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MERCURY TITLE COMPANY, L.L.C.
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Doc#: 0603727144 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 03:33 PM Pg: 1 of 8

THIS INSTRUMENT WAS
PREPARED BY, AND
AFTER RECORDING
SHALL BE MAILED TO:

Lara M. Kirts
Brown, Udell & Pomerantz, Ltd.
1332 North Halsted, Suite 100
Chicago, Illinois 60622

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR UNIVERSITY COMMONS II CONDOMINIUMS: ANNEXATION AMENDMENT

This Amendment is made and entered into this 3rd day of January, 2006, by CHICAGO UNIVERSITY COMMONS II, LLC, an Illinois limited liability company (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, by a Declaration of Condominium for Chicago University Commons II Condominiums (hereinafter referred to as the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, as Document No. 0511519018, Owner submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, Paragraph 20 of the Declaration reserves to Owner the right to annex and add to the Property (as defined in the Declaration), and thereby add and subject to the terms, covenants, easements and restrictions (the "Provisions") created by the Declaration, all or any portion of the Additional Property (as defined in the Declaration);

WHEREAS, Owner now desires to so annex and add to said Property and submit to the Provisions of the Act and the Declaration certain real estate legally described in Exhibit "A-1" attached hereto (collectively the "Additional Property") which is all of the Additional Property described in the original Exhibit "A-1" attached to the Declaration; AND

PIN 17-20-226-028

RECORDING FEE 48-
DATE 2-6-06 COPIES 6X
OK BY [Signature]

through - 061 inclusive

[Signature]

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WHEREAS, Owner desires to submit the Additional Property to the Act and make it governed in all respects by the provisions of the Declaration, By-laws and the rules and regulations for the Association and to make the Additional Property a part of the Condominium.

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

1. Exhibit "A" of the Declaration is hereby amended by adding thereto the Additional Property. The amended legal description of the Property including the Additional Property is attached hereto as Exhibit "A". The Additional Property, legally described in Exhibit "A-1" attached hereto and incorporated herein by reference, is hereby annexed to the Property as defined in the Declaration, is hereby submitted to the Act, and shall be governed by the Provisions of the Declaration, By-laws and rules and regulations of the Association and made a part of the Condominium.

2. Exhibit "D" of the Declaration is hereby amended by substituting therefore Exhibit "D" which is attached hereto and incorporated herein by reference and which shows the boundaries of the Property including the Additional Property and which delineates and describes the additional Common Elements, including without limitation any Limited Common Elements (as defined in the Declaration), located upon the Additional Property.

3. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the owners of all units, including the owners of all units heretofore conveyed, all as set forth in the Declaration and all subsequent amendments thereto.

4. Those Limited Common Elements located upon the Additional Property are hereby assigned to the owners of the existing units appurtenant thereto as designated on the Plat attached hereto as Exhibit "D" and the deeds of conveyance for such units.

5. Except as expressly set forth herein, the Declaration, as previously amended, shall remain in full force and effect in accordance with its terms.

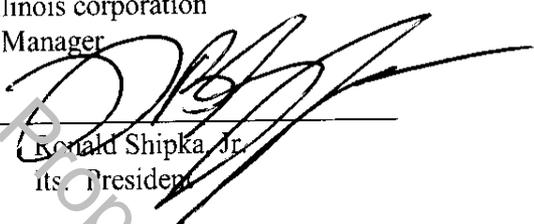
[SIGNATURE PAGE FOLLOWS]

Clerk's Office

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IN WITNESS WHEREOF, CHICAGO UNIVERSITY COMMONS II, LLC, an Illinois Limited Liability Company, has caused its seal to be affixed hereunto and has caused its name to be signed to these presents on the day and year first above written.

CHICAGO UNIVERSITY COMMONS II, LLC,
an Illinois limited liability company
By: EDC MANAGEMENT, INC.,
an Illinois corporation
Its: Manager

By: 

Ronald Shipka, Jr.
its: President

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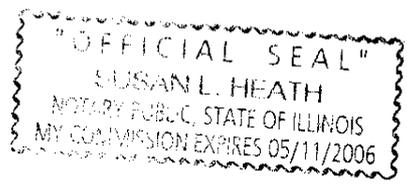
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ronald Shipka, Jr., as President of EDC MANAGEMENT, INC., the Manager of CHICAGO UNIVERSITY COMMONS II, LLC, and 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 as such Manager he signed and delivered the said instrument as Manager of said Limited Liability Company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 3RD of JANUARY, 2006.

Susan L. Heath

Notary Public



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Exhibit "A"

**AMEDED LEGAL DESCRIPTION OF THE PROPERTY
INCLUDING THE ADDITIONAL PROPERTY**

PARCEL 1:

UNIT 101 TO 154, 201 TO 258, 301 TO 358, 401 TO 415, CSU-1, GU-1 TO GU-197 IN THE UNIVERSITY COMMONS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 51 THROUGH 84, INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 51 THROUGH 84, INCLUSIVE, IN THE SOUTH WATER MARKET, A RESUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO UNIVERSITY COMMONS II, LLC, AND ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0511519018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE _____ A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511519018.

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Exhibit "A-1"

**LEGAL DESCRIPTION OF
THE ADDITIONAL PROPERTY**

THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 51 THROUGH 84, INCLUSIVE, IN SOUTH WATER MARKET, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925 AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS.

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Exhibit "D"

**AMENDED PLAT OF SURVEY
DEPICTING THE PROPERTY AND THE ADDITIONAL PROPERTY**

Attached.

