



Doc#: 0529810000 Fee: \$90.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
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AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS AND BY-LAWS FOR THE BENCHMARK OF PALATINE CONDOMINIUMS ASSOCIATION

This Amendment No. 1 is made and entered into by PALATINE-GREELEY, LLC, an Illinois limited liability company, ("Declarant").

RECITALS

Declarant recorded the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for the Benchmark of Palatine Condominiums Association on June 15, 2005, in the Office of the Recorder of Deeds for Cook County, Illinois, as Document No.0516619000 (the Condominium Declaration"). The Condominium Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Condominium Declaration.

Article XVIII of the Condominium Declaration reserved the right and powers to add portions of the Property to the provisions of the Act and the Condominium Declaration.

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

1. Terms. All terms used herein with initial capital letters shall have the same meanings ascribed to them in the Condominium Declaration, unless otherwise provided herein.
2. Additional Parcel. The portion of the Property which is legally described on Amendment No.1 Exhibit A attached hereto is made

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subject to the Condominium Declaration as an "Additional Parcel" and is also submitted to the provisions of the Act. Exhibit B to the Condominium Declaration is hereby amended to include the Additional Parcel which is legally described in this Amendment No. 1 Exhibit A attached hereto and made a part hereof.

3. Added Units. Exhibit C to the Condominium Declaration is also hereby amended by adding to and making a part of Exhibit C the Plat of Additional Parcel which is attached hereto. Exhibit C, as hereby amended and supplemented, identifies each Added Unit in the Additional Parcel and assigns to it an identifying symbol.
 - 3(a). Amendment of Introductory Paragraph. The exhibit letter in the first paragraph on page 1 of the Declaration is changed from "Exhibit B", to "Exhibit A".
 - 3(b). Amendment of Legal Description and PIN. The legal description and PIN on Exhibit B of the Declaration is amended to be as set forth on Exhibit A attached hereto.
 - 3(c). Legal Description of Each Unit. The legal description in paragraph one of Article III of the Declaration is amended from Exhibit B to Exhibit A attached hereto.
 - 3(d). Numbering of Garage Spaces, Parking Areas, and Storage Areas. The garage spaces, parking spaces, and storage spaces in paragraph one of Article V are amended from "G-43-G-77" to "G-1-G-77" and "S-43-S-77" to "S-1-S-77".
4. Amendment of Exhibit E. To reflect the addition of Added Units, the list of the percentage of ownership in the common Elements allocated to the Existing Units and Added Units as shown on Exhibit E to the Condominium Declaration is hereby amended to be as set forth in Amendment No. 1 Exhibit E-1 which is attached hereto.
5. Covenants to Run with Land. The covenants, conditions, restrictions and easements contained in the Condominium Declaration, as amended by this Supplement, shall run with and bind the Property, including the Additional Parcel and Added units.
6. Continuation. Except as expressly hereby amended, the Condominium Declaration shall continue in full force and effect in accordance with its terms.

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IN WITNESS THEREOF Palatine-Greeley, LLC has caused its name to be signed to these presents by its Manager this 25th day October, 2005.

PALATINE-GREELEY, LLC, an Illinois limited liability company

By: R. Franczak & Associates, Inc., Manager

By 
Its President

This document was prepared by
Barry G. Collins of
Tuttle, Vedral & Collins, P.C.
733 Lee Street, Suite 210
Des Plaines, IL 60016


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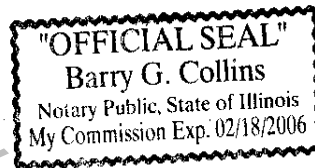
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Barry G. Collins, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Raymond Franczak, President of R. Franczak & Associates, Inc., which is the Manager of Palatine-Greeley, LLC, an Illinois limited liability company, 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 severally acknowledged he signed and delivered the said instrument as President of the Manager of said limited liability company pursuant to authority given by said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day October, 2005.


Notary Public

Commission expires February 18, 2006.



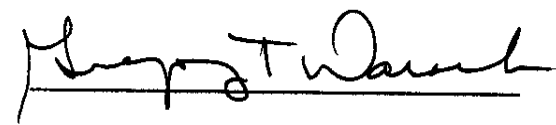
This document prepared by Barry G. Collins, 733 Lee Street, Suite 210, Des Plaines, IL 60016

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CONSENT OF MORTGAGEE

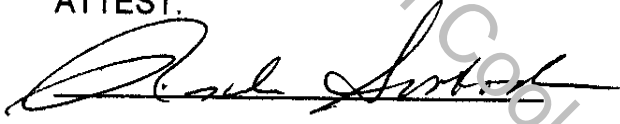
The undersigned mortgagee of record under a certain Mortgage dated September 14, 2004 and recorded September 15, 2004, as Document Number 0425949194, and a certain Assignment of Leases and Rents dated September 14, 2004 and recorded September 15, 2004, as Document Number 0425949195 hereby consents to the execution and delivery of the above and foregoing Amendment No. 1 to the Declaration of Condominium Ownership and Easements, Restrictions and Covenants, and By-Laws of the Benchmark of Palatine Condominiums Association to which this consent is attached.

IN WITNESS THEREOF, Associated Bank, National Association, has caused this consent to be signed by its Sr. Vice President in Deerfield, Illinois, this 30 day of ~~October~~, 2005.

September


Gregory T. Warsek
Senior Vice President/Regional Manager

ATTEST:

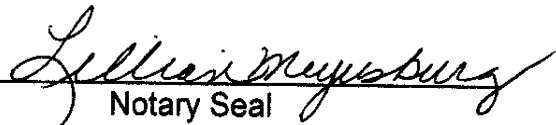


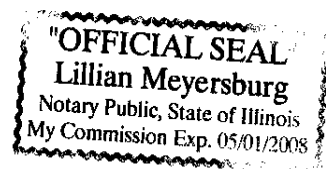
STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY Gregory T. Warsek personally known to me to be the Sr. Vice President of Associated Bank, National Association, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Sr. Vice President of said Bank as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of ~~October~~ *September*, 2005.

Commission expires 5-1-08


Notary Seal



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EXHIBIT A

Legal Description with "Add-On" Property

That part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, known as Lots 1 through 4, both inclusive, and Lots 6 through 8, both inclusive, in Block D, a subdivision by Alexander S. Pratt of the Northeast Quarter of Section 22, aforesaid, also Jackson Street West of and adjacent to said Lot 4, except the West 16.5 feet thereof, in Cook County, Illinois.

Said property contains 62,526 square feet, or 1.430 acres, more or less.

Property Address: 132 West Johnson Street, Palatine, Illinois 60067 (Building One
Units 101-504)

PIN: 02-22-202-007-0000
02-22-202-008-0000
02-22-202-009-0000

Property Address: 133 West Palatine Road, Palatine, Illinois 60067 (Building Two
Units 101A-312A)

PIN: 02-22-202-003-0000
02-22-202-004-0000
02-22-202-005-0000
02-22-202-012-0000

UNOFFICIAL COPY**EXHIBIT E-1**

Percentage of Ownership in Common Elements

132 W. Johnson

Unit	Percent	Unit	Percent
101	1.512256	401	1.512256
102	0.921270	402	1.259396
103	1.360343	403	1.360343
104	1.511276	404	1.511276
105	1.442671	405	1.515196
106	1.26106	406	1.261357
107	1.26106	407	1.261357
108	1.515196	408	1.515196
201	1.512256	501	1.280958
202	1.259396	502	1.395627
203	1.360343	503	1.280958
204	1.511276	504	1.279978
205	1.515196		
206	1.261357		
207	1.261357		
208	1.515196		
301	1.512256		
302	1.259396		
303	1.360343		
304	1.511276		
305	1.515196		
306	1.261357		
307	1.261357		
308	1.515196		

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EXHIBIT E-1 (Continued)

Percentage of Ownership in Common Elements

133 W. Palatine

Unit	Percent	Unit	Percent
101A	1.854302		
102A	1.369165		
103A	1.365245		
104A	1.365245		
105A	1.369165		
106A	1.422089		
107A	1.472073		
108A	1.034959		
109A	0.909510		
110A	1.268217		
111A	1.214313		
112A	1.738653		
201A	1.854302		
202A	1.369165		
203A	1.365245		
204A	1.365245		
205A	1.369165		
206A	1.481874		
207A	1.542638		
208A	1.160409		
209A	1.204512		
210A	1.268217		
211A	1.345643		
212A	1.811179		
301A	1.854302		
302A	1.369165		
303A	1.365245		
304A	1.365245		
305A	1.369165		
306A	1.481874		
307A	1.542638		
308A	1.160409		
309A	1.204512		
310A	1.268217		
311A	1.345643		
312A	1.811179		

TOTAL 100.0000%

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EXHIBIT

ATTACHED TO

8
5

Total 13

DOCUMENT

SEE PLAT INDEX

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