

# 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#: 0513339113  
Eugene "Gene" Moore Fee: \$36.50  
Cook County Recorder of Deeds  
Date: 05/13/2005 02:08 PM Pg: 1 of 7

*For Recording Purposes Only.*

4298007

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

THIS TENTH AMENDMENT ("Amendment") is made and entered as of the 9<sup>th</sup> day of May, 2005, 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, as subsequently amended (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 4(b) of the Declaration, Declarant desires to: (i) assign and transfer to Unit 103 certain Parking Spaces appurtenant to Unit 407 (the "Transfers"); and (ii) amend the Declaration to revise the Assignments contained in Exhibit B to the Declaration to reflect the Transfers; and

WHEREAS, the Declarant is the owner of the Units affected by the Transfers.

# UNOFFICIAL COPY

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

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 amend the Assignments to reflect the Transfers of Parking Spaces P-3, P-20 and P-33 from Unit 407 to Unit 103. 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: \_\_\_\_\_

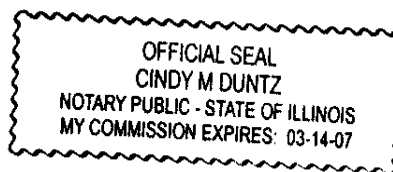
A Manager

STATE OF ILLINOIS        )  
  )  
  )        SS  
COUNTY OF COOK        )

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 9<sup>th</sup> day of May, 2005.

Cindy M. Duntz  
Notary Public



# UNOFFICIAL COPY

## CONSENT OF MORTGAGEE

Bridgeview Bank Group ("Lender"), holder of a note secured by a mortgage on certain of the Property dated March 26, 2005, and recorded with the Recorder of Deeds of Cook County, Illinois, on 5/3, 2005, as Document No. 0512353139, hereby consents to the execution of and recording of the above and foregoing Tenth 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 9<sup>th</sup> day of May, 2005.

BRIDGEVIEW BANK GROUP

By: Brent W. Made  
Its: Commercial Loan Officer

ATTEST:

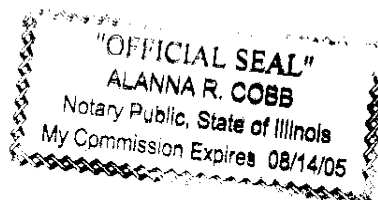
Alanna Cobb  
Its: Commercial Loan Officer

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

I, Alanna Cobb, a Notary Public in and for said County and State, do hereby certify that, Brent Made and Kim Siepka, \_\_\_\_\_ and \_\_\_\_\_, respectively, of Bridgeview Bank Group, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Lender, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, and 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 9<sup>th</sup> day of May, 2005.

Alanna R. Cobb  
Notary Public



# UNOFFICIAL COPY

## CERTIFICATE

Declarant hereby certifies that a copy of this Amendment has been delivered to the Board of the Association.

IN WITNESS WHEREOF, the undersigned executed this Certificate on this 9<sup>th</sup> day of May, 2005.

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

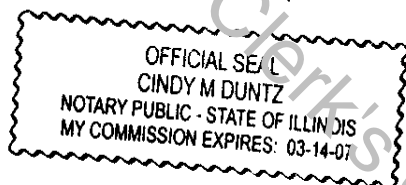
By: *Steven Golovan*  
A Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK

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 9 day of May, 2005.

*Cindy M. Duntz*  
Notary Public



# UNOFFICIAL COPY

## 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 BORDENS 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: 13-36-401-029-0000  
13-36-401-030-1001 through -1048

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 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

**UNOFFICIAL COPY****LIMITED COMMON ELEMENT  
PARKING SPACES****ASSIGNED TO UNIT**

P-1	0.238	203
P-2	0.238	202
P-3	0.238	103
P-4	0.238	103
P-5	0.238	403
P-6	0.238	303
P-7	0.238	206
P-8	0.238	401
P-9	0.238	406
P-10	0.186	406
P-11	0.238	107
P-12	0.238	101
P-13	0.238	305
P-14	0.298	407
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	207
P-23	0.238	307
P-24	0.126	308
P-25	0.201	306
P-26	0.126	208
P-27	0.126	205
P-28	0.126	204
P-29	0.126	201
P-30	0.126	104
P-31	0.186	105
P-32	0.201	301
P-33	<u>0.201</u>	103

100.000%