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

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



Doc#: 0620844089 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/27/2006 03:49 PM Pg: 1 of 11

2064365 1/2

THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS FOR THE UNIVERSITY COMMONS MASTER ASSOCIATION

This Amendment made and entered into this ____ day of _____, 2006, by
ONE CHICAGO UNIVERSITY COMMONS LLC; CHICAGO UNIVERSITY COMMONS II,
LLC; CHICAGO UNIVERSITY COMMONS III, LLC, and CHICAGO UNIVERSITY
COMMONS VII, LLC, all Illinois limited liability companies (hereinafter referred to as
"Declarants").

WITNESSETH:

WHEREAS, by a Declaration of Easements, Covenants and Restrictions for the
University Commons Master Association (hereinafter referred to as the "Declaration") recorded
in the Office of the Recorder of Deeds of Cook County, as Document No. 0511519017, Chicago
University Commons II, LLC submitted certain real estate to the provisions of the Declaration;
and

WHEREAS, the Declaration was amended by the First Amendment to the Declaration of
Easements, Covenants, and Restrictions for the University Commons Master Association (the
"First Amendment") recorded in the Office of the Recorder of Deeds of Cook County, as
Document No. 0533532030, certain additional property was submitted to the provisions of the
Declaration and One Chicago University Commons, LLC was submitted as an additional
Declarant;

WHEREAS, the Declaration was amended by the Second Amendment to the Declaration
of Easements, Covenants, and Restrictions for the University Commons Master Association (the
"Second Amendment") recorded in the Office of the Recorder of Deeds of Cook County, as
Document No. 0605934006, certain additional property was submitted to the provisions of the
Declaration and Chicago University Commons III, LLC was submitted as an additional
Declarant;

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WHEREAS, the Declaration, as amended, reserves to One Chicago University Commons, LLC; Chicago University II, LLC and Chicago University Commons III, LLC 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); and

WHEREAS, Declarants wish to designate CHICAGO UNIVERSITY COMMONS VII, LLC as an additional Declarant pursuant to the Declaration;

WHEREAS, ONE CHICAGO UNIVERSITY COMMONS, LLC; CHICAGO UNIVERSITY COMMONS II, LLC; CHICAGO UNIVERSITY COMMONS III, LLC and CHICAGO UNIVERSITY COMMONS VII, LLC, now desire to so annex and add to said Property and submit to the Provisions of the Declaration portions of the University Commons I Condominiums Property (the "Third Additional Property") which is a portion of the Additional Property described in the original Exhibit "A-1" attached to the Declaration;

NOW, THEREFORE, the Declarants do hereby amend the Declaration as follows:

1. Exhibit "A" of the Declaration is hereby amended by adding thereto the Third Additional Property described in Exhibit "A" attached hereto and incorporated herein by reference. The Third Additional Property is hereby annexed to the Property as defined in the Declaration, and is hereby submitted to, and shall be governed by, the Provisions of the Declaration.

2. Certain portions of the Building 1 Building 4, Building 5 and Building 6 Property, as set forth in Exhibit "A-1" hereto will remain as Future Additional Property and is not subject to this Third Amendment.

3. Exhibit "B" of the Declaration is hereby amended by substituting therefore Exhibit "B" which is attached hereto and which shows the boundaries of the Property, the First Additional Property, the Second Additional Property and the Third Additional Property.

4. Exhibit "C" of the Declaration is hereby amended by substituting therefore Exhibit "C" which is attached hereto and which amends the percentage allocated to each Member Association to include all previous units located upon the Property, the First Additional Property and Second Additional Property, along with the additional units located upon the Third Additional Property.

5. CHICAGO UNIVERSITY COMMONS VII, LLC is hereby designated as an additional Declarant under the Declaration and shall have and be subject to all of the rights, benefits and obligations of a Declarant thereunder.

6. There are no Master Association Common Areas located on the Third Additional Property.

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

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the day and year first above written.

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

By: 

Ronald Shipka, Jr.
Its: President

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

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

By: 

Ronald Shipka, Jr.
Its: President

CHICAGO UNIVERSITY COMMONS VII, 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 HEREBY CERTIFY that on this 25 day of July, 2006, before me personally appeared RONALD SHIPKA, JR. as PRESIDENT of EDC MANAGEMENT, INC., the MANAGER of ONE CHICAGO UNIVERSITY COMMONS, LLC, the MANAGER of CHICAGO UNIVERSITY COMMONS II, LLC, the MANAGER of CHICAGO UNIVERSITY COMMONS III, LLC and the MANAGER of CHICAGO UNIVERSITY COMMONS VII, LLC, and to me known to be the same person who signed the foregoing instrument as such persons' free act and deed as such officer for the use and purpose therein mentioned and that the said instrument is the act and deed of such company.

Given under my hand and notarial seal this 25 day of July, 2006.

Notary Public: Maura J. Fenton



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CONSENT OF MORTGAGEE

Ohio Savings Bank, a federal savings bank, holder of a note secured by a mortgage on the Property recorded with the Recorder of Deeds of Cook County, Illinois, on February 2, 2004 as Document No. 0403331017, Assignment of Rents recorded as document 0403331018, and Financing Statement recorded as document 0403331019, as modified by Document No. 0413542175, hereby consents to the execution of and recording of the foregoing Third Amendment to Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and hereby agrees that the aforesaid loan documents are subject and subordinate to the provisions thereof and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, but reserves for itself and its successors and assigns the rights and privileges of a First Mortgagee under and pursuant to the terms and conditions of the foregoing Declaration of Easements, Covenants and Restrictions for the University Commons Master Association.

IN WITNESS WHEREOF, Ohio Savings Bank has caused this instrument to be signed by its duly authorized officer on its behalf on this 20 day of July, 2006.

OHIO SAVINGS BANK,
a federal savings bank

By: [Signature]

Name: STEFNEY L. MORZGAN

Title: VICE PRESIDENT

STATE OF OHIO)

)SS

COUNTY OF CUYAHOGA)

I, the undersigned a Notary Public in and for said County and State, do hereby certify that Stefney L. Morzgan, the Vice President of Ohio Savings Bank, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that such person signed and delivered said instrument as such person's free and voluntary act, and as the free and voluntary act of Ohio Savings Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of July, 2006.

[Signature]
Notary Public

(SEAL)



LINDA T. CANNON
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Jan. 22, 2011

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Exhibit "A"

LEGAL DESCRIPTION OF THIRD ADDITIONAL PROPERTY

Building 1 Additional Property:

LOTS 45 THROUGH 50, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION 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

Common Address: 1033 W. 14th Place (new address) or 117-127 West South Water Market Street (old address) Chicago, Illinois

P.I.N.S. 17-20-226-021 through 026, inclusive

Property of Cook County Clerk's Office

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Exhibit "A-1"

LEGAL DESCRIPTION OF FUTURE ADDITIONAL PROPERTY

Building 1 Additional Property

THE NORTH HALF OF THE ALLEY, IF VACATED, LYING SOUTH OF AND ADJOINING LOTS 45 THROUGH 50, 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.

Building 4

LOTS 109 THROUGH 132, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION 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

THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 109 THROUGH 132, 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.

Commonly known as: 1101-51 W. 15th St., Chicago, Illinois 60608
P.I.N.S. 17-20-227-001 through 024, inclusive

Building 5

PROPERTY:

LOTS 94 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION 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.

THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 94 THROUGH 108, 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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Commonly known as: 1112-50 West 15th Street, Chicago, Illinois 60608
P.I.N.S. 17-20-225-025 through 17-20-225-039, inclusive.

Building 5 Additional Property:

LOTS 85 THROUGH 93, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION 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.

THE SOUTH HALF OF THE TO BE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 85 THROUGH 93, 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.

Commonly known as: 70-74 & 86 W. South Water Market (Lots 85-87 & 93), and 1112-20 W. 15th Street (Lots 88-92), Chicago, Illinois 60608
P.I.N.S. 17-20-225-040 through 17-20-225-048, inclusive.

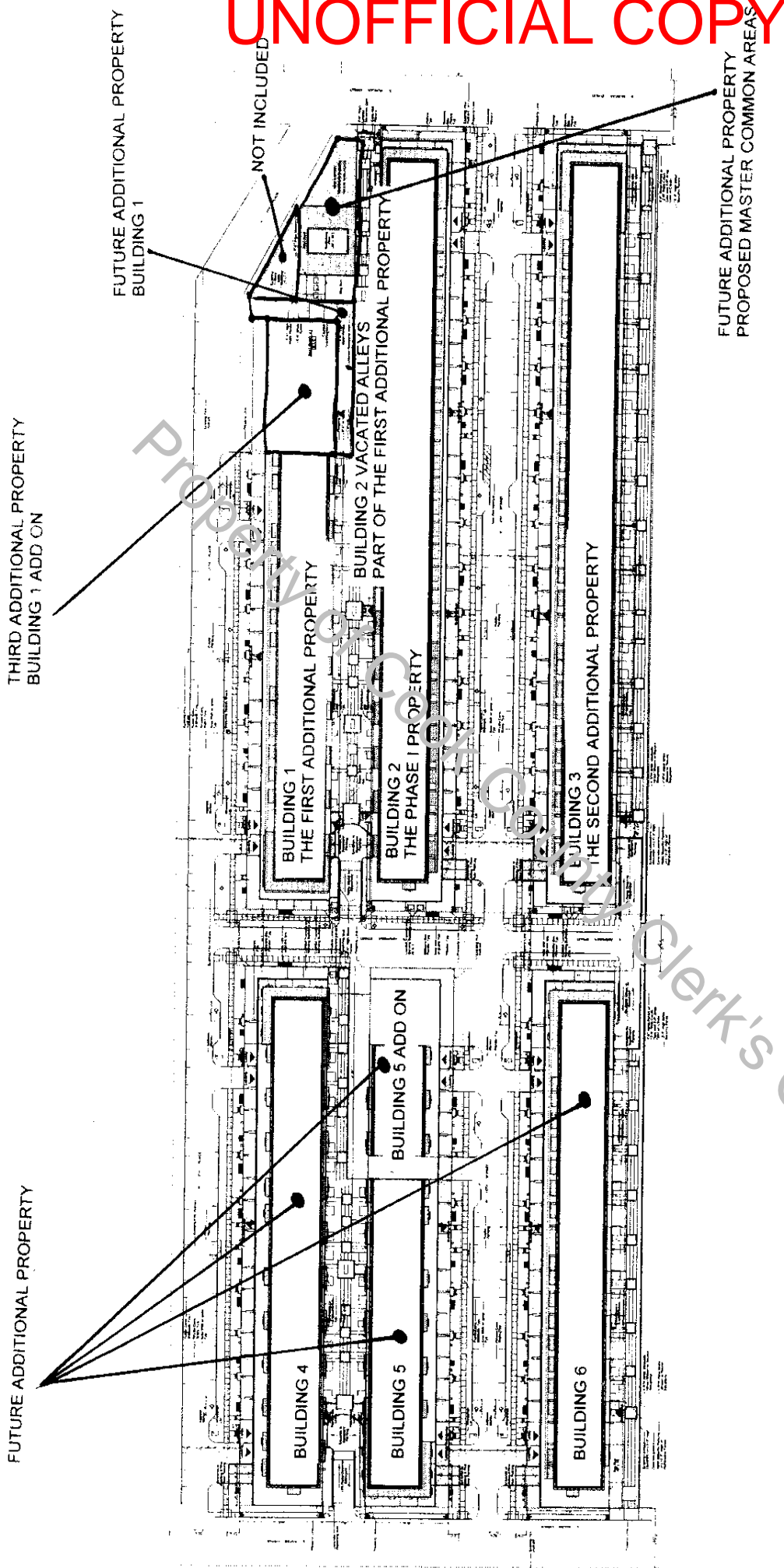
Building 6

LOTS 1 THROUGH 24, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION 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.

THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 24, 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.

Commonly known as: 1101-51 West 14th Place, Chicago, Illinois 60608.
P.I.N.S. 17-20-225-001 through 014, inclusive; 17-20-225-049; and 17-20-225-017 through 024, inclusive

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THIS SITE PLAN IS ATTACHED FOR REFERENCE PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL LINES AND LOCATIONS ARE APPROXIMATE.

PORTIONS OF THE PROPERTY AND THE ADDITIONAL PROPERTY ARE PENDING RE-ZONING FOR RESIDENTIAL USE. CERTAIN PUBLIC ALLEY OR OTHER PUBLIC ALLEYS ARE SUBJECT TO VACATION.

06/10
PUPILS/CLERK'S OFFICE
APR 2010

LABELING/REFERENCES ADDED
7-21-06 BUP-LMK

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Exhibit "C"

**AMENDED ALLOCATION OF PERCENTAGES
FOR THE UNIVERSITY COMMONS MASTER
ASSOCIATION INCLUDING THE PROPERTY AND THE FIRST,
SECOND AND THIRD ADDITIONAL PROPERTY (PHASES I, II & III)**

PHASE I PERCENTAGES:

Condominium Parcels:	Units	
Building 1	137	26.5%
Building 2	185	35.5%
Building 3	196	38.0%
TOTAL:	518	100%