### **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

30× 401



Doc#: 0516545102

Eugene "Gene" Moore Fee: \$46.00 Cook County Recorder of Deeds Date: 06/14/2005 10:37 AM Pg: 1 of 12

For Recording Purposes Only.

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

THIS ELEVENTH AMENDMENT ("Amendment") is made and entered as of the day of June, 2005, by 2716 WEST CORTLAND, L.L.C., an Illinois limited liability company (hereinafter referred to as "Dcclarant")

### 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 <u>Exhibit B</u> to the Declaration an resignment 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 certain Parking Spaces appurtenant to Unit 103 (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.



0516545102 Page: 2 of 12

### **UNOFFICIAL COPY**

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

- 1. <u>Exhibit B</u> to the Declaration is hereby deleted in its entirety and replaced with the <u>Exhibit B</u> attached hereto. <u>Exhibit B</u> is being modified solely to amend the Assignments to reflect the Transfers of Parking Spaces P-3, P-4, P-20, P-25 and P-33. 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.

		Coc	2716 WEST CORTL liability company	AND, L.L.C., an Illinois lin	nited
				A Manager	<u> </u>
STATE OF ILLINOIS	)		0,		
	)	SS	4/2"		
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.i. 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 8 day of Jule, 2005

Notary Public OFFICIAL SEAL

MY COMMISSION EXPIRES:08/30/08

0516545102 Page: 3 of 12

### **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 May 3, 2005, as Document No. 0512353139, hereby consents to the execution of and recording of the above and foregoing Eleventh 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 Illino.

\_\_\_\_\_\_ y

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 <b>8</b> day of June, 2005.
BRIDGEVIEW BANK GROUP
By: Jourt V. Vld
Its: Tenment for affer
ATTEST:
The series of th
"OFFICIAL SEAL"
ALANNA R. COBB
Notary Public, State of Illinois At Commission Systems (1984)
STATE OF ILLINOIS ) My Commission Expires 08/14/05 &
) SS
COUNTY OF COOK )
4
I, Mana Coss, a Notary Public in and for said County and State, do hereby certify that, Meder and Reported production of Pridgeview Bank
that, Trend Meder and RevenSoffi , 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.
$\mathcal{L}$
GIVEN under my hand Motarial Seal this day of June, 2005.
A a
Allana Coll
Note and Delivery
Notary Public

0516545102 Page: 4 of 12

### **UNOFFICIAL COPY**

### **CERTIFICATE**

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

IN WITNESS WHERBOF, the undersigned executed this Certificate on this \_\_\_\_\_ day of June, 2005.

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

liability company

By:

Manager

STATE OF ILLINOIS

COUNTY OF COOK

SS

I, Cindy M. Duntz, a Notary Prolic in and for the County and State aforesaid, do hereby certify that Steven Golovan, a 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

\_ day 51

2005

Notary Public

OFFICIAL SEAL
MARINA READER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/30/08

0516545102 Page: 5 of 12

### **UNOFFICIAL COPY**

### **CONSENT OF UNIT OWNERS**

The undersigned, as Unit Owners benefited by the Assignments, hereby consent to the execution of and recording of the above and foregoing Eleventh Amendment to the Declaration of Condominium.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed at Chicago, Illinois, on the dates shown below.

P-3 (Unit 105):	P-4 (Unit 306):	
Em J. Brown		
Eric Brown	Rebecca Simon	7764
Dated: June 0 2005	Dated:	, 2005
P-20 & P-33 (Unit 406):	County	
	C	
Adrian J. Lally	00	
Dated:, 2005	77/2	
	TC/O/A/S	
	7	
		Office
		(C)

0516545102 Page: 6 of 12

### **UNOFFICIAL COPY**

### **CONSENT OF UNIT OWNERS**

The undersigned, as Unit Owners benefited by the Assignments, hereby consent to the execution of and recording of the above and foregoing Eleventh Amendment to the Declaration of Condominium.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed at Chicago, Illinois, on the dates shown below.

P-3 (Unit 105):	P-4 (Unit 306);
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Religion
Eric Brown	Rebecca Simon
Dated:, 2005	Dated:
P-20 & P-33 (Unit 406):	
Adrian J. Lally	County Co
Dated:, 2005	Uny,
	C
	Clarks

0516545102 Page: 7 of 12

### **UNOFFICIAL COPY**

### **CONSENT OF UNIT OWNERS**

The undersigned, as Unit Owners benefited by the Assignments, hereby consent to the execution of and recording of the above and foregoing Eleventh Amendment to the Declaration of Condominium.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed at Chicago, Illinois, on the dates shown below.

P-3 (Unit 105):	P-4 (Unit 306):	
6		
Eric Brown	Rebecca Simon	
Dated:	Dated:, 20	05
P-20 & P-33 (Unit 406):		
Adrian J Lally Adrian J. Lally	C	
Dated: <b>8</b> June, 2005	County	
	Clark	
	大公	
		0

# **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
COUNTY OF COOK	) SS. )
On the day of State and County aforesaid, repersonally known to me to be	the same person(s) whose name(s) is/are subscribed to the foregoing
instrument, appeared before r	me this day in person and acknowledged that (s)he/they signed, sealed as his/her/their free and voluntary act, for the uses and purposes therein
OFFICIAL SEAL CINDY M DUNTZ NOTARY PUBLIC - STATE OF ILLII MY COM. ISSION EXPIRES: 03-1	
900	Avoiding a dollar
STATE OF ILLINOIS	)
COUNTY OF COOK	
On the day of State and County aforesaid, p	, 200, before me a Notary Public and in and for the ersonally appeared
instrument, appeared before m	the same person(s) whose name(s) is/are subscribed to the foregoing ne this day in person and acknowledged that (s)he/they signed, sealed as his/her/their free and voluntary act, for the uses and purposes therein
set form.	
	Notary Public  ) ) SS.
STATE OF ILLINOIS	
COUNTY OF COOK	) SS. ( )
	5005, before me a Notary Public and in and for the
personally known to me to be	the same person(s) whose name(s) is/are subscribed to the foregoing
personally known to me to be a nstrument, appeared before m	ersonally appeared $ACMOM$ ) \ \ (c) \ (c)

0516545102 Page: 9 of 12

# **UNOFFICIAL COPY**

STATE OF ILLINOIS )	
COUNTY OF COOK ) SS.	
personally known to me to be the same per instrument, appeared before me this day in	son(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed r free and voluntary act, for the uses and purposes therein
"CFICIAL SEAL"  TACHEL SCOTT  NOTARY PUBLIC STATE OF ILLINOIS  My Commission Expires 12/14/2008	Notary Public
STATE OF ILLINOIS ) SS.	
COUNTY OF COOK	
On theday of	, 200, before me a Notary Public and in and for the
state and County aforesaid, personally opportunity thought to me to be the same	eared,
instrument, appeared before me this day in	eared, on(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed r free and voluntary act, for the uses and purposes therein
personally known to me to be the same per instrument, appeared before me this day in and delivered said instrument as his/her/their	con(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed a free and voluntary act, for the uses and purposes therein
personally known to me to be the same per instrument, appeared before me this day in and delivered said instrument as his/her/their	on(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed
personally known to me to be the same per instrument, appeared before me this day in and delivered said instrument as his/her/their set forth.  STATE OF ILLINOIS  )  SS.	con(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed a free and voluntary act, for the uses and purposes therein
personally known to me to be the same per instrument, appeared before me this day in and delivered said instrument as his/her/their set forth.  STATE OF ILLINOIS	con(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed a free and voluntary act, for the uses and purposes therein
personally known to me to be the same per instrument, appeared before me this day in and delivered said instrument as his/her/their set forth.  STATE OF ILLINOIS  ) SS.  COUNTY OF COOK  On the day of  State and County aforesaid, personally apper personally known to me to be the same persinstrument, appeared before me this day in personal strument, appeared before me this day in personal strument.	Notary Public
personally known to me to be the same per instrument, appeared before me this day in and delivered said instrument as his/her/their set forth.  STATE OF ILLINOIS  ) SS.  COUNTY OF COOK  On the day of  State and County aforesaid, personally appersonally known to me to be the same persinstrument, appeared before me this day in pand delivered said instrument as his/her/their	Notary Public , 200, before me a Notary Public and in and for the eared, son(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed a free and voluntary act, for the uses and purposes therein, notary Public and in and for the eared, son(s) whose name(s) is/are subscribed to the foregoing person and acknowledged that (s)he/they signed, sealed

0516545102 Page: 10 of 12

### **UNOFFICIAL COP**

#### 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 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 45 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 RECOZDED 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 Office Office IN THE COMMON ELEMENTS.

PINs: 13-36-401-029-0000

13-36-401-030-1001 through -1048

Address: 2720 W. Cortland, Chicago, Illinois

0516545102 Page: 11 of 12

# **UNOFFICIAL COPY**

# EXHIBIT B <u>Percentage of Ownership Interest in the Common Elements</u>

<u>UNIT</u>	OWNERSHIP INTEREST IN THE COMMON ELEMENTS
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 3.272 3.347 2.156 3.123 2.603
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	3.173 3.064 3.347 3.421 2.379 3.272 2.751 3.198 3.272 3.213 3.495
406	3.495
407	3.370
408	2.528

0516545102 Page: 12 of 12

# **UNOFFICIAL COPY**

LIMITED COMMON ELEME	ENT	
PARKING SPACES		ASSIGNED TO UNIT
P-1	0.238	203
P-2	0.238	202
P-3	0.238	105
P-4	0.238	306
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-9 P-10 P-11	0.186	406
	0.238	107
P-12	0.238	101
P/·13	0.238	305
ř-14	0.298	407
P-15	0.238	402
P-16	0.238	405
P-16 P-17 P-18 P-19 P-20	0.238	408
P-18	0.238	302
P-19	0.276	304
- <b></b> •	0.276	406
P-21	0.238	106
P-22	0.238	207
P-23	0.235	307
P-24	0.126	308
P-25	0.201	103*
P-26	0.126	208
P-27	0.126	295
P-28	0.126	204
P-29	0.126	201
P-30	0.126	104
P-31	0.186	104 105 301
P-32	0.201	301
P-33	0.201	406
	<u>100.000%</u>	

<sup>\*</sup> Prior to the recording of this Amendment, Parking Space P-25 was assigned by Rebecca Simon, as the owner of Unit 306, to 2716 West Cortland, L.L.C., as the owner of Unit 103, by Special Warranty Deed.