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Doc#: 0409918097 Eugene "Gene" Moore Fee: \$90.00 Cook County Recorder of Deeds Date: 04/08/2004 03:32 PM Pg: 1 of 13

Steven L. DeGraff Weinberg Richmond LLP 333 West Wacker Drive Suite 1800 Chicago, Illinois 60606

WR File No. 10209.00300

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR GREENLEAF ON THE LAKE CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT is made as of the 7 day of April, 2004 by Greenleaf on the Lake LLC, an Illinois limited liability company (hereinafter referred to as the "Developer").

RECITALS

A. The Developer has recorded that certain Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-laws for the Greenleaf on the Lake Condominium Association (hereinafter referred to as the "Declaration") with the Recorder's Office of Cook County, Illinois on November 19, 2003 as Document Number 0332332053, which Declaration submitted certain real estate legally described in Exhibit "A" to the Declaration to the provisions of the Illinois Condominium Property Act (hereinafter referred to as the "Act").

B. The Declaration reserved to the Developer the right to annex and add all or portions of certain additional land to the Real Estate and the Property (as defined in the Declaration) and thereby add to the condominium created by the Declaration.

C. The Developer now desires to so annex and add to the Real Estate and the Property and submit to the provisions of the Act and the Declaration certain real estate described in Exhibit "A - Part II" attached hereto and incorporated herein (hereinafter referred to as the "Add-on-Parcel") which real estate is the Additional Condominium Area described in Article 14 and Exhibit "C" of the Declaration and to otherwise amend the Declaration as more fully described herein.

Street Address: 1219-31 West Greenleaf Chicago, Illinois 60626

Permanent Index Numbers: 11-32-111-006-0000

SDEGRAFF/574782.1

RECORDING FEE 90 DATE 4-8-04 COPIES 6 OK BY [Signature]

Table with 2 columns and 4 rows containing letters F, A, P, P, T, V, I, L and handwritten numbers 90, 48.

13P

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**NOW, THEREFORE**, the Developer does hereby amend the Declaration as follows:

1. **Recitals.** The Recitals set forth above are hereby incorporated as though fully set forth herein.
2. **Amendments.** The Declaration is hereby amended as follows:
  - A. The Add-on Parcel is hereby annexed to the Real Estate and the Property as defined in the Declaration and is hereby submitted to the provisions of the Act as a part of Greenleaf on the Lake Condominium and shall in all respects be deemed to be governed by the terms and provisions of the Declaration.
  - B. The legal description of Greenleaf on the Lake Condominium contained in Exhibit "A" of the Declaration is hereby amended by deleting said Exhibit "A" and substituting therefor Revised Exhibit "A" which is attached hereto and incorporated herein by this reference.
  - C. The plat of survey of Greenleaf on the Lake Condominium contained in Exhibit "A" of the Declaration is hereby amended by deleting said Exhibit "A" and substituting therefor Revised Exhibit "B" attached hereto and incorporated herein by this reference. Greenleaf on the Lake Condominium shall hereafter consist of forty-five (45) units as depicted on pages 1 through 5, of the survey attached as Revised Exhibit "B" to this Amendment.
  - D. The Percentage of Ownership Interest in the Common Elements contained in Exhibit "B" of the Declaration is hereby amended by deleting said Exhibit "B" and substituting therefor the Revised Exhibit "C" attached hereto and incorporated herein.
  - E. The additional common elements annexed by this First Amendment are hereby granted and conveyed to the grantees of all units, including the grantees of the units heretofore conveyed, all as set forth in the Declaration.
3. **Inconsistencies.** Any inconsistencies between the Declaration and this First Amendment shall be resolved in favor of the terms herein contained. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

**IN WITNESS WHEREOF**, the Developer has caused this First Amendment to be executed as of the date above first written.

**GREENLEAF ON THE LAKE LLC**, an Illinois limited liability company

By: Its managing member, The Christopher Feurer Companies, an Illinois corporation

By:   
Its: President

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STATE OF ILLINOIS        )  
  )  
COUNTY OF C O O K        )

I, Allison M. Marzano, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, as President of The Christopher Feurer Companies, as managing member of Greenleaf on the Lake LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such managing member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 7 day of April, 2004.



Allison M. Marzano  
Notary Public

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## REVISED EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 4 IN PLATKE AND CROSBYS GREENLEAF SUBDIVISION OF LOT 1 IN BLOCK 10 IN CIRCUIT COURT PARTITION, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1219-1231 WEST GREENLEAF, CHICAGO, ILLINOIS

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## EXHIBIT "A - PART II"

### LEGAL DESCRIPTION OF THE ADD-ON PARCEL

1219, UNIT G; 1221, UNIT GN; 1221, UNIT GS; 1223, UNIT G; 1225, UNIT G; 1227, UNIT G; 1229, UNIT G; 1229, UNIT GS; 1231, UNIT G; 1221, UNIT 1S; 1223, UNIT 1N; 1225, UNIT 1W; 1231, UNIT 1; 1219, UNIT 2; 1221, UNIT 2S, 1223, UNIT 2N; 1225, UNIT 2W; 1227, UNIT 2N; 1221, UNIT 3S, 1223, UNIT 3N; AND 1225, UNIT 3W IN LOT 4 IN PLATKE AND CROSBYS GREENLEAF SUBDIVISION OF LOT 1 IN BLOCK 10 IN CIRCUIT COURT PARTITION, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****REVISED EXHIBIT "C"****PERCENTAGE OF INTEREST IN  
COMMON ELEMENTS**

<b>Address</b>	<b>Percentage Ownership</b>
1219, Unit 1	2.90%
1219, Unit 2	3.10%
1219, Unit 3	3.20%
1219, Unit G	1.65%
1221, Unit 1N	2.60%
1221, Unit 2N	2.85%
1221, Unit 3N	3.0%
1221, Unit CN	1.50%
1223, Unit 1N	1.95%
1223, Unit 2N	2.50%
1223, Unit 3N	2.70%
1223, Unit G	1.70%
1227, Unit 1N	2.10%
1227, Unit 2N	2.30%
1227, Unit 3N	2.40%
1227, Unit G	1.50%
1229, Unit 1S	2.10%
1229, Unit 2S	2.30%
1229, Unit 3S	2.40%
1229, Unit GS	1.40%
1231, Unit 1	2.70%
1231, Unit 2	2.90%
1231, Unit 3	3.10%
1231, Unit G	1.25%

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<b>Address</b>	<b>Percentage Ownership</b>
1221, Unit 1S	2.60%
1221, Unit 2S	2.80%
1221, Unit 3S	2.90%
1221, Unit GS	1.50%
1223, Unit 1S	2.0%
1223, Unit 2S	2.30%
1223, Unit 3S	2.50%
1225, Unit 1E	1.60%
1225, Unit 2E	1.95%
1225, Unit 3E	2.15%
1225, Unit 1W	1.95%
1225, Unit 2W	2.10%
1225, Unit 3W	2.35%
1225, Unit G	1.40%
1227, Unit 1S	1.75%
1227, Unit 2S	1.85%
1227, Unit 3S	2.30%
1229, Unit 1N	1.95%
1229, Unit 2N	2.10%
1229, Unit 3N	2.35%
1229, Unit GN	1.50%
<b>TOTAL</b>	<b>100%</b>


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## MORTGAGEE'S CONSENT

Lakeside Bank, as Mortgagee under that certain Mortgage, dated April 22, 003 and recorded May 19, 2003 as Document No. 0313927081, recorded in Cook County, Illinois, hereby consents to the execution and recording of the foregoing First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for Greenleaf on the Lake Condominium and agrees that said Mortgage shall be subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, Lakeside Bank, has caused this instrument to be signed by its duly authorized officers on this 7<sup>th</sup> day of APRIL, 2004.

Lakeside Bank

By:   
Its: Senior Vice President

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF C O O K )

I, KAREN J. VENETCH, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that PHILIP D. CACCIATORE, as SR. VICE President of Lakeside Bank, an Illinois banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, SR. VICE President of said Bank, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7<sup>th</sup> day of APRIL, 2004.  
2004.

Karen J. Venetch  
Notary Public

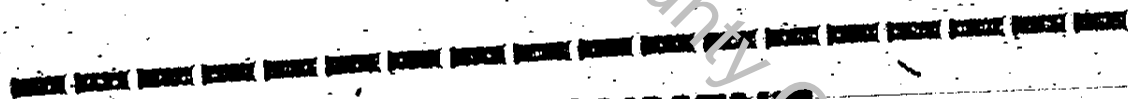
OFFICIAL SEAL  
**KAREN J. VENETCH**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2-22-2005



**UNOFFICIAL COPY**  
**DOCUMENT**  
**WITH THIS EXHIBIT**

**EXHIBIT**

**ATTACHED TO**



**DOCUMENT**  
**WITH THIS EXHIBIT**  
**DOCUMENT**

**SEE PLAT INDEX**

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