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Prepared by and when recorded
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0514334082

Doc#: 0514334082
Eugene "Gene" Moore Fee: \$66.00
Cook County Recorder of Deeds
Date: 05/23/2005 02:41 PM Pg: 1 of 7

RECORDER'S STAMP

Property of Cook County Clerk's Office

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 940-44 WEST COLLEGE PARKWAY CONDOMINIUMS

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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DATE 05-23-05 COPIES 68
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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 940-44 WEST COLLEGE PARKWAY CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 940-44 WEST COLLEGE PARKWAY CONDOMINIUMS (this "Amendment") is made and entered into as of the 11th day of May, 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 940-44 West College Parkway Condominiums dated as of May 3, 2005, and recorded in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on May 6, 2005, as Document No. 0512603107 (the "Declaration"), Declarant subjected certain property located at 940-44 West College Parkway, 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, Declarant has discovered that the legal description of the Parcel set forth on Exhibit A to the Declaration and the first sheet of the Plat contains a typographical error.

WHEREAS, Declarant hereby intends to record this Amendment for the sole purpose of correcting said typographical error to reflect the correct legal description of the Parcel.

NOW THEREFORE, the Declarant hereby declares as follows:

1. The correct legal description of the Parcel is set forth on Attachment A attached hereto. All references in the Declaration to Exhibit A shall also be deemed to refer to the legal description attached hereto as Attachment A.

2. The Plat attached to the Declaration as Exhibit D is hereby amended by deleting Sheet 1 of 2 thereto in its entirety and substituting in lieu thereof a substitute Sheet 1 of 2 which is attached hereto as Attachment B and which depicts the correct legal description of the Parcel. All references in the Declaration to the Plat shall be deemed to refer to the Plat as amended hereby.

3. 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 instrument 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

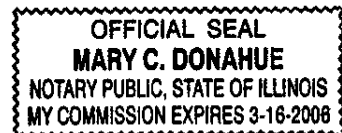
STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

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 23 day of May, 2005.

Mary C. Donahue
Notary Public

My Commission Expires: 03-16-06



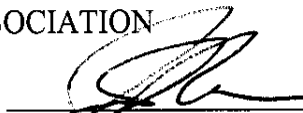
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CONSENT OF MORTGAGEE

LaSalle Bank National Association ("LaSalle"), holder of a certain Construction Loan Mortgage and Security Agreement dated as of November 1, 2003 and recorded December 1, 2003 as Document No. 0333532034 ("Mortgage") encumbering the property legally described on Attachment A of this Amendment, hereby consents to the execution and recording of the within First Amendment to Declaration of Condominium for the 940-44 West College Parkway 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) 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 (2) 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 23 day of May, 2005.

LASALLE BANK NATIONAL
ASSOCIATION

By: 
Its: Officer

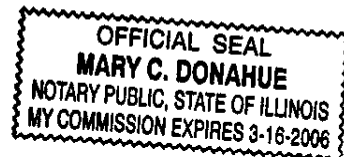
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary C. Donahue, a Notary Public in and for County and State aforesaid, do hereby certify that Jason Mansker, an Officer 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 23 day of May, 2005.

Mary C. Donahue
Notary Public

My Commission Expires: 03-16-06



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ATTACHMENT A

LEGAL DESCRIPTION

THE EAST 43.79 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY MOST LINE) OF LOT 3, IN THE RESUBDIVISION OF LOT 2 IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NUMBER 0435719024, IN COOK COUNTY, ILLINOIS.

ADDRESS: 940-44 West College Parkway, Chicago, Illinois

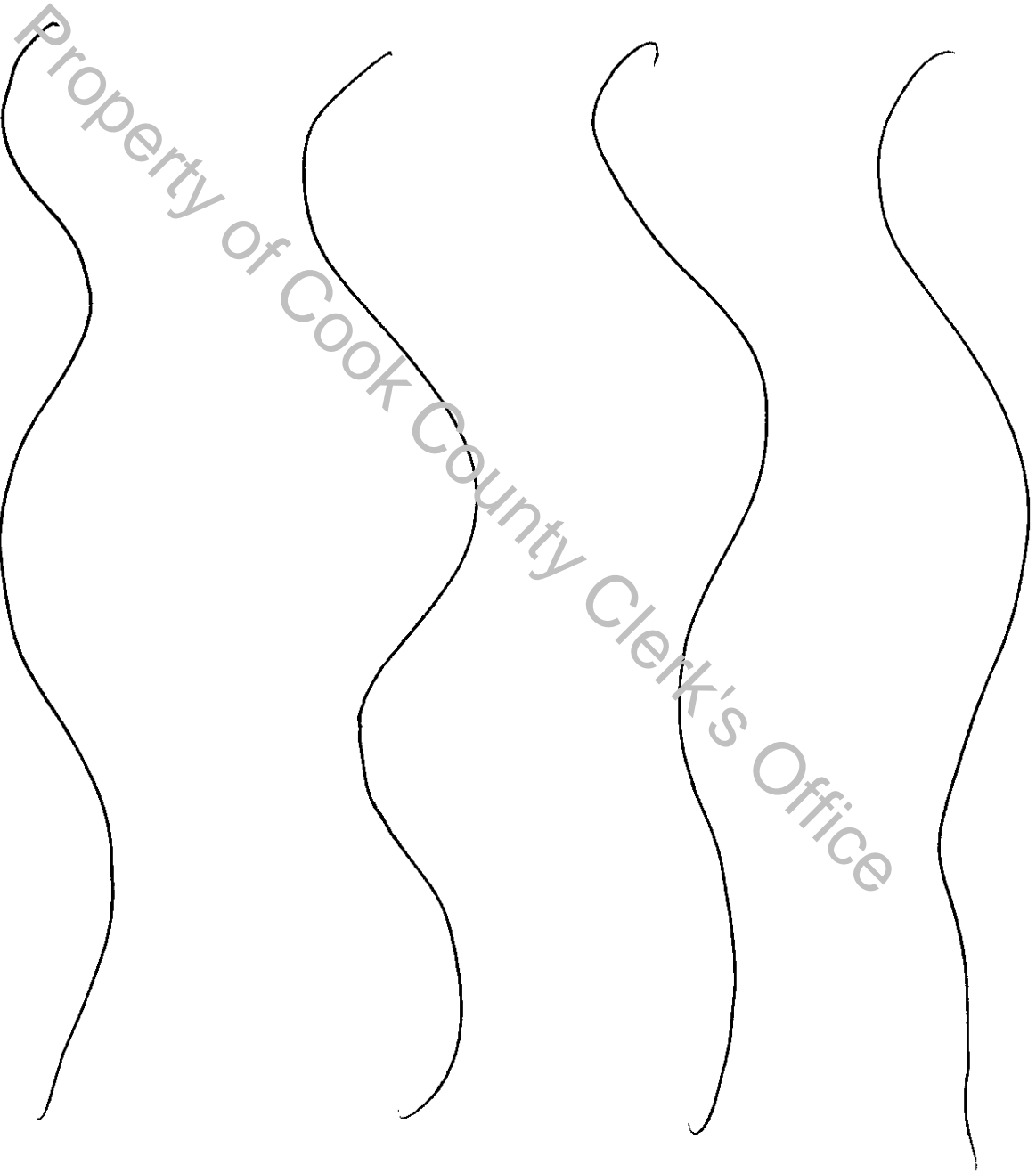
PIN: 17-20-232-001-0030

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ATTACHMENT B

SUBSTITUTE SHEET 1 OF 2
TO
CONDOMINIUM PLAT

[see attached]



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EXHIBIT

ATTACHED TO

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Eugene "Gene" Moore Fee: \$66.00
Cook County Recorder of Deeds
Date: 05/23/2005 02:41 PM Pg: 1 of 7

PROPERTY OF COOK COUNTY CLERK'S OFFICE

DOCUMENT

SEE PLAT INDEX

6-PG
1-X

7-TOTAL