



Doc#: 0613510066 Fee: \$82.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2006 11:03 AM Pg: 1 of 11

This instrument was prepared by:
Christopher Norback
Attorney at Law
4305 N. Lincoln Ave.
Chicago, IL 60618

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I	MP	

After recording mail to:
Christopher Norback
Attorney at Law
4305 N. Lincoln Ave.
Chicago, IL 60618

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE
2026 WEST FARRAGUT CONDOMINIUM

U360950 RE

This Amendment to the Declaration of Condominium Ownership for the 2026 West Farragut Condominium previously recorded with the Cook County Recorder of Deeds on October 4, 2005 as Document No. 0527727093 is made and entered into by MIHAI SMALBERGHER AND EMANUEL TIBU (hereinafter referred to as the "Declarants")

WITNESSETH:

WHEREAS, the Declarants represent all of the legal titleholders of the following described real estate in the City of Chicago, County of Cook and State of Illinois:

Permanent Real Estate Index Number: 14-07-119-022-0000 (affects underlying land)

Common Address: 2026 West Farragut, Chicago, Illinois 60625

Legal Description: LOT 15 IN ROBEY FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, it is the desire and intention of the Declarants to hereby amend the Declaration to divide Unit 1 as defined in the Declaration into two units as described and defined herein and to amend the Declaration to assign corresponding ownership of the common elements to the unit owners.

NOW, THEREFORE, MIHAI SMALBERGHER AND EMANUEL TIBU, representing all of the legal titleholders heretofore described, and for the purposes above set forth, DECLARE AS FOLLOWS:

RECORDING FEE 82
DATE 5-15-06 COPIES 6x
OK BY MP

Handwritten signature

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UNITS

All Units located on the Property are delineated on the Plat of Survey, referred hereto as Exhibit A and made a part of the Declaration and are legally described as follows:

UNITS G, 1, 2, 3

It is understood that each unit consists of the space enclosed or bounded by the horizontal and vertical planes set forth and identified as a unit in the delineation thereof in Exhibit A. The legal description of each Unit shall consist of the identifying number or symbol of such Unit followed by the legal description of the Property, as shown on Exhibit A. Except as provided by the Act, no Unit Owner shall, by deed, plat or otherwise, subdivide or in any other manner cause the unit to be separated into any tracts or parcels different from the whole unit as shown on Exhibit A.

To the extent such data is available to the Declarants at the time this Declaration is filed, the plat of survey attached hereto as Exhibit A sets forth the measurements, elevations, locations and other data, as required by the Act, with respect to (i) the Parcel and its exterior boundaries; (ii) the Building and each floor thereof; and (iii) each Unit in the Building and said Unit's horizontal and vertical dimensions. However, the Declarants hereby reserves unto itself and the Developer, the right, from time to time, as further data becomes available, to amend the Plat so as to set forth the measurements, elevations, locations and other data required by the Act, with respect to the Building and the Units now or hereafter constructed on the Parcel.

OWNERSHIP OF THE COMMON ELEMENTS

Each Unit Owner shall own an undivided interest in the Common Elements as a tenant in common with all of the other Unit Owners of the Property, and, except as otherwise limited in the Declaration, shall have the right to use the common elements for all purposes incident to the use and occupancy of the Unit as a place of residence and such other incidental uses permitted by the Declaration, which right shall be appurtenant to and run with his Unit. Such right shall extend to each unit owner, and the agents, servants, tenants, permitted Occupants, family members and invitees of each unit owner. Each Unit Owner's interest shall be expressed by a percentage amount and, once determined, shall remain constant and may not be changed without unanimous approval of all unit owners, unless hereafter changed by recorded amendment to this Declaration consented to in writing by all unit owners. The Declarants have so determined each unit's corresponding percentage of ownership in the common elements as set forth in Exhibit B attached hereto, and each unit owner accepts such determination.

LIMITED COMMON ELEMENTS

The following portions of the Common Elements are hereby designated as Limited Common Elements; (i) the interior surface of all floors, walls and ceilings forming the boundaries of a Unit, and (ii) all doors, windows and glass in the walls forming the boundaries of a Unit; (iii) Parking Space P-1 as denoted on the plat of survey which is assigned to Unit 1; (iv)

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Parking Space P-2 as denoted on the plat of survey which is assigned to Unit 2; (v) Parking Space P-3 as denoted on the plat of survey which is assigned to Unit 3; (vi) Locker L-1 as denoted on the plat of survey which is assigned to Unit 1; (vii) Locker L-3 as denoted on the plat of survey which is assigned to Unit 3; (viii) Locker L-G as denoted on the plat of survey which is assigned to Unit G. The use of Limited Common Elements may be transferred between Unit Owners at their expense in accordance with the provisions of the Act. Rights and obligations in respect to any limited common element shall not be affected, nor shall any transfer of it be effective, unless a transaction is in compliance with the requirements of this Section of the Act

IN WITNESS WHEREOF, the Declarants, MIHAI SMALBERGHER AND EMANUEL TIBU, have caused his signature to be affixed to this document in Chicago, Illinois on this 28 day of April, 2006.

OWNERS:

Mihai Smalbergher
MIHAI SMALBERGHER

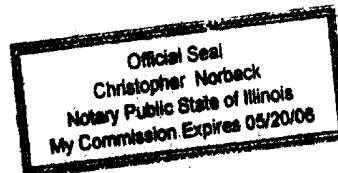
Emanuel Tibu
EMANUEL TIBU

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State do hereby certify that Mihai Smalbergher and Emanuel Tibu, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes herein set forth.

Given under my hand and seal this 28 day of April, 2005.

Christopher Norbeck
Notary Public



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CONSENT OF MORTGAGEE

COUNTRYWIDE HOME LOANS, INC., holder of a Mortgage on the property, dated November 22, 2005, hereby consents to the Amended Declaration of Condominium Ownership and agrees that said Mortgage is subject to the provisions of said Declaration and the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said COUNTRYWIDE HOME LOANS, INC. has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Oakbrook Terrace, Illinois on this 1st day of May, 2006

COUNTRYWIDE HOME LOANS, INC.

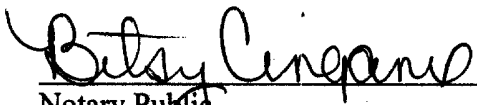
BY: 

ATTEST:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State do hereby certify that Nicole Blasch ~~and~~ _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts of said persons, for the uses and purposes herein set forth.

Given under my hand and seal this 1st day of May, 2006.



Notary Public



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EXHIBIT A

PLAT OF SURVEY

Property of Cook County Clerk's Office



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EXHIBIT B

THE 2026 WEST FARRAGUT CONDOMINIUM

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

Unit No.	Purchase Price	Percentage Ownership Interest in Common Elements	Est. Assessments Yearly	Est. Assessments Monthly
G	\$165,000	13.924%	\$849.36	\$70.78
1	\$325,000	27.426%	\$1,672.98	\$139.42
2	\$345,000	29.114%	\$1,775.95	\$147.00
3	\$350,000	29.536%	\$1,801.69	\$150.14
Totals:		100%	\$6,100.00	\$508.34

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EXHIBIT

ATTACHED TO

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DOCUMENT

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Troy Sahu*

SEE PLAT INDEX