filmworks Lofts Condominium to reflect that all outdoor parking spaces will have an assigned percentage ownership interest in the common elements of 0.072857, and such other pro-rata adjustments necessary to indoor parking units to account for these changes. The changed percentage ownership interests are reflected in Exhibit A to the Parties Stipulation entered on today's date.

3. The amendment shall be effective as of July 1, 2003 and all assessments charged by the Association beginning for the month of July, 2003, shall incorporate those changes made by the amendment.
4. All claims, including those consolidated, are dismissed with prejudice, with all Parties to bear their own costs and attorneys' fees, and with the Court to retain jurisdiction to enforce the terms of the Parties' Settlement Agreement and this Final Order.

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312-346-8380



Leon E. Lindenbaum, Esq.
Lindenbaum Coffman Kurlander
& Brisky, Ltd.
70 West Madison Street, Suite 2315
Chicago, Illinois 60602
312-855-4415

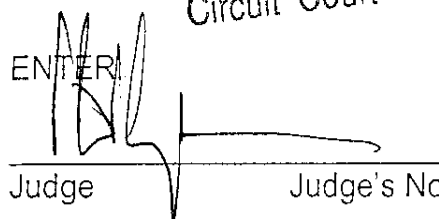
Property of Cook County Clerk's Office

JUDGE PETER FLYNN

JUL 02 2003

Circuit Court - 1784

ENTER



Judge

Judge's No.

Date: _____

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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C Exhibit A: Adjusted Ownership Percentages for Parking Units

No.	Space Id	Original	Base per		Adjusted	Addt'l Difference	Final Adjusted
			3rd Amendment	Add			
1	A1	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
2	A2	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
3	A3	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
4	A4	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
5	A5	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
6	A6	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
7	A7	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
8	A8	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
9	A9	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
10	A10	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
11	A11	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
12	A12	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
13	A13	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
14	A14	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
15	A15	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
16	A16	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
17	B-1T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
18	B-2T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
19	B-3T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
20	B-4T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
21	B-5	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
22	B-6	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
23	B-7T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
24	B-8T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
25	B-9	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
26	B-10	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
27	B-11	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
28	B-12	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
29	B-13T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
30	B-14T	0.3305	0.3305	0.019460	0.34996	0.000278903	0.35024
31	C1	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
32	C2	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
33	C3	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
34	C4	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
35	C5	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
36	C6	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
37	C7	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
38	C8	0.056	0.0525	0.019460	0.07196	0.000278903	0.07224
39	C9	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
40	C10	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
41	C11	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
42	C12	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
43	C13	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
44	C14	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
45	C15	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
46	C16	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
47	C17	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224

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Exhibit ^c: Adjusted Ownership Percentages for Parking Units

No.	Space Id	Original	Base per		Adjusted	Addt'l Difference	Final Adjusted
			3rd Amendment	Add			
48	C18	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
49	C19	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
50	E1	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
51	E2	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
52	E3	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
53	E4	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
54	E5	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
55	E6	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
56	G1	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
57	G2	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
58	G3	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
59	G4	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
60	G5	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
61	G6	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
62	G7	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
63	G8	0.331	0.053	0.018960	0.07196	0.000278903	0.07224
64	M-1	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
65	M-2	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
66	M-3	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
67	M-4	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
68	M-5	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
69	M-6	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
70	M-7	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
71	M-8	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
72	M-9	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
73	M-10	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
74	M-11	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
75	M-12	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
76	M-13	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
77	M-14	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
78	R1	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
79	R2	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
80	R3	0.053	0.0535	0.018460	0.07196	0.000278903	0.07224
81	R4	0.053	0.0535	0.018460	0.07196	0.000278903	0.07224
82	R5	0.053	0.0535	0.018460	0.07196	0.000278903	0.07224
83	S-1	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
84	S-2	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
85	S-3	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
86	S-4	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
87	S-5	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
88	S-6	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
89	S-7	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
90	S-8	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
91	S-9	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
92	S-10	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
93	S-11	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
94	S-12	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924

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Exhibit C: Adjusted Ownership Percentages for Parking Units

No.	Space Id	Original	Base per		Adjusted	Add'l Difference	Final Adjusted
			3rd Amendment	Add			
95	S-13	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
96	S-14	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
97	S-15	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
98	S-16	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
99	S-17	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
100	S-18	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
101	S-19	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
102	S-20	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
103	S-21	0.1595	0.1595	0.019460	0.17896	0.000278903	0.17924
104	W1	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
105	W2	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
106	W3	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
107	W4	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
108	W5	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
109	W6	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
110	W7	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
111	W8	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
112	W9	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
113	W10	0.053	0.0525	0.019460	0.07196	0.000278903	0.07224
		<u>14.8025</u>	<u>12.5505</u>		<u>14.742484</u>	<u>0.031516</u>	<u><u>14.774000</u></u>

	TEST
Total residential units percentages of ownership:	85.226
Total parking spaces from above:	14.774
	<u><u>100.000</u></u>

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C
EXHIBIT

ADJUSTED OWNERSHIP PERCENTAGES FOR PARKING UNITS

No.	Space Id.	Percentage	No.	Space Id.	Percentage	No.	Space Id.	Percentage
1	A1	0.07224	39	C9	0.07224	77	M-14	0.17924
2	A2	0.07224	40	C10	0.07224	78	R1	0.07224
3	A3	0.07224	41	C11	0.07224	79	R2	0.07224
4	A4	0.07224	42	C12	0.07224	80	R3	0.07224
5	A5	0.07224	43	C13	0.07224	81	R4	0.07224
6	A6	0.07224	44	C14	0.07224	82	R5	0.07224
7	A7	0.07224	45	C15	0.07224	83	S-1	0.17924
8	A8	0.07224	46	C16	0.07224	84	S-2	0.17924
9	A9	0.07224	47	C17	0.07224	85	S-3	0.17924
10	A10	0.07224	48	C18	0.07224	86	S-4	0.17924
11	A11	0.07224	49	C19	0.07224	87	S-5	0.17924
12	A12	0.07224	50	E1	0.07224	88	S-6	0.17924
13	A13	0.07224	51	E2	0.07224	89	S-7	0.17924
14	A14	0.07224	52	E3	0.07224	90	S-8	0.17924
15	A15	0.07224	53	E4	0.07224	91	S-9	0.17924
16	A16	0.07224	54	E5	0.07224	92	S-10	0.17924
17	B-1T	0.35024	55	E-3	0.07224	93	S-11	0.17924
18	B-2T	0.35024	56	G1	0.07224	94	S-12	0.17924
19	B-3T	0.35024	57	G2	0.07224	95	S-13	0.17924
20	B-4T	0.35024	58	G3	0.07224	96	S-14	0.17924
21	B-5	0.17924	59	G4	0.07224	97	S-15	0.17924
22	B-6	0.17924	60	G5	0.07224	98	S-16	0.17924
23	B-7T	0.35024	61	G6	0.07224	99	S-17	0.17924
24	B-8T	0.35024	62	G7	0.07224	100	S-18	0.17924
25	B-9	0.17924	63	G8	0.07224	101	S-19	0.17924
26	B-10	0.17924	64	M-1	0.17924	102	S-20	0.17924
27	B-11	0.17924	65	M-2	0.17924	103	S-21	0.17924
28	B-12	0.17924	66	M-3	0.17924	104	W1	0.07224
29	B-13T	0.35024	67	M-4	0.17924	105	W2	0.07224
30	B-14T	0.35024	68	M-5	0.17924	106	W3	0.07224
31	C1	0.07224	69	M-6	0.17924	107	W4	0.07224
32	C2	0.07224	70	M-7	0.17924	108	W5	0.07224
33	C3	0.07224	71	M-8	0.17924	109	W6	0.07224
34	C4	0.07224	72	M-9	0.17924	110	W7	0.07224
35	C5	0.07224	73	M-10	0.17924	111	W8	0.07224
36	C6	0.07224	74	M-11	0.17924	112	W9	0.07224
37	C7	0.07224	75	M-12	0.17924	113	W10	0.07224
38	C8	0.07224	76	M-13	0.17924			

Total Residential Units' Percentage of Ownership: 85.226

Total Parking Spaces from above: 14.774

100.00