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Doc#: 0604832061 Fee: \$118.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2006 12:51 PM Pg: 1 of 20

FIRST AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND OF  
EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND BY-  
LAWS  
TO THE  
JEFFERSON TOWER  
CONDOMINIUM  
ASSOCIATION

F	128	A
P		P
T	2-17-06	V
I	MS	

This First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Jefferson Tower Condominium Association dated December 20, 2005 and recorded with the Recorder of Deeds, Cook County, Illinois, on December 29, 2005 as Document No. 0536327117, (said Declaration and any amendments thereto are hereinafter referred to as the "**Declaration**") is executed by the 200 North Jefferson, LLC, an Illinois limited liability company (hereinafter referred to as "**Declarant**" or "**Developer**").

WITNESSETH:

**WHEREAS**, the real estate described on Exhibit A of the Declaration and as the legal description rider attached hereto, located in the City of Chicago, County of Cook and State of Illinois (the "**Parcel**") has been submitted to the Condominium Property Act of the State of Illinois ("**Act**") pursuant to the Declaration; and

**WHEREAS**, the Declarant and the Developer, pursuant to Article II and Article XV, desire to record a special amendment (the "**Special Amendment**") to the Declaration to amend the Plat of Survey, as defined in the Declaration and as attached to the Declaration as Exhibit B, to correct certain Survey errors; and

**WHEREAS**, under Section 15.13 of the Declaration, a power coupled with an interest is granted to the Developer and/or Declarant to make or consent to a Special Amendment as attorney-in-fact to correct survey errors; and

RECORDING FEE 128.00  
DATE 02-17-06 COPIES 6  
OK BY [Signature] 20995



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## EXHIBIT A - LEGAL DESCRIPTION

### CONDOMINIUM PARCEL

PARCEL 1: LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

PARCEL 2: THE 20 FOOT VACATED ALLEY SOUTH AND ADJOINING SAID LOTS 1 AND 2; ALSO,

PARCEL 3: LOTS 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THE NORTH 10 FEET OF EACH SAID LOTS CONVEYED FOR A PUBLIC ALLEY) IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

PARCEL 4: ALL OF LOTS 1 AND 4 LYING WEST OF THE LINE (HEREINAFTER CALLED THE DIVISION LINE) BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 49.65 FEET EAST OF THE NORTH WEST CORNER THEREOF, THENCE RUNNING SOUTH ALONG THE EAST FACE OF A BRICK WALL TO A POINT ON THE SOUTH LINE OF SAID LOT 4 WHICH IS 50.18 FEET EAST OF THE SOUTH WEST CORNER THEREOF IN BLOCK 25 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT

(EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°00'43" WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89°55'59" EAST, 1.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°55'59" EAST, 57.12 FEET; THENCE NORTH 00°05'20" EAST, 28.48 FEET; THENCE SOUTH 89°53'53" EAST, 73.96 FEET; THENCE NORTH 00°06'07" EAST, 6.82 FEET; THENCE SOUTH 89°53'53" EAST, 17.72 FEET; THENCE SOUTH 00°15'38" EAST, 37.41 FEET; THENCE SOUTH 76°01'37" WEST, 94.92 FEET; THENCE NORTH 00°07'01" WEST, 1.03 FEET; THENCE NORTH 89°38'52" WEST, 37.86 FEET; THENCE NORTH 00°02'54" WEST, 10.31 FEET; THENCE NORTH 89°56'21" WEST, 19.06 FEET; THENCE NORTH 00°00'48" EAST, 13.66 FEET TO THE POINT OF BEGINNING;

ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A SLANTED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "A", "B" AND "C" AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°00'43" WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89°55'59" EAST,

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1.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO HORIZONTALLY POINT "A" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE SOUTH 89°55'59" EAST, 57.12 FEET, TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "B" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH 00°05'20" EAST, 28.48 FEET TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "C" WHICH HAS AN ELEVATION OF +30.18 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH 89°53'53" WEST, 57.16 FEET; THENCE SOUTH 00°00'48" WEST, 28.51 FEET TO THE POINT OF BEGINNING;

ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE THEREOF, 98.04 FEET; THENCE NORTH 90°00'00" WEST, 18.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, 9.42 FEET; THENCE NORTH 90°00'00" WEST, 12.54 FEET; THENCE NORTH 00°00'00" EAST, 8.43 FEET; THENCE NORTH 90°00'00" WEST, 4.38 FEET; THENCE NORTH 00°00'00" EAST, 19.45 FEET; THENCE NORTH 89°59'43" EAST, 22.62 FEET; THENCE SOUTH 00°00'00" WEST, 7.82 FEET; THENCE SOUTH 90°00'00" EAST, 12.22 FEET; THENCE SOUTH 00°17'16" WEST, 29.48 FEET; THENCE NORTH 90°00'00" WEST, 17.78 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE IDENTIFICATION NUMBERS

17-09-314-012-0000

17-09-314-013-0000

17-09-314-014-0000

17-09-314-015-0000

17-09-314-016-0000

17-09-314-017-0000

" AFFECTS UNDERLINE LAND AND OTHER PROPERTY "

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**EXHIBIT B**

**PLAT OF SURVEY**

**(See Attached)**

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A handwritten signature in black ink, consisting of several stylized, overlapping loops and curves, is positioned over the diagonal watermark text.

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## EXHIBIT C PERCENTAGE INTEREST IN COMMON ELEMENTS JEFFERSON TOWER CONDOMINIUM ASSOCIATION

UNIT	PERCENTAGE OF OWNERSHIP INTEREST
501	0.004408
504	0.004408
505	0.003208
506	0.005168
507	0.004002
508	0.004053
509	0.004779
510	0.003546
601	0.004492
602	0.00358
603	0.003546
604	0.004492
605	0.003377
606	0.005253
607	0.004087
608	0.004137
609	0.004864
610	0.00363
701	0.004577
702	0.003613
703	0.00358
704	0.004526
705	0.003411
706	0.005337
707	0.004053
708	0.004171
709	0.004915
710	0.003715
801	0.004746
802	0.003647
803	0.003613
804	0.00456
805	0.003444
806	0.005506
807	0.004087
808	0.004205
809	0.004932
810	0.003799
901	0.004779
902	0.003681
903	0.003647
904	0.004594
905	0.003394
906	0.005658
907	0.004171
908	0.004205

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909	0.005016
910	0.003884
1001	0.004813
1002	0.003715
1003	0.003681
1004	0.004543
1005	0.003427
1006	0.005608
1007	0.004289
1008	0.004239
1009	0.005067
1010	0.003934
1101	0.004847
1102	0.003749
1103	0.003715
1104	0.004661
1105	0.003461
1106	0.005641
1107	0.004239
1108	0.004357
1109	0.005117
1110	0.003968
1201	0.004881
1202	0.003782
1203	0.003749
1204	0.004695
1205	0.003495
1206	0.00576
1207	0.004357
1208	0.004391
1209	0.005168
1210	0.004002
1301	0.004915
1302	0.003816
1303	0.003782
1304	0.004729
1305	0.003613
1306	0.005794
1307	0.004391
1308	0.004425
1309	0.005219
1310	0.004036
1401	0.004948
1402	0.00385
1403	0.003816
1404	0.004763
1405	0.003563
1406	0.005827
1407	0.004425
1408	0.004458
1409	0.00527

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1410	0.00407
1501	0.004982
1502	0.003884
1503	0.00385
1504	0.004712
1505	0.003681
1506	0.005861
1507	0.004458
1508	0.004492
1509	0.005439
1510	0.004103
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1602	0.003918
1603	0.003884
1604	0.004746
1605	0.003715
1606	0.005895
1607	0.004492
1608	0.004526
1609	0.005489
1610	0.004137
1701	0.00505
1702	0.003951
1703	0.003918
1704	0.004779
1705	0.003749
1706	0.005929
1707	0.004526
1708	0.00456
1709	0.00554
1710	0.004171
1801	0.005084
1802	0.003985
1803	0.003951
1804	0.004898
1805	0.003782
1806	0.005963
1807	0.00456
1808	0.004594
1809	0.005591
1810	0.004205
1901	0.005117
1902	0.004019
1903	0.003985
1904	0.004932
1905	0.003816
1906	0.005996
1907	0.004594
1908	0.004627
1909	0.005557
1910	0.004239



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2001	0.005151
2002	0.004053
2003	0.004019
2004	0.004965
2005	0.00385
2006	0.00603
2007	0.004627
2008	0.004661
2009	0.005608
2010	0.004272
2101	0.005185
2102	0.004087
2103	0.004053
2104	0.004999
2105	0.003884
2106	0.006064
2107	0.004661
2108	0.004695
2109	0.005743
2110	0.004306
2201	0.005219
2202	0.00412
2203	0.004087
2204	0.005033
2205	0.003918
2206	0.006098
2207	0.004695
2208	0.004729
2209	0.005794
2210	0.00434
2301	0.005253
2302	0.004154
2303	0.00412
2304	0.005067
2305	0.003951
2306	0.006132
2307	0.004729
2308	0.004763
2309	0.00576
2310	0.004374
2401	0.005337
2402	0.004205
2403	0.004171
2404	0.005117
2405	0.004002
2406	0.006136
2407	0.004779
2408	0.004813
2409	0.005929
2410	0.004425

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<b>P-1 through P-19</b> 19 Units @ .0335% each	0.63650%
<b>P-20 through P-173 and P176 through P-190</b> 169 Units @ .0504% each	8.51760%
<b>P-174 and 175 and P191 through P-197 and P-202 through P-210 and P-215 through P-219</b> 23 Units @ .0436% each	1.00280%
<b>P-198 through P-201and P-211 through P-214</b> 8 Units @ .0470% each	0.37600%
<b>Unit Total</b>	100.00%

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**WHEREAS**, the under Section 2.01 of the Declaration, a power coupled with an interest is granted to the Developer and/or Declarant to amend the Plat of Survey (the "**Plat**"); and

**WHEREAS**, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to correct the Plat attached to the Declaration as Exhibit B, to correct the depiction of the Units located on floors 11-16; and

**WHEREAS**, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to revise Exhibit C to the Declaration, to correct the Unit Owners' percentage interests in the Common Elements.

**NOW, THEREFORE**, Declarant hereby declares that the Plat is corrected as follows:

1. Exhibit B to the Declaration, "**Plat of Survey**", is hereby amended by the attached Plat of Survey to properly depict Units 1101,1102,1103,1104,1105,1106,1107,1108, 1109, 1110, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609 and 1610, in accordance with the Plat of Survey attached hereto.

2. Exhibit C to the Declaration, "**Percentage Interest in Common Elements**", is hereby amended and replaced by the attached Exhibit C to properly show the Percentage Interest corresponding to each Unit.

3. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Special Amendment and the Declaration, this Special Amendment shall control.

**[SIGNATURE PAGE FOLLOWS]**  
**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

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IN WITNESS WHEREOF, 200 North Jefferson, LLC, an Illinois limited liability company, by and through its Managers, has caused its name to be signed and attested to this 6 day of February, 2006.

200 North Jefferson, LLC, an Illinois limited liability company, by CHH Managers, Inc., an Illinois corporation, its Manager

By: [Signature]  
Charles Huzenis, President

ATTEST:

By: [Signature]  
Printed Name: Harry Huzenis  
Its: Secretary

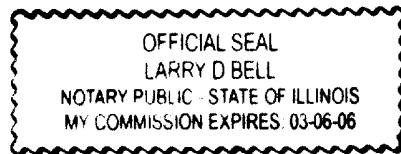
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Larry D Bell, a Notary Public in and for the County and State aforesaid, do hereby certify that Charles Huzenis as President of CHH Managers, Inc., and Harry Huzenis as Secretary of CHH Managers, Inc., Manager of 200 North Jefferson, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6 day of February, 2006.

Notary Public [Signature]

My Commission Expires:



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## CONSENT OF MORTGAGEE

Fifth Third Bank (Chicago), holder of a Construction Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement on the Property dated December 20, 2004, and recorded as Document Number 0500633209, hereby consents to the execution and recording of the within First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Jefferson Tower Condominium Association 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, Jerry Vye has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 9 day of February 2006.

**Fifth Third Bank (Chicago)**

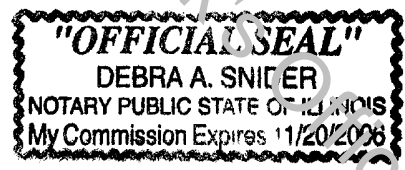
By: Jerry Vye

Printed Name: Jerry Vye

Its: Relationship Manager

**ATTEST:**  
By: Debra A. Snider  
Printed Name: Debra A. Snider  
Its: Sr. Admin

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )



I, Debra A. Snider, a Notary Public in and for said County and State, do hereby certify that Jerry Vye R.M. and \_\_\_\_\_ 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 9th day of February, 2006.  
Debra A. Snider  
Notary Public

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**EXHIBIT**

**ATTACHED TO**

**0604832061**

**2-17-06**

**DOCUMENT**

**SEE PLAT INDEX**

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Cook County Recorder of Deeds  
Date: 02/17/2006 12:51 PM Pg: 1 of 20

# EXHIBIT

# ATTACHED TO

PROPERTY OF COOK COUNTY CLERK'S OFFICE

13 pgs - Documents  
7 exhibits

Total 20 PAGES ~~WA~~

1 exhibit sheet

# DOCUMENT

# SEE PLAT INDEX