

# UNOFFICIAL COPY

This document prepared by and after recordation should be returned to:  
David Chaiken  
111 W. Washington, #823  
Chicago, IL 60602



Doc#: 0528045044 Fee: \$94.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2005 09:11 AM Pg: 1 of 14

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## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP PURSUANT TO THE CONDOMINIUM PROPERTY ACT THE FARWELL AVENUE CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION ("Amendment") is made and entered into by Farwell Court, Inc., an Illinois corporation, (hereinafter referred to as "Declarant");

WHEREAS, by that certain Declaration of Condominium Ownership on July 26, 2005, Farwell Court, Inc., an Illinois corporation, executed the Declaration of Condominium for the Farwell Avenue Condominium and recorded on July 26, 2005, with the Cook County Recorder of Deeds, as Document Number 0520718107 (the "Declaration"), the Declarant submitted certain real estate legally described on Exhibit A attached hereto and made a part hereof the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as the Farwell Avenue Condominium (the "Condominium");

WHEREAS, the Declarant desires, pursuant to Section 27 of the Declaration and for the purposes above set forth, hereby declares that the Declaration be and hereby is amended as follows:

- All capitalized terms used in this Amendment and not otherwise defined in this Amendment shall have the meanings ascribed to them in the Declaration.
- Exhibit D to the Declaration is hereby amended by inserting Phase II, Pages 1, 2, 3, 4 and 5 of the Plat.
- Exhibit A of the Declaration is hereby amended by inserting Phase II to the attached Exhibit A.
- Exhibit B of the Declaration is hereby amended by deleting it in its entirety and substituting in its place the attached Exhibit B.
- Exhibit F attached hereto is Phase II.
- This Amendment is pursuant to Section 27 to bring the Declaration in compliance with the Act.

F	104	A
P		P
T		V
I		

RECORDING FEE 104-  
DATE 10-7-05 COPIES 6x  
OK BY [Signature]

14/11

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IN WITNESS WHEREOF Farwell Court, Inc., has caused its name to be signed to these presents as of this 12 day of October, 2005

Farwell Court, Inc.

By: Leo Dukach  
Leo Dukach, President

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Leo Dukach, personally known to me to be the President of the corporation, appeared before me this day in person, and severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 12 day of October, 2005

David Chaiken  
NOTARY PUBLIC



PROCESSED BY COOK COUNTY CLERK'S OFFICE

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## CONSENT OF MORTGAGEE

First Commercial Bank, holder of a note secured by a mortgage and assignment of rent on the Property dated July 26, 2005 and recorded with the Recorder of Deeds of Cook County, Illinois July 26, 2005 as Document No. 0520703071 and 0520703072, respectively, hereby consents to the execution of and recording of the above and foregoing First Amendment to the Declaration of Condominium, and hereby subordinates said mortgage and assignment of rents to the provisions of the foregoing Declaration of Condominium and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Bank has caused this instrument to be signed by its duly authorized officers on its behalf this 28 day of September, 2005.

First Commercial Bank

By: [Signature]

Its SVP

Attest: [Signature]

Its V.P.

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, VOULA GERMANAKOU, a Notary Public in and for the said County and State, do hereby certify that José O. Torres and Alicia Herrera,

respectively, of State Bank of Countryside, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as SVP and VP 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 28<sup>th</sup> day of September, 2005

[Signature]  
Notary Public



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## EXHIBIT A

UNIT NUMBERS 1B, 2B, 3B, GA, 1A, 2A, 3A , 1C, 2C, 3C, GC, 1D, 2D, 3D, GD, 1E, 2E, 3E, 1F, 2F, AND 3F IN THE FARWELL AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PREVIOUSLY SUBMITTED

THE SOUTH 59.40 FEET OF LOT 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  AND THAT PART OF THE NORTHWEST  $\frac{1}{4}$ , LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 32 AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN , TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### BEING SUBMITTED BY THIS FIRST AMENDMENT:

THAT PART OF LOTS 15 AND 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER, LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 59.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 112.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 12.22 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 33.82 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 9.23 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 3.77 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 7.29 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 12.41 FEET TO A POINT IN THE EAST LINE OF SAID LOT 16, SAID POINT BEING 143.03 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 83.63 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT  
NO. \_\_\_\_\_ IN THE RECORDER'S OFFICE OF COOK COUNTY,  
ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: 11-31-222-022-0000

ADDRESS OF PROPERTY: 1652-60 W. FARWELL, CHICAGO, ILLINOIS 60626

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

<u>UNIT</u>	<u>OWNERSHIP INTEREST IN THE COMMON ELEMENTS</u>
1B	5.6%
2B	4.1%
3B	4.2%
GA	3.8%
1A	4.8%
2A	4.9%
3A	5.0%
1C	4.8%
2C	4.7%
3C	4.6%
GC	4.1%
1D	4.8%
2D	4.7%
3D	4.6%
GD	4.1%
1E	4.5%
2E	4.3%
3E	4.2%
1F	6.2%
2F	6.1%
3F	5.9%
Total	<u>100%</u>

Property of Cook County Clerk's Office

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## EXHIBIT E

### DEVELOPMENT AREA FOR FARWELL AVENUE CONDOMINIUM

LOT 15 AND 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  AND THAT PART OF THE NORTHWEST  $\frac{1}{4}$ , LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 32 AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN , TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### EXCEPT:

THE SOUTH 59.40 FEET OF LOT 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  AND THAT PART OF THE NORTHWEST  $\frac{1}{4}$ , LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 32 AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN , TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND

THAT PART OF LOTS 15 AND 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER, LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 59.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 112.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 12.22 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 33.82 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 9.23 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 3.77 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 7.29 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 12.41 FEET TO A POINT IN THE EAST LINE OF SAID LOT 16, SAID POINT BEING 143.03 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 83.63 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## EXHIBIT F

### LEGAL DESCRIPTION FOR PHASE II TO FARWELL AVENUE CONDOMINIUMS

THAT PART OF LOTS 15 AND 16 IN BLOCK 38 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER, LYING EAST OF RIDGE ROAD OF SECTION 31, AND ALSO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, AND ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 59.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 112.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 12.22 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 33.82 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 9.23 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 3.77 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 7.29 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 12.41 FEET TO A POINT IN THE EAST LINE OF SAID LOT 16, SAID POINT BEING 143.03 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 83.63 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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**EXHIBIT**

**ATTACHED TO**

*4 SKP*

*14.06*

**DOCUMENT**

**SEE PLAT INDEX**