

# UNOFFICIAL COPY

This document prepared by  
and after recording, please  
mail to:

Larry N. Woodard, Esq.  
WOODARD LAW OFFICES  
53 West Jackson Boulevard  
Suite 1115  
Chicago, Illinois 60604



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Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 07/29/2005 01:42 PM Pg: 1 of 3

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND BY-LAWS, EASEMENTS, RESTRICTIONS  
AND COVENANTS FOR  
2221 W. CORTLAND CONDOMINIUMS**

THIS AMENDMENT TO DECLARATION is made and entered into this 27<sup>th</sup> day of July, 2005 by JEM Homes, Inc., an Illinois corporation (hereinafter, for convenience, referred to as the "Declarant"), as representative of the Board of Managers ("Board") of the 2221 W. Cortland Condominium Association (hereinafter "Association"), as duly authorized by Article XX, Section 6 of the Declaration, hereby desires to amend the Declaration, and in furtherance thereof, states as follows:

**WITNESSETH:**

*WHEREAS*, the Declarant, as agent and representative of the Association and as authorized by the Board, is the owner in fee simple of certain real estate, hereinafter described in Exhibit "A" attached hereto, in Chicago, Cook County, Illinois; and,

*WHEREAS*, the Association is governed by a certain Declaration of Condominium Ownership for the Lakefront Place Condominiums ("Declaration") recorded on February 8, 2005, in the office of the Cook County Recorder of Deed as Document No. 0503919063; and,

*WHEREAS*, pursuant to Article XX, Section 6 of the Declaration, the Declarant desires by a special amendment to the Declaration, to amend the allocation of costs amongst unit owners regarding the lack of common gas meter at the Property; and,

**NOW THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:**

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## ARTICLE V COMMON EXPENSES, MORTGAGES AND REAL ESTATE TAXES

1. Common Expenses. The gas service for the Property shall be a common expense paid by each unit in proportion to their percentage ownership in the common elements. The Property has only one (1) gas meter that is attached and running to Unit 2; and as such, Unit 2's gas meter, gas usage and gas bill is reflective of the gas usage of the entire Property. Therefore, in exchange for Unit 2's payment of the gas bill (the amount comprising the entire Building's usage), Unit 2 shall receive payment from the association equal to the amount of the monthly gas bill times the percentage ownership of Units 1 and 3. This payment to Unit 2 from the association can be in the form of a credit of Unit 2's monthly assessments and shall be recalculated yearly upon the Board's issuance of each year's budget.

*IN WITNESS WHEREOF*, the undersigned have affixed their signatures hereunto.

**JEM Homes, Inc.**  
an Illinois corporation

By: \_\_\_\_\_

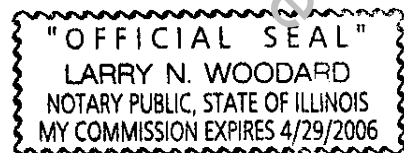
Its President.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The undersigned, a Notary Public, in and for the County and State aforesaid, hereby certifies that Aron Bornstein, personally known to me to be the President of JEM Homes, Inc., and whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as President of said corporation, and with the authority of the Board of Directors, caused the corporate seal of said company to be affixed thereto, as their free and voluntary acts, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

SUBSCRIBED and SWORN to  
before me this \_\_\_\_\_ day of July, 2005.

\_\_\_\_\_  
Notary Public



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## EXHIBIT "A"

PARCEL 1: LOT 22 IN BLOCK 11 IN PIERCE'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 22, LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 22, LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 22 AND LYING NORTH AND NORTHERLY OF THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOTS 19, 20 AND 21 IN BLOCK 11 IN PIERCE'S ADDITION TO HOLSTEIN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART OF PUBLIC ALLEY VACATED BEING FURTHER DESCRIBED AS A PORTION OF A TRIANGULAR PUBLIC ALLEY LYING BETWEEN A LINE 72 FEET WEST OF THE WEST LINE OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE NORTH/SOUTH 16 FOOT PUBLIC ALLEY AND A LINE 24 FEET WEST THEREOF, LYING NORTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY EXTENSION OF THE NORTHWESTERLY/SOUTHEASTERLY 16 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST CORTLAND STREET, NORTH LEAVITT STREET AND NORTH WILMOT AVENUE.

commonly known as: 2221 West Cortland Avenue, Chicago, Illinois 60647

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