

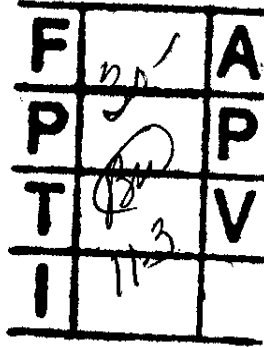
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Prepared by and
Return to:
Richard Indyke
221 N. LaSalle Street, Suite 1200
Chicago, Illinois 60601



Doc#: 0430844049
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/03/2004 11:43 AM Pg: 1 of 4

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 1456 N. ARTESIAN CONDOMINIUMS



THIS SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR 1456 N. ARTESIAN CONDOMINIUMS (this "Amendment") is made and entered into as of the 3rd day of
November, 2004 by 1456 ARTESIAN L.L.C., an Illinois Limited Liability Company (hereinafter referred to as the
"Declarant").

RECITALS:

A. WHEREAS, Declarant has heretofore made and entered into that certain Declaration of Condominium for 1456 N. Artesian Condominiums dated as of October 13, 2004 and recorded in the office of the Recorder of Deeds of Cook County, Illinois on October 20, 2004 as Document No. 0429412128 (hereinafter referred to as the "Declaration"), pursuant to which Declarant subjected certain real estate subject to the provisions of the Condominium Property Act of the State of Illinois (765 (LCS 605/1 *et seq.*) (the "Act"). The real estate is situated in the City of Chicago, County of Cook, State of Illinois, commonly known as 1456 N. Artesian, Chicago, Illinois; and legally described on Exhibit 1 attached hereto; and

B. WHEREAS, Declarant reserved the right and power to record an amendment to the Declaration in accordance with the provisions of paragraph 22(b) of the Declaration to correct among other things a typographical error in the Declaration.

C. WHEREAS, it has come to Declarant's attention that a typographical error exists in Exhibit 3 attached to the Declaration..

D. WHEREAS, Exhibit 3 of the Declaration should be amended to reflect the correct undivided interests of each owner in the common elements.

NOW THEREFORE, Declarant for the purposes above set forth, does hereby amend the Declaration as follows:

1. Amendment. Exhibit 3 of the Declaration is corrected and amended as set out on Exhibit 3 attached to this second amendment.

2. Condominium Instruments. All references in the Declaration to the Condominium Instruments shall hereby be deemed to include this Amendment.

3. Terms. All terms used herein, if not otherwise defined herein shall have the meanings set forth in the declaration.

RECORDING FEE 30-
-1- DATE 11-3-04 COPIES 6
OK BY BW

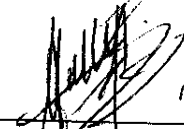
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4. Ratification. This Amendment is executed for the purpose of adding the provisions set forth herein to the Declaration pursuant to the terms and conditions of the Act. All references in the Declaration to the Declaration shall mean the Declaration as amended hereby. Except as otherwise expressly amended by this Amendment, the Declaration shall remain in full force and effect pursuant to its existing terms and conditions.
5. Covenants to Run with Land. The covenants conditions restrictions and easements contained in the Declaration, as amended by this First Amendment shall run with and bind the Condominium Property.
6. Continuation. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

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

1456 ARTESIAN, LLC
An Illinois Limited Liability Company

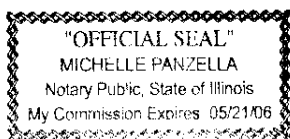


By: Valdir Barion, Manager

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that Valdir Barion, manager of 1456 Artesian LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of November, 2004





Notary Public

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EXHIBIT I

LEGAL DESCRIPTION: THE EAST 77 FEET OF LOT 2 IN BLOCK 7 IN WINSLOW JACOBSON AND TALMAN'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1456 NORTH ARTESIAN AVENUE, CHICAGO, ILLINOIS 60622

PIN #: 16-01-214-050-0000 (VOLUME NUMBER 535)

Property of Cook County Clerk's Office

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EXHIBIT 3

PERCENTAGE OF OWNERSHIP INTEREST TABLE
FOR CONDOMINIUM UNITS
1456 N. ARTESIAN CONDOMINIUM
1456 N. ARTESIAN, CHICAGO, ILLINOIS 60622

<u>Unit</u>	<u>Percentage of Ownership Interest in Common Elements</u>	<u>Assignment of Limited Common Elements</u>
1F	25.76%	S-4
2F	16.816%	S-5
3F	16.816%	S-6
1R	13.536%	S-1
2R	13.536%	S-2
3R	13.536%	S-3
Total	100%	