



Doc#: 0525950041 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/16/2005 10:31 AM Pg: 1 of 9

Prepared by; Return To:
Lawrence A. Guzik
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010
(847) 842-8881

(the space above is reserved for Recorder's use only)

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS AND RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 740-50 W. ADDISON CONDOMINIUM

THIS FIRST AMENDMENT ("Amendment") is made and entered into by 740 W. Addison, LLC, an Illinois Limited Liability Company (hereinafter referred to as the "Declarant") at 312 W. Dee Rd., Park Ridge, IL 60068.

WITNESSETH:

WHEREAS, the Declarant holds legal title to the parcel of real estate situated in the City of Chicago, Cook County, Illinois (hereinafter called the "Parcel" or the "Property") legally described as follows and commonly known as 740-50 W. Addison St., Chicago, Illinois, 60613:

Parcel 1:

THE WEST 25 FEET OF LOT 14 IN SUBDIVISION OF BLOCK 9 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EAST 85 FEET OF LOTS 1,2 AND 3 IN SUBDIVISION OF LOTS 15, 16 AND 17 OF BLOCK 9 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Permanent Index Numbers: 14-21-107-010 and 14-21-107-011
 Address of Property: 740-50 West Addison St., Chicago, IL 60613

WHEREAS, by a Declaration of Condominium (Declaration) recorded July 15, 2005 in the Recorder's Office of Cook County, Illinois, as Document No. 0519632057, the Declaration submitted certain of the units designated as condominium units (the "Condominium Units") located on the above-described real estate to the provisions of the Illinois Condominium Property Act (Act); and

WHEREAS, the Declaration reserves to the Developer (as defined in the Declaration) the right to add additional units (referred to in the Declaration and herein as the "Additional Units") to the Condominium Property (as defined in the Declaration) and thereby add to the Condominium Property created by the Declaration; and

WHEREAS, the Developer now desires to so annex and add the Additional Units to the Condominium Property and submit the Additional Units to the provisions of the Act and the Declaration;

NOW, THEREFORE, the Declarant, as legal title holder of the Additional Units for the purposes above set forth, hereby declares as follows:

WITNESSETH:

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. The Additional Units are hereby annexed to the Property as defined in the Declaration and are hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.
2. Exhibit A to the Declaration is hereby amended by deleting said original Exhibit A and substituting therefor the new Exhibit A attached hereto.
3. Exhibit D of the Declaration is hereby amended by substituting therefor Exhibit D attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in the Exhibit D attached hereto.
4. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.
5. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned in his capacity as Manager of 740 W. Addison, LLC, a Illinois Limited Liability Company as the Declarant has caused this First Amendment to be signed as of this 31st day of August, 2005.

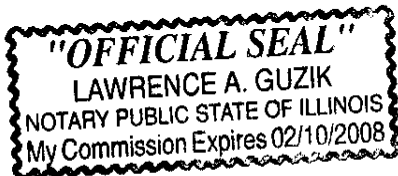
740 W. Addison, LLC ("Declarant"),
a Illinois Limited Liability Company

By: [Signature]
Its: Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Lawrence A. Guzik, a Notary Public in and for the County and State aforesaid, do hereby certify that Ruben Ybarra, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said Amended Declaration as his own free and voluntary act, and as the free and voluntary act of said 740 W. Addison, LLC, for the purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of September, 2005.



[Signature]
Notary Public

Property of County of Cook's Office

UNOFFICIAL COPY

CONSENT BY MORTGAGEE

Amcore Bank, N.A. (the "Bank") as holder of a Mortgage on the Property dated April 28, 2005 and recorded as Document No. 0519632057 hereby consents to the execution and recording of the First Amendment to Declaration of Condominium Ownership; Easements, Restrictions, Covenants 740-50 W. Addison Condominium and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the undersigned officer of the said Bank has caused this Consent of Mortgagee to be signed on its behalf, all done at Elgin, Illinois on this 1st day of September, 2005.

Amcore Bank, N.A.

By: David C. Rasmussen
Its: VICE PRESIDENT

STATE OF ILLINOIS)
) ss.
COUNTY OF KANE)

I, Omelia Fung Jern, a Notary Public in and for said County and State, do hereby certify that _____ and _____, ~~and~~ DAVID C. RASMUSSEN, respectively of AMCORE BANK, N.A. as such ~~and~~ VICE PRESIDENT, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of September, 2005.

[Signature]
Notary Public



UNOFFICIAL COPY

AMENDED EXHIBIT "A"

Units Included in the Condominium Property

The following units (the "Units"):

740-1-S	742-1-S	744-1-S	746-1-S	748-1-S
740-2-S	742-2-S	744-2-S	746-2-S	748-2-S
740-3-S	742-3-S	744-3-S	746-3-S	748-3-S
740-1-N	742-1-N	744-1-E	746-1-E	748-1-N
740-2-N	742-2-N	744-2-E	746-2-E	748-2-N
740-3-N	742-3-N	744-3-E	746-3-E	748-3-N
		744-1-W	746-1-W	
		744-2-W	746-2-W	
		744-3-W	746-3-W	
750-1-S				
750-2-S				
750-3-S				
750-1-N				
750-2-N				
750-3-N				
750-Garden				

which Units are located on the following legally described property (the "Property")

Parcel 1:

THE WEST 25 FEET OF LOT 14 IN SUBDIVISION OF BLOCK 9 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING

UNOFFICIAL COPY

A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EAST 85 FEET OF LOTS 1,2 AND 3 IN SUBDIVISION OF LOTS 15, 16 AND
17 OF BLOCK 9 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33
TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-21-107-010 and 14-21-107-011

Address of Property: 740-50 West Addison St., Chicago, IL 60613

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AMENDED EXHIBIT D – PERCENTAGE OWNERSHIP BY UNIT

740-50 W. ADDISON CONDOMINIUM

<u>Unit Number:</u>	<u>Percentage Ownership:</u>
740-1S	.0270%
740-2S	.0250%
740-3S	.0250%
740-1N	.0240%
740-2N	.0240%
740-3N	.0240%
742-1S	.0240%
742-2S	.0240%
742-3S	.0240%
742-1N	.0240%
742-2N	.0240%
742-3N	.0240%
744-1S	.0240%
744-2S	.0240%
744-3S	.0250%
744-1E	.0235%
744-2E	.0235%
744-3E	.0235%
744-1W	.0165%
744-2W	.0165%
744-3W	.0165%

UNOFFICIAL COPY

746-1S	.0240%
746-2S	.0240%
746-3S	.0240%
746-1E	.0165%
746-2E	.0165%
746-3E	.0165%
746-1W	.0235%
746-2W	.0235%
746-3W	.0235%
748-1S	.0249%
748-2S	.0240%
748-3S	.0240%
748-1N	.0240%
748-2N	.0240%
748-3N	.0240%
750-1S	.0280%
750-2S	.0250%
750-3S	.0250%
750-1N	.0240%
750-2N	.0240%
750-3N	.0240%
750-Garden	.0210%

Property of Cook County Clerk's Office