

# UNOFFICIAL COPY

**FOURTEENTH AMENDMENT  
TO THE DECLARATION OF  
CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS,  
RESTRICTIONS, COVENANTS  
AND BY-LAWS FOR  
2700 CLUB  
CONDOMINIUM ASSOCIATION**



Doc#: 0611731100 Fee: \$46.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/27/2006 03:59 PM Pg: 1 of 12

**THIS INSTRUMENT PREPARED BY**

Daniel G. Lauer & Assoc., P.C.  
1424 W. DIVISION STREET  
CHICAGO, IL 60622-3360

**AFTER RECORDING DELIVER TO:**  
CTI-BOX #333

**THIS AMENDMENT TO THE DECLARATION** is made and entered by Stanley T&B Ventures, LLC, an Illinois Limited Liability Company ("Transferor"), and Ken Hearld and April Hearld ("Transferee") (hereinafter collectively referred to as the "Parties");

**WITNESSETH:**

**WHEREAS**, the Developer, T&B Ventures, LLC, an Illinois Limited Liability Company ("Declarant") submitted this Parcel to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter called the "Act") and recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 2700 Club Condominium Association (the "Declaration") on June 28, 2002 as Document 0020723157 and amended on August 8, 2002 as Document 002087261, on August 26, 2002 as Document 0020938382, on September 17, 2002 as Document 0021019747, on October 28, 2002 as Document 0021184828, on December 5, 2002 as Document 0021345725, on February 6, 2003 as Document 0030180837, on March 18, 2003 as Document 0030370632, on May 7, 2003 as Document 0312719108, on June 30, 2003 as Document 0318119089, on August 28, 2003 as Document 0324045158, on October 14, 2003 as Document Number 0328745125, on March 26, 2004, as Document 048616086 and recorded on October 21, 2004 as Document 0429527048, and on January 30, 2006 as Document Number 0603010130.

**WHEREAS**, the Limited Common Element Parking Space known in the Declaration and Plat of Survey as Parking Space 24 ("P-24") was added to the 2700 Club Condominiums and submitted to the provisions of the Condominium Property Act of the State of Illinois ("Act") on March 26, 2004, via the Twelfth Amendment to the Declaration recorded as Document number 0408616086, and recorded on October 21, 2004, as Document 0429527048 ("Twelfth Amendment");

**WHEREAS**, the Twelfth Amendment provides that P-24 is a Limited Common Element for the benefit of residential unit 402 ("402");

**WHEREAS**, Transferor holds legal title to 402 and therefore holds legal title to P-24;

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**WHEREAS**, Transferee holds legal Title to residential Unit 410;

**WHEREAS**, the Declaration and Act authorizes the transfer of Limited Common Elements between unit owners in conformity with the relevant provisions of the Act;

**WHEREAS**, Section 605/26 of the Act requires that an amendment to the Declaration be filed by all unit owners who are parties to the transfer and consented to by all other unit owners who have any right to use the limited common elements affected, and shall contain a statement from the parties involved in the transfer which sets forth any changes in the parties' proportionate shares;

**WHEREAS**, Transferor wishes to transfer, and Transferee wishes to receive, P-24 as a Limited Common Element of residential Unit 410;

**WHEREAS**, the legal description of the Units, the Parcel, common address and PIN are as follows:

|                    |   |
|--------------------|---|
| Legal Description: | Please see attached Exhibit A   |
| Common Address:    | 2700 North Halsted Street<br>Chicago, Illinois 60614  |
| PINS:              | 14-29-407-054-0000, 14-29-407-055-0000,<br>14-29-407-056-0000, 14-29-407-057-0000,<br>14-29-407-058-0000 and 14-29-407-059-0000 |

**NOW THEREFORE**, Transferor and Transferee, pursuant to the rights conferred on them by the Act, and for the purposes set forth herein, amend the Declaration and **DECLARE AS FOLLOWS**:

1. P-24 is hereby assigned for valuable consideration in the amount of thirty-one thousand (\$31,000.00) dollars from T&B Ventures, LLC to Ken and April Hearld, Unit Owners of Unit 410
2. Hereafter, Unit 410 shall have an amended percentage ownership in the Common Elements and Unit 402 shall have a reduced percentage of ownership in the Common Element.
3. The percentage of ownership in the Common Elements associated with P-24 is 0.57% and this percentage shall be added to Unit 410 and deducted from Unit 402
4. The Board of Directors of 2700 Club Condominium shall make this adjustment at the effective date of recording of this Fourteenth Amendment.
5. This Amendment is only effective upon payment of the sum of \$31,000.00 to T&B Ventures, LLC, and absent such payment, this Amendment is null and void.

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IN WITNESS WHEREOF, T&B Ventures, LLC, Transferor, and Ken and April Hearld, Transferee, have affixed their signatures hereunto and caused their names to be signed in these presents, this 27<sup>th</sup> day of April, 2006.

T&B Ventures, LLC,  
Transferor

By: \_\_\_\_\_

Manager

Ken Hearld and April Hearld,  
Transferee

By: \_\_\_\_\_

Ken Hearld

By: \_\_\_\_\_

April Hearld

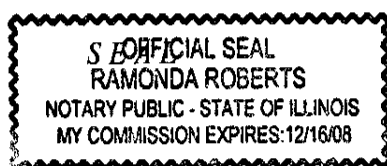
STATE OF ILLINOIS )

SS:

COUNTY OF COOK )

I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that T&B Ventures, LLC, Transferor, and Ken and April Hearld, Transferee, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of April, A.D., 2006.



\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 12/16/08

**UNOFFICIAL COPY****EXHIBIT A**

**LEGAL DESCRIPTION  
2700 CLUB CONDOMINIUMS  
2700 NORTH HALSTED STREET  
CHICAGO, ILLINOIS 60614**

UNITS 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, PH-1, PH-2, PH-3, PH-4, PH-5, PH-6, PH-7, PH-8, PH-9, PH-10, PH-11 AND PH-12 IN THE 2700 CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, (EXCEPT THE "RETAIL PROPERTY") IN H.O. McDAID'S SUBDIVISION OF THE SOUTH ½ OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, **EXCEPT THE FOLLOWING**

**COMMERCIAL UNIT A**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.73 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.73 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 98.17 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.45 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.71 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING; BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH ALONG THE INTERIOR FACE OF SAID WALL BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.02 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.07 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.97 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.03 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.25 FEET TO A CORNER OF THE WALL;

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THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.75 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.30 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 35.30 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.65 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.25 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.60 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.22 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 6.63 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 53.81 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.58 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

## COMMERCIAL UNIT B

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.67 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 86.15 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.41 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.71 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING; BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;



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THENCE SOUTH ALONG THE INTERIOR FACE OF SAID WALL BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.20 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.59 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 53.81 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 23.84 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.36 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.87 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.21 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.33 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.67 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.40 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.07 FEET TO THE POINT OF BEGINNING.

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## COMMERCIAL UNIT C

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.67 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 38.14 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.20 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.67 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH ALONG THE INTERIOR FACE OF SAID WALL BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.10 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.95 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.93 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.95 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.04 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.07 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.55 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.67 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;

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THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.20 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.23 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.43 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 21.82 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.92 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.10 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.60 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 42.05 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.05 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

## COMMERCIAL UNIT D

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.67 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1.09 FEET TO THE NORTHEAST CORNER OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE SOUTH ALONG THE EXTERIOR FACE OF SAID BUILDING, BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.06 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.68 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT



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OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.05 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.31 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.78 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.75 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.90 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.65 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 37.03 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.40 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.80 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.76 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.57 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 23.41 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 6.03 FEET TO A CORNER OF THE WALL;

# UNOFFICIAL COPY

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 17.31 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.70 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.70 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.05 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.93 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 9.73 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 21.20 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.70 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.70 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.71 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM

# UNOFFICIAL COPY

RECORDED AS DOCUMENT #0020723157, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 2700 North Halsted Street  
Chicago, Illinois 60614

PINS: 14-29-407-054-0000, 14-29-407-055-0000,  
14-29-407-056-0000, 14-29-407-057-0000,  
14-29-407-058-0000 and 14-29-407-059-0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

STATE OF ILLINOIS        )  
                                       )  
 COUNTY OF COOK         )       SS:

**CERTIFICATE OF THE PARTIES**  
**AS REQUIRED BY 765 ILCS 605/26**

Transferor and Transferee, being first duly sworn on oath, depose and state as follows:

1. A copy of this Amendment has been or shall be immediately delivered to the board of managers for the 2700 Club Condominiums as required by 765 ILCS 605/26, by delivery to the Board's Management Agent, Advantage Marketing and Management, Inc., at 1150 S. Clinton, Suite 100, Chicago, Illinois 60607

IN WITNESS WHEREOF, the undersigned executed this Certificate on the 27th day of April, 2006.

T&B Ventures, LLC,  
 Transferor

By: \_\_\_\_\_

Manager

Ken Hearld and April Hearld,  
 Transferee

By: \_\_\_\_\_

Ken Hearld

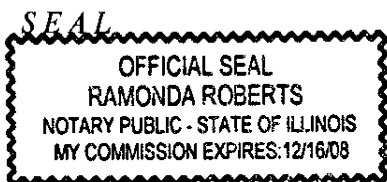
By: \_\_\_\_\_

April Hearld

STATE OF ILLINOIS        )  
                                       )  
 COUNTY OF COOK         )       SS:

I, The Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that T&B Ventures, LLC, Transferor, and Ken and April Hearld, Transferee, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of April, A.D., 2006.



NOTARY PUBLIC

My commission expires: 12/16/08