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This document prepared by
and after recording return to:

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Terrapin Law Group, LLC
217 N. Jefferson St,
5th Floor
Chicago, IL 60661



Doc#: 0436503119
Eugene "Gene" Moore Fee: \$74.00
Cook County Recorder of Deeds
Date: 12/30/2004 02:12 PM Pg: 1 of 9

Property of Cook County Clerk's Office

4344301

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF 23 ON GREEN CONDOMINIUMS

This First Amendment to the Declaration of Condominium of 23 On Green Condominiums (this "First Amendment") is made and entered into this 22nd day of December, 2004, by 23 GREEN, L.L.C., an Illinois limited liability company, (hereinafter referred to as "Owner"). Capitalized terms used herein shall have the meanings ascribed to them in the Declaration (hereinafter defined).

WITNESSETH:

WHEREAS, Owner made and entered into the Declaration of Condominium of 23 On Green Condominium, dated November 19, 2004, which was recorded in the Office of the Cook County Recorder of Deeds on November 23, 2004 as Document Number 0432834100 (the "Declaration"); and

WHEREAS, Owner wished to annex and add a portion of the Additional Parcel to the Parcel and the Property pursuant to the terms of Section 12 of the Declaration; and

WHEREAS, Owner is the owner in fee simple of that portion of the Additional Parcel which it intends to annex and add to the Parcel by virtue of this First Amendment.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. The portion of the Additional Parcel, legally described on Schedule 1 attached hereto and made a part hereof, is hereby submitted to the provision of the Illinois Condominium Property Act and to the terms and provisions of the Declaration.

RECORDING FEE 68.00

DATE 12-30-04 COPIES 6

OK BY [Signature] LAWA\Legal\Client\Project\Deeds\23 On Green\1st Amendment to Declaration (12-16-04).doc

B PG

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2. Exhibit A of the Declaration is hereby amended to revise the legal description of the Parcel to read as set forth on Exhibit A attached hereto and made a part hereof.

3. Exhibit B to the Declaration is hereby amended by adding page 7, ^{and substituting page 1} attached hereto as addition to such Exhibit B ^{in lieu of the original Page 1 to Exhibit B.}

4. Exhibit C to the Declaration is hereby deleted and Exhibit C, attached hereto and made a part hereof, is hereby substituted in lieu thereof.

5. Except as expressly amended hereby, the Declaration shall remain in full force and effect in accordance with its terms. This Second Amendment shall be effective from and after the date of its recording with Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the Owner has caused this Second Amendment to be duly executed on the day and year first written above.

23 GREEN, L.L.C.,
an Illinois limited liability company

By: *Janet Protas*
Janet Protas, Managing Member

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, *Michael S. Friman*, a Notary Public in and for said County and State, do hereby certify that Janet Protas, the Managing Member of 23 Green, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, and as the free and voluntary act of said corporation and such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22 day of December, 2004.



Michael S. Friman
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL LYING ABOVE AN ELEVATION OF 54.00 FEET AND BELOW AN ELEVATION OF 68.00 FEET (CITY OF CHICAGO DATUM), THE SOUTH HALF OF LOT 6 AND ALL OF LOTS 9 AND 10, EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

Tax 105 17-08-405-006 and
17-08-405-007

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EXHIBIT C

ASSESSMENT SCHEDULE

<u>Residential Units</u>	<u>% Ownership</u>	<u>Parking Spaces</u>	<u>% Ownership</u>
201	6.07%	P-1	0.35%
202	4.27%	P-2	0.35%
203	5.37%	P-3	0.35%
204	3.67%	P-3A	0.35%
205	4.66%	P-4	0.35%
206	5.93%	P-5	0.35%
301	6.21%	P-6	0.35%
302	4.52%	P-7	0.35%
303	4.94%	P-8	0.35%
304	3.39%	P-9	0.35%
305	4.38%	P-10	0.35%
306	5.51%	P-11	0.35%
401	6.36%	P-12	0.35%
402	4.94%	P-13	0.35%
403	5.37%	P-14	0.35%
404	3.53%	P-15	0.35%
405	4.52%	P-16	0.35%
406	5.65%	P-17	0.35%
		P-18	0.35%
		P-19	0.35%
		P-20	0.35%
		P-21	0.35%
		P-22	0.35%
		P-23	0.35%
		P-24	0.21%
		P-25	0.21%
		P-26	0.21%
		P-27	0.21%
		P-28	0.21%
		P-29	0.21%
		P-30	0.21%
		P-31	0.21%
		P-32	0.21%
		P-33	0.21%
		P-34	0.21%
		Total % of Units & Parking Spaces	<u>100%</u>

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EXHIBIT D

FUTURE EXPANSION PARCEL

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL LYING ABOVE AN ELEVATION OF 68.00 FEET (CITY OF CHICAGO DATUM), THE SOUTH HALF OF LOT 6 AND ALL OF LOTS 9 AND 10, EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

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EXHIBIT

ATTACHED TO

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6800

8 PG
1 PLAT
9 TOTAL

DOCUMENT

SEE PLAT INDEX