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Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 07/13/2004 03:35 PM Pg: 1 of 5

## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR GRACELAND VILLAGE CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT (hereinafter referred to as the "Amendment") is made as of the 7<sup>th</sup> day of July, 2004 by GRACELAND VILLAGE, L.L.C, an Illinois limited liability company (hereinafter referred to as the "Declarant").

### RECITALS

A. The Developer has recorded that certain Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-laws for the Graceland Village Condominium Association (hereinafter referred to as the "Declaration") with the Recorder's Office of Cook County, Illinois on May 2, 2002 as Document Number 0020505741, 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. Through a scrivener's error, the percentage ownership of the common elements contained on Exhibit B to the Declaration was incorrectly assessed for Units 4043-1 and 4057-1. It was the Developer's intention at all times to correct the error.

C. The Developer now desires to amend the Declaration to correct the foregoing scrivener's error by amending Exhibit B as new Exhibit B-1, attached hereto and by this reference incorporated herein.

RECORDING FEE \$32  
DATE 7-13-04 COPIES 6  
OK BY C. J. [Signature]

F	32	A
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I	C. J.	

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SLD  
Box 340

5-PGS

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Street Address: 4043-57 N. Southport, Chicago, Illinois 60613

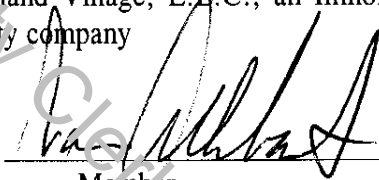
Permanent Index Numbers: 14-17-315-001-0000

**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. Capitalized terms used in this First Amendment which are not otherwise defined herein shall have the same meanings ascribed to such terms in the Declaration.
2. Amendments. The Declaration is hereby amended as follows:
  - A. Exhibit AB@ of the Declaration is hereby amended by deleting said Exhibit AB@ and substituting therefore Revised Exhibit AB-1@ attached hereto and incorporated herein by this reference.
  - B. 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.

Graceland Village, L.L.C., an Illinois limited liability company

By:   
Its: Member

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

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Warren Allabastro, as the sole member of Graceland Village, L.L.C., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said 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<sup>th</sup> day of July, 2004.

*Linda A. Carani*  
\_\_\_\_\_  
Notary Public



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## EXHIBIT "A"

### LEGAL DESCRIPTION

THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE 415.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD; THENCE RUNNING NORTH ALONG THE EAST LINE OF SOUTHPORT AVENUE 184.71 FEET TO THE SOUTHERLY LINE OF BELLE PLAINE AVENUE SAID LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES WITH THE EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 8.7 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BELLE PLAINE AVENUE 56.1 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID BELLE PLAINE AVENUE 100 FEET DISTANT FROM THE WEST LINE OF NORTH CLARK STREET; THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE WEST LINE OF SAID NORTH CLARK STREET 100.47 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SOUTHPORT AVENUE 114.65 FEET THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 4043-57 N. SOUTHPORT, CHICAGO, ILLINOIS

**UNOFFICIAL COPY****EXHIBIT "B -1"****REVISED PERCENTAGE OF OWNERSHIP**

<b>Unit</b>	<b>Percentage Ownership</b>
4043-1	8.27
4045-1	8.32
4049-1	7.99
4051-1	4.29
4055-1	8.34
4057-1	8.79
4043-2	4.32
4045-2	4.32
4049-2	4.39
4051-2	4.34
4055-2	4.36
4057-2	5.32
4043-3	4.31
4045-3	4.32
4049-3	4.33
4051-3	4.30
4055-3	4.35
4057-3	5.34
<b>Total</b>	<b>100%</b>