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Doc#: 0416645078  
Eugene "Gene" Moore Fee: \$66.00  
Cook County Recorder of Deeds  
Date: 06/14/2004 12:01 PM Pg: 1 of 7

MTC 2032708

THIS INSTRUMENT PREPARED BY:

LLOYD E. GUSSIS  
ATTORNEY AT LAW  
2536 NORTH LINCOLN AVENUE  
CHICAGO, IL 60614

ADDRESS OF PROPERTY:

2158 WEST GRAND  
CHICAGO, ILLINOIS

PTIN:

- 17-07-123-025-0000
- 17-07-123-026-0000
- 17-07-123-027-0000
- 17-07-123-028-0000
- 17-07-123-029-0000
- 17-07-123-030-0000
- 17-07-123-031-0000

FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
THE GRAND VIRGINIA CONDOMINIUMS  
CHICAGO, ILLINOIS

F	66	A
P		P
T	6-14-4	V
I	C.F.	

This First Amendment to the Declaration of Condominium Ownership for The Grand Virginia Condominiums is made and entered into this 25<sup>th</sup> day of MAY, 2004 by GRAND VIRGINIA L.L.C., a limited liability company duly organized and existing under the laws of the State of Illinois (hereinafter referred to as the "Declarant") as follows:

WITNESSETH:

WHEREAS, a Declaration of Condominium Ownership for The Grand Virginia Condominiums, Chicago, Illinois (the "Declaration") has been previously recorded with the Recorder of Deeds of Cook County, Illinois on March 23, 2004 as Document Number 0408303040 by which the real estate being legally described in Exhibit "A" attached hereto and made a part hereof was submitted to the provisions of the Condominium Act of the State of Illinois; and

RECORDING FEE 66  
DATE 6-14-4 COPIES 6 X  
OK BY C. Fitz

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WHEREAS, under paragraph 14.05 of the Declaration, the right was reserved in the Declarant to record a Special Amendment for certain specified purposes; and

WHEREAS, Declarant wishes to amend the Declaration by (i) correcting the address of the real estate, (ii) correcting the Plat of Survey attached to the Declaration as Exhibit "A" so as to correctly set forth Units 101 and 102 and (iii) correcting the Common Element percentages of Units 101 and 102.

NOW, THEREFORE, The Declaration of Condominium Ownership for The Grand Virginia Condominiums, Chicago, Illinois be and is hereby amended as follows:

1. That the address of the real estate is hereby amended so as to be 2158 West Grand Avenue, Chicago, Illinois.

2. That in order to accurately reflect Units 101 and 102 as actually built, page 2 of the Plat of Survey attached to the Declaration of Condominium Ownership is hereby amended by substituting the revised page 2 of the Plat of Survey attached hereto as Exhibit "A" for the Plat of Survey originally attached to said Declaration.

3. That in order to correct the common element percentages of Units 101 and 102 incorrectly set forth in the Declaration in Exhibit "B", the correct common element percentages, as set forth in revised Exhibit "B" attached hereto and made a part hereof is hereby substituted for the original Exhibit "B" attached to the Declaration

4. That except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, GRAND VIRGINIA, L.L.C., a limited liability company duly organized and existing under the laws of the State of Illinois, has caused its name to be signed to these presents on the day and year first above written.

GRAND VIRGINIA L.L.C.

By: \_\_\_\_\_

Its Manager



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Units 101, 102, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408, 501, 502, 503, 504, 505, 506, 507 and 508 in The Grand Virginia Condominiums, as delineated on a survey of the following described real estate: Lots 73 to 79 in Melville's Subdivision of Block 22 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document \_\_\_\_\_, together with an undivided percentage interest in the common elements, in Cook County Illinois

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**EXHIBIT "A"**

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## EXHIBIT B

### THE GRAND VIRGINIA CONDOMINIUMS

#### COMMON ELEMENTS PERCENTAGES

Unit No.	Common Element Percentage
101	1.6%
102	2.2%
201	3.0%
202	2.8%
203	2.7%
204	2.7%
205	2.7%
206	3.1%
207	3.4%
208	3.1%
301	3.1%
302	2.6%
303	2.3%
304	2.3%
305	2.3%
306	3.0%
307	4.0%
308	3.4%
401	3.3%
402	2.7%
403	2.4%
404	2.4%
405	2.4%
406	3.1%

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**EXHIBIT**

**ATTACHED TO**



6-PCS

1-X

7-TOTAL

**DOCUMENT**

**SEE PLAT INDEX**