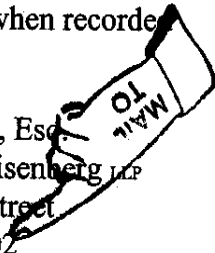


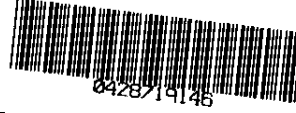
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Prepared by and when recorded
return to:

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg LLP
Two N. LaSalle Street
Chicago, IL 60602



Near North National Title Corp
222 North LaSalle Street
Chicago, IL 60601



0428719146

Doc#: 0428719146
Eugene "Gene" Moore Fee: \$126.00
Cook County Recorder of Deeds
Date: 10/13/2004 03:01 PM Pg: 1 of 22

RECORDER'S STAMP

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SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 15th PLACE CONDOMINIUMS

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CHICAGO, ILL.

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SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 15TH PLACE CONDOMINIUMS

THIS SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 15TH PLACE CONDOMINIUMS (this "Amendment") is made and entered into as of the 12th day of October, 2004 by SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois limited liability company (hereinafter referred to as the "Declarant").

RECITALS:

WHEREAS, pursuant to the terms of that certain Declaration of Condominium for the 15th Place Condominiums dated as of May 16, 2003, and recorded in the office of the Recorder of Deeds of Cook County, Illinois ("Recorder") on May 30, 2003, as Document No. 0315003032 (the "Initial Declaration"), as amended by that certain (i) First Amendment to Declaration of Condominium for the 15th Place Condominiums dated as of June 30, 2003, and recorded with the Recorder on August 1, 2003, as Document No. 0318234004, (ii) Second Amendment to Declaration of Condominium for the 15th Place Condominiums dated as of July 25, 2003, and recorded with the Recorder on July 28, 2003 as Document No. 0320939064, (iii) Third Amendment to Declaration of Condominium for the 15th Place Condominiums dated as of August 25, 2003, and recorded with the Recorder on August 27, 2003 as Document No. 0323927006, (iv) Fourth Amendment to Declaration of Condominium for the 15th Place Condominiums dated as of September 16, 2003, and recorded with the Recorder on September 17, 2003 as Document No. 0326032107, and (v) Fifth Amendment to Declaration of Condominium for the 15th Place Condominiums dated October 8, 2003 and recorded with the Recorder on October 16, 2003, 2003 as Document No. 0328931199 (collectively, the "Prior Amendments") (the Initial Declaration as amended by the Prior Amendments is hereinafter referred to collectively as the "Declaration"), Declarant subjected portions of property more particularly described therein and located at 811-33 West 15th Place, Chicago, Illinois to the provisions of the Condominium Property Act of the State of Illinois (765 ILCS 605/1 et seq.) (the "Act"). Capitalized terms not expressly defined herein shall have the meaning ascribed to such terms in the Declaration.

WHEREAS, pursuant to the terms of the Initial Declaration and Prior Amendments Declarant has previously submitted the entire Phase I Parcel and Phase I Building to the Act such that the entire Phase I Parcel and Phase I Building are deemed to be the Condominium Property as of the date hereof;

WHEREAS, pursuant to Article XII of the Declaration, Declarant expressly reserved the right to annex and add to the Condominium Property one or more Additional Parcels as an "add-on condominium" pursuant to Section 25 of the Act; and

WHEREAS, Declarant now elects to add to the Condominium Property by subjecting to the terms of the Declaration an Additional Parcel comprising the land underlying the Phase II Parcel and the first four floors of the Phase II Building, which Additional Parcel is legally described on Attachment 1 attached hereto (the "833 Initial Additional Parcel").

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NOW THEREFORE, the Declarant, as the legal title holder of the 833 Initial Additional Parcel, and for the purposes above set forth, hereby declares that the Declaration is hereby amended as follows:

1. The 833 Initial Additional Parcel is hereby added to the Condominium Property and is hereby submitted to the provisions of the Act and shall be deemed to be governed by the terms and provisions of the Declaration. This Amendment shall constitute a Declaration Amendment under the terms of the Declaration.
2. The Plat attached to the Declaration as Exhibit G (as amended from time to time by the Prior Amendments) is hereby amended by (i) deleting the first sheet thereof depicting the overall Condominium Property and its exterior boundaries and substituting in lieu thereof the first sheet of the plat of survey which is attached hereto as Attachment 4 (the "833 Initial Additional Parcel Plat"), and (ii) adding thereto sheets 2 through 6 of the 833 Initial Additional Parcel Plat depicting the basement and first four floors of the Phase II Building which are hereby submitted to the terms of this Declaration. All references in the Declaration to the Plat shall be deemed to refer to the Plat as amended and supplemented by the 833 Initial Additional Parcel Plat. The substitution and addition of portions of the 833 Initial Additional Parcel Plat to the Plat as set forth hereunder shall be deemed to be a Plat Amendment under the terms of the Declaration.
3. All references in the Declaration to the Common Elements shall be deemed to refer to the Existing Common Elements existing as of the date of this Amendment and the Added Common Elements as depicted on the 833 Initial Additional Parcel Plat.
4. All references in the Declaration to the Units shall be deemed to refer to the Existing Units as of the date of this Amendment and the Added Units as depicted on the 833 Initial Additional Parcel Plat.
5. All references in the Declaration to the Undivided Interests shall be deemed to refer to the Undivided Interests set forth in Attachment 2 attached hereto and by this reference made a part hereof. Attachment 2 attached hereto is hereby substituted for Exhibit D to the Initial Declaration (as amended by the Prior Amendments), such that all references in the Declaration to Exhibit D shall be deemed to refer to the exhibit attached hereto as Attachment 2.
6. In order to reflect the assignment of Declarant Parking Spaces to the Added Units depicted on the 833 Initial Additional Parcel Plat (and to reflect prior assignments of Declarant Parking Spaces to Units), Attachment 3 attached hereto is hereby substituted for Exhibit E to the Initial Declaration (as amended by the Prior Amendments), such that all references in the Declaration to Exhibit E shall be deemed to refer to the exhibit attached hereto as Attachment 3.
7. All references in the Declaration to the Declaration shall mean the Declaration as amended hereby. All references in the Declaration to the Condominium Instruments shall hereby be deemed to include this Amendment. Except as otherwise expressly amended by this Amendment, the Declaration shall remain in full force and effect.

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

SOUTH CAMPUS DEVELOPMENT TEAM,
L.L.C., an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a Member

By: New Frontier Developments Co., an Illinois corporation, its sole manager

By: Vincent G. Forgione
Name: Vincent G. Forgione
Title: Vice President

Property of County Clerk

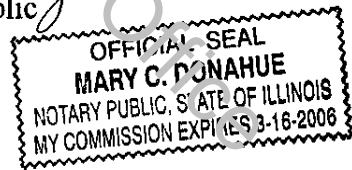
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary C. Donahue, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, 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 15th day of October, 2004.

Mary C. Donahue
Notary Public

My Commission Expires: 3-16-06



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CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of a certain Construction Loan Mortgage and Security Agreement dated as of August 1, 2003 and recorded August 21, 2003 as Document No. 0323310039 ("Mortgage") encumbering the property legally described on Exhibit B of the Declaration, hereby consents to the execution and recording of the within Fifth Amendment to Declaration of Condominium for the 15th Place Condominiums; provided, however, that notwithstanding anything contained in the said Amendment, such consent by LaSalle is on the following conditions (capitalized terms used below having the same meanings as in the said Amendment): (1) The lien of the said Mortgage shall encumber the Added Units and Added Common Elements created under the said Amendment, (2) this consent of LaSalle is in its capacity as holder of the said Mortgage only and not in its capacity as holder of any mortgage on any other real estate owned by the Declarant, and (3) the conditions set forth in the Consent of Mortgagee contained in the Declaration shall continue to apply.

IN WITNESS WHEREOF, LaSalle Bank National Association has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois on this 12 day of October, 2004.

LASALLE BANK NATIONAL
ASSOCIATION

By: [Signature]
VP

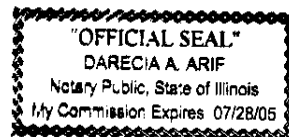
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Darecia A. Arif, a Notary Public in and for County and State aforesaid, do hereby certify that C. Josh Wohlreich, a Vice President, of LaSalle Bank National Association, 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.

Given under my hand and Notarial Seal this 12 day of October, 2004.

[Signature]
Notary Public

My Commission Expires: 07-28-05



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ATTACHMENT 1

Legal Description of 833 Initial Additional Parcel

PARCEL 1

LOT 16 IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249, THE UPPER (TOP PLANE) VERTICAL LIMIT OF THE ABOVE DESCRIBED PARCEL SHALL BE (BASED ON CHICAGO CITY DATUM (CCD) BENCHMARK #504 ELEVATION 14.29 FEET) AN ELEVATION OF 59.05 FEET CCD, ALL IN COOK COUNTY, ILLINOIS.

TAX PARCEL NO.: 17-20-234-001-0000

COMMON ADDRESS: 833 W. 15th PLACE, CHICAGO, ILLINOIS

PARCEL 2:

OUTLOT J IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 811-33 W. 15th PLACE, CHICAGO, ILLINOIS.

TAX PARCEL NO.: 17-20-234-003-0000

UNOFFICIAL COPY**ATTACHMENT 2****Percentage of Owners' Undivided Interests in Common Elements**

<u>Unit No.</u>	<u>Ownership Interest</u>
301-E	0.8436%
302-E	0.8120%
303-E	0.8057%
304-E	0.5749%
305-E	0.7772%
306-E	0.7709%
307-E	0.8151%
308-E	1.0522%
309-E	0.6758%
310-E	0.5730%
311-E	0.5149%
312-E	0.4984%
313-E	0.4349%
314-E	0.4871%
315-E	0.6982%
401-E	0.8815%
402-E	0.8373%
403-E	0.8309%
404-E	0.5993%
405-E	0.7993%
406-E	0.7899%
407-E	0.8404%
408-E	1.0870%
409-E	0.6950%
410-E	0.5898%
411-E	0.5370%
412-E	0.5130%
413-E	0.4453%
414-E	0.5044%
415-E	0.7235%
501-E	0.9131%
502-E	0.8562%
503-E	0.8499%
504-E	0.6318%
505-E	0.8215%
506-E	0.8151%

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507-E	0.8657%
508-E	1.1186%
509-E	0.7108%
510-E	0.6008%
511-E	0.5465%
512-E	0.5465%
513-E	0.4580%
514-E	0.5307%
515-E	0.7424%
601-E	0.9447%
602-E	0.8815%
603-E	0.8752%
604-E	0.6508%
605-E	0.8467%
606-E	0.8404%
607-E	0.8910%
608-E	1.1596%
609-E	0.7456%
610-E	0.6176%
611-E	0.5560%
612-E	0.5560%
613-E	0.4668%
614-E	0.5433%
615-E	0.7587%
701-E	0.9767%
702-E	0.9131%
703-E	0.9036%
704-E	0.6666%
705-E	0.8720%
706-E	0.8625%
707-E	0.9194%
708-E	1.1944%
709-E	0.7614%
710-E	0.6571%
711-E	0.5718%
712-E	0.5718%
713-E	0.5149%
714-E	0.5560%
715-E	0.7804%
801-E	1.0079%
802-E	0.9384%
803-E	0.9258%
804-E	0.6887%

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805-E	0.8942%
806-E	0.8847%
807-E	0.9479%
808-E	1.2323%
809-E	0.7835%
810-E	0.6729%
811-E	0.5844%
812-E	0.5844%
813-E	0.5244%
814-E	0.5686%
815-E	0.7993%
901-E	1.7475%
902-E	1.5769%
903-E	1.3145%
904-E	1.9625%
905-E	1.1375%
906-E	1.0427%
907-E	1.0838%
908-E	1.3461%
301-W	0.8815%
302-W	0.8373%
303-W	0.8309%
304-W	0.5993%
305-W	0.7993%
306-W	0.7899%
307-W	0.8404%
308-W	1.0870%
309-W	0.6950%
310-W	0.5898%
311-W	0.5370%
312-W	0.5130%
313-W	0.4453%
314-W	0.5044%
315-W	0.7235%
401-W	0.9131%
402-W	0.8562%
403-W	0.8499%
404-W	0.6318%
405-W	0.8215%
406-W	0.8151%
407-W	0.8657%
408-W	1.1186%
409-W	0.7108%

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ATTACHMENT 3

Assignment of Parking Spaces

ASSIGNMENT OF PARKING SPACES

<u>Parking Space</u>	<u>Unit No.</u>
B-1-E	311-E
B-2-E	604-E
B-3-E	807-E
B-4-E	603-E
B-5-E	603-E
B-6-E	514-E
B-7-E	312-E
B-8-E	314-E
B-9-E	710-E
B-10-E	908-E
B-11-E	Declarant Parking Space
B-12-E	Declarant Parking Space
B-13-E	606-E
B-14-E	805-E
B-15-E	507-E
B-16-E	905-E
B-17-E	307-E
B-18-E	711-E
B-19-E	506-E
B-20-E	903-E
B-21-E	301-E
B-22-E	302-E
B-23-E	708-E
B-24-E	901-E
B-25-E	901-E
B-26-E	701-E
B-27-E	714-E
B-28-E	406-E
B-29-E	601-E
B-30-E	713-E
B-31-E	502-E
B-32-E	Declarant Parking Space
B-33-E	902-E
B-34-E	902-E
B-35-E	Declarant Parking Space
B-36-E	Declarant Parking Space
B-37-E	901-E
1-1-E	610-E
1-2-E	403-E

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1-3-E	401-E
1-4-E	808-E
1-5-E	811-E
1-6-E	512-E
1-7-E	608-E
1-8-E	412-E
1-9-E	704-E
1-10-E	510-E
1-11-E	608-E
1-12-E	306-E
1-13-E	906-E
1-14-E	615-E
1-15-E	605-E
1-16-E	305-E
1-17-E	315-E
1-18-E	407-E
1-19-E	802-E
1-20-E	613-E
1-21-E	712-E
1-22-E	501-E
1-23-E	806-E
1-24-E	607-E
1-25-E	309-E
1-26-E	308-E
1-27-E	804-E
1-28-E	Declarant Parking Space
1-29-E	705-E
2-1-E	809-E
2-2-E	904-E
2-3-E	904-E
2-4-E	801-E
2-5-E	404-E
2-6-E	703-E
2-7-E	509-E
2-8-E	508-E
2-9-E	803-E
2-10-E	405-E
2-11-E	707-E
2-12-E	504-E
2-13-E	Declarant Parking Space
2-14-E	413-E
2-15-E	602-E
2-16-E	511-E
2-17-E	Declarant Parking Space
2-18-E	304-E
2-19-E	814-E
2-20-E	812-E
2-21-E	702-E
2-22-E	810-E
2-23-E	614-E
2-24-E	414-E
2-25-E	408-E

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2-26-E	415-E
2-27-E	505-E
2-28-E	310-E
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2-27-W	Declarant Parking Space

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2-30-W	403-W
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2-33-W	Declarant Parking Space
2-34-W	414-W
2-35-W	Declarant Parking Space

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EXHIBIT

ATTACHED TO

16-P
6-Ex

22-Total

DOCUMENT

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