

# UNOFFICIAL COPY

This Instrument Prepared by and  
after Recording Return to:

Mark S. Friedman, Esq.  
Sinar Keldermans Miller & Friedman, LLC  
Suite 1800  
303 W. Madison Street  
Chicago, IL 60606



Doc#: **0422547073**  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 08/12/2004 09:50 AM Pg: 1 of 6

*For Recording Purposes Only.*

4342334 (1/3)

**FOURTH AMENDMENT TO THE DECLARATION  
OF CONDOMINIUM PURSUANT  
TO THE CONDOMINIUM PROPERTY ACT  
FOR THE CORTLAND TOWERS CONDOMINIUM**

THIS FIRST AMENDMENT ("Amendment") is made and entered as of the 21<sup>st</sup> day of July, 2004, by 2716 WEST CORTLAND, L.L.C., an Illinois limited liability company (hereinafter referred to as "Declarant")

**WITNESSETH:**

WHEREAS, the Declarant submitted a certain parcel of real estate situated in the City of Chicago, Cook County, Illinois, and legally described in Schedule A attached hereto (hereinafter called the "Parcel"), to the provisions of that certain Declaration of Condominium for Cortland Towers Condominium dated September 26, 2003 and recorded on November 6, 2003, as Document Number 0331019171 (the "Declaration");

WHEREAS, the Declarant recorded as part of Exhibit B to the Declaration an assignment of Parking Spaces as Limited Common Elements appurtenant to the Units ("Assignments");

WHEREAS, pursuant to Paragraph 23 of the Declaration, Declarant desires to amend the Declaration to revise the Assignments ("Reassignments") contained in Exhibit B;

WHEREAS, the Declarant is the owner of all units affected by the Reassignments;

NOW, THEREFORE, the Declarant hereby declares that the Declaration be hereby amended as follows:

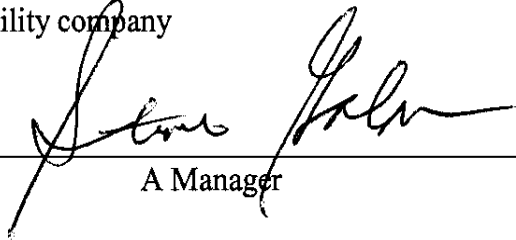
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1. Exhibit B to the Declaration is hereby deleted in its entirety and replaced with the Exhibit B attached hereto. Exhibit B is being modified solely to revise certain Assignments and the percentage of ownership interests assigned to the Units and Limited Common Elements are unaffected by this Amendment.

2. If and to the extent this Amendment conflicts or is inconsistent with any of the terms and provisions of the Declaration, the terms of this Amendment shall govern and control. Any capitalized terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the Declaration. In all other respects, the Declaration, as amended by this Amendment, is hereby ratified and affirmed.

IN WITNESS WHEREOF, Declarant has caused its name to be signed to these presents on the day and year first above written.

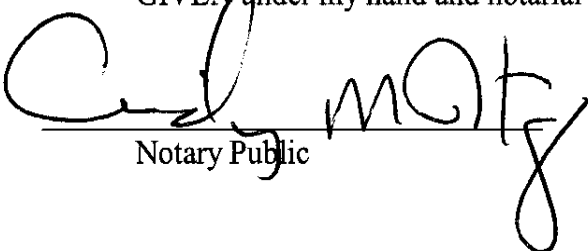
2716 WEST CORTLAND, L.L.C., an Illinois limited liability company

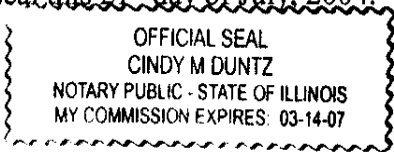
By:   
A Manager

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )        SS

I, Cindy M. Duntz, a Notary Public in and for the County and State aforesaid, do hereby certify that Steven Golovan, as Manager of the 2716 West Cortland, L.L.C, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of July, 2004.

  
Notary Public



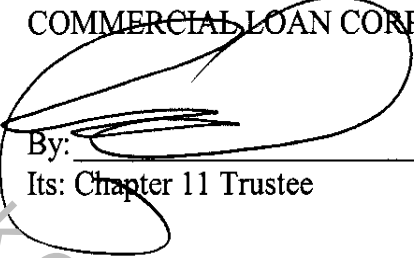
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## CONSENT OF MORTGAGEE

COMMERCIAL LOAN CORPORATION ("Lender"), holder of a note secured by a mortgage on the Property dated July 30, 2001, and recorded with the Recorder of Deeds of Cook County, Illinois, on August 27, 2001, as Document No. 0010786463, and a mortgage dated February 1, 2003 and recorded with the Recorder of Deeds of Cook County, Illinois, on February 25, 2003, as Document No. 0030266088, hereby consents to the execution of and recording of the above and foregoing First Amendment to the Declaration of Condominium, and hereby subordinates said mortgages to the provisions of the foregoing document and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, said Lender has caused this instrument to be signed by its duly authorized officers on its behalf at Chicago, Illinois, on this 21<sup>st</sup> day of July, 2004.

COMMERCIAL LOAN CORPORATION

By:   
Its: Chapter 11 Trustee

ATTEST:

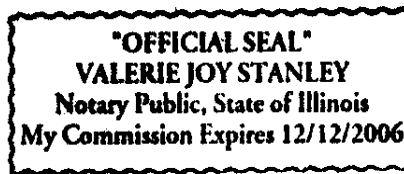
\_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF ILLINOIS     )  
                                  )     SS  
COUNTY OF COOK     )

I, Valerie Joy Stanley, a Notary Public in and for said County and State, do hereby certify that he, the Chapter 11 Trustee, respectively, of Commercial Loan Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, as the free and voluntary act of said Lender, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21<sup>st</sup> day of July, 2004.

Valerie Joy Stanley  
Notary Public



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## SCHEDULE A

UNITS 101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 AND 408 IN CORTLAND TOWERS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 24, 25, 26, 27 AND 28 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S SUBDIVISION, BEING CHARLES MORRIS NEW SUBDIVISION OF PART OF BLOCK 2 OF BORDEN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 6, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0331019171, AS AMENDED, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINs: 13-36-401-015-0000  
13-36-401-016-0000  
13-36-401-017-0000  
13-36-401-018-0000

Address: 2720 W. Cortland, Chicago, Illinois

**UNOFFICIAL COPY****EXHIBIT B****Percentage of Ownership Interest in the Common Elements**

| <b><u>UNIT</u></b> | <b><u>OWNERSHIP INTEREST<br/>IN THE COMMON ELEMENTS</u></b> |
|--------------------|---|
| 101                | 2.826   |
| 102                | 2.305   |
| 103                | 2.826   |
| 104                | 2.975   |
| 105                | 2.900   |
| 106                | 3.198   |
| 107                | 3.272   |
| 201                | 2.975   |
| 202                | 2.454   |
| 203                | 2.900   |
| 204                | 3.064   |
| 205                | 2.989   |
| 206                | 3.272   |
| 207                | 3.347   |
| 208                | 2.156   |
| 301                | 3.123   |
| 302                | 2.603   |
| 303                | 3.049   |
| 304                | 3.153   |
| 305                | 3.064   |
| 306                | 3.347   |
| 307                | 3.421   |
| 308                | 2.379   |
| 401                | 3.272   |
| 402                | 2.751   |
| 403                | 3.198   |
| 404                | 3.272   |
| 405                | 3.213   |
| 406                | 3.495   |
| 407                | 3.570   |
| 408                | 2.528   |

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## LIMITED COMMON ELEMENT PARKING SPACES

## ASSIGNED TO UNIT

|      |              |     |
|------|--------------|-----|
| P-1  | 0.298        | 103 |
| P-2  | 0.238        | 202 |
| P-3  | 0.238        | 103 |
| P-4  | 0.238        | 103 |
| P-5  | 0.238        | 103 |
| P-6  | 0.238        | 103 |
| P-7  | 0.238        | 206 |
| P-8  | 0.238        | 103 |
| P-9  | 0.238        | 406 |
| P-10 | 0.186        | 406 |
| P-11 | 0.238        | 107 |
| P-12 | 0.238        | 101 |
| P-13 | 0.238        | 103 |
| P-14 | 0.238        | 203 |
| P-15 | 0.238        | 402 |
| P-16 | 0.238        | 405 |
| P-17 | 0.238        | 408 |
| P-18 | 0.238        | 302 |
| P-19 | 0.276        | 304 |
| P-20 | 0.276        | 103 |
| P-21 | 0.238        | 106 |
| P-22 | 0.238        | 103 |
| P-23 | 0.238        | 103 |
| P-24 | 0.126        | 308 |
| P-25 | 0.126        | 103 |
| P-26 | 0.126        | 208 |
| P-27 | 0.126        | 205 |
| P-28 | 0.126        | 204 |
| P-29 | 0.126        | 201 |
| P-30 | 0.186        | 104 |
| P-31 | 0.201        | 105 |
| P-32 | 0.201        | 103 |
| P-33 | <u>0.201</u> | 103 |

100.000%