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Doc#: 0501045111

Eugene *Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 01/10/2005 11:48 AM Pg: 1 of 4

PREPARED BY AND RETURN TO:

Joel L. Chupack Heinrich & Kramer, P.C. 205 W. Randolph Suite 1750 Chicago, IL 60606

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FIRST AMENDIVENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS EASEMENTS, RESTRICTIONS AND COVENANTS FOF 4220-28 S. CHAMPLAIN CONDOMINIUMS

THIS FIRST AMENDMENT 15 made and entered into by 4220-28 S. CHAMPLAIN, INC., an Illinois corporation ("Declarant");

WITNESSETH:

WHEREAS, Declarant submitted to the Condominium Property Act of the State of Illinois the Property legally described on Exhibit "A", attached nereto by recording the Declaration of Condominium Ownership and By-Laws with the Cook County Pecorder of Deeds on November 5, 2004 as Document No. 0431027083;

WHEREAS, said Declaration did not include the Consent of Cosmopolitan Bank and Trust Company, who is a holder of a mortgage on the Property.

NOW, THEREFORE, Declarant hereby amends said Declaration to include the Consent of Mortgagee, attached hereto.

IN WITNESS WHEREOF, 4220-28 S. Champlain, Inc., an Illinois corporation. has caused its corporate seal to be affixed hereunto and has caused its name to be signed in these presents by its President and attested by its Secretary this <u>lame</u> day of December, 2004.

4220-28 S. CHAMPLAIN, INC., an Illinois corporation

Robert D. Rosenberg, Its President and Secretary

W -

By:

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STATE OF ILLINOIS NOFFICIAL COPY

COUNTY OF COOK

I, Joel Chapack , a Notary Public in and for the county and State aforesaid, DO HEREBY CERTIFY, that Robert D. Rosenberg, personally known to me to be the President and Secretary of 4220-28 S. CHAMPLAIN, INC., a corporation of the State of Illinois, whose name is subscribed to the within instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said Instrument of writing as such President and Secretary of said corporation and caused the corporate seal of said corporation to be thereunto affixed, as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

My Commission Expires:

S: 4/20/07

"OFFICIAL SEAL"
Joel Chupack
Notary Public, State of Illinois
SC. Commission Exp. 04/202097

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CONSENT OF MORTGAGEE

Cosmopolitan Bank and Trust, holder of a Mortgage on the Property legally described on Exhibit "A", attached hereto, hereby consents to the execution of the Declaration of Condominium Ownership and By-Laws recorded with the Cook County Recorder of Deeds on November 5, 2004 as Document No. 0431027083 and agrees that said Mortgage is subject to the provisions of said Declaration and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the undersigned has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf at Chicago, Illinois on this _9th day of December, 2005. Cosmopolitan Bank and Trust By: STATE OF ILLINOIS COUNTY OF COOK Juborah R DuBolt , a Notary Public in and for the county and State aforesaid, DO HEREBY CERTIFY, that Mathew W Markley, as office President of Cosmopolitan Bank and Trust, personally known to me to be the same person whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said Instrument of writing as such officer President of said corporation and caused the corporate seal of said corporation to be there, into affixed, as his/her free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 1th day of December 05/08/05 My Commission Expires: My commission expires:05/08/05 MARKARA MARKARA

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 26 (EXCEPT THE WEST 8 FEET THEREOF CONDEMNED FOR AN ALLEY) IN MARGARET JOHNSTON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINCIS

P.I.N.20-53-224-039-0000

PARCEL 2:

THE SOUTH 50 FEET OF LCT 26 (EXCEPT THE WEST 8 FEET THEREOF CONDEMNED FOR AN ALLEY) IN MARGARET JOHNSTON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 20-03-224-040-0000

Commonly known as: 4220-28 S. Champlain Avenue, Chicago. Ii 60640