## UNOFFICIAL CO

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 2032709

THIS INSTRUMENT PREPARED BY:

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

ADDRESS OF PROPERTY:

2158 WEST GRAND CHICAGO, JLINOIS

PTIN:

17-07-123-025-000

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

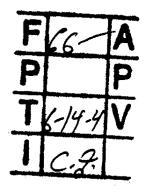
17-07-123-031-0000

FIRST AMENDMENT TO THE

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE GRAND VIRGINIA CONDOMINIUMS

CHICAGO, ILLINOIS



This First Amendment to the Declaration of Condominium Ownership for The Grand Virginia Condominiums is made and entered into this 2004 day of MAN, 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 FE	E 66
DATE 6-14-	COPIES CX
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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

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 Manage

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## **UNOFFICIAL COPY**

STATE	OF	ILL]	NOIS	)	
				)	SS
COUNTY	OF	COC	K	)	

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Richard Ferro, the manager of Grand Virginia, L.L.C., 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 the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

2004.

"OFFICIAL SEAL" Nancy A. Crandall Notary Public, State of Illinois My Commission Exp. 06/24/2007 County Clark's Office

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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 or Cook County Clerk's Office Condominium recorded as Document \_\_\_\_, together with an undivided percentage interest in the common elements, in Cook County Illinois

EXHIBIT "A"

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#### EXHIBIT B

#### THE GRAND VIRGINIA CONDOMINIUMS

#### COMMON ELEMENTS PERCENTAGES

Unit No.	Common Element
101	Percentage
	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%
102 201 202 203 204 205 206 207 208 301 302	3.1%
301	3.1%
302	2.6%
303	2.3%
304	2.3%
305	2.3% 2.3% 3.0%
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

% C

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7-TOTAL DOCUMENT

# SEE PLAT INDEX