

UNOFFICIAL COPY

**SPECIAL AMENDMENT
TO THE DECLARATION
OF CONDOMINIUM
OWNERSHIP AND OF
EASEMENTS,
RESTRICTIONS,
COVENANTS AND
BY-LAWS FOR THE
5556 NORTH SHERIDAN
ROAD
CONDOMINIUM
ASSOCIATION**



Doc#: 0621639051 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2006 12:12 PM Pg: 1 of 13

F	AB	A
P	BA	P
T	AT	V
I	TA	

This Special Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 5556 North Sheridan Road Condominium Association, dated February 6, 2006 and recorded with the Recorder of Deeds, Cook County, Illinois, on February 9, 2006 as Document No. 0604018090, (said Declaration and any amendments thereto are hereinafter referred to as the "**Declaration**") is executed by Bryn Mawr Sheridan, 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 XV, desire to record a special amendment (the "**Special Amendment**") to the Declaration to correct certain scrivener errors and otherwise amend the Declaration as set forth herein; 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 to the Declaration; and

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO: James B. Toohy, Esq. Fuchs & Roselli, Ltd. 440 West Randolph, Suite 500 Chicago, Illinois 60606 (312) 651-2400	PROPERTY ADDRESS AND P.I.N.: 5556 North Sheridan Road Chicago, Illinois P.I.N. 14-08-202-009
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RECORDING FEE 48-

DATE 8-4-06 COPIES 6

OK BY BW

13p

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WHEREAS, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to revise Exhibit B to the Declaration by deleting references in the Plat of Survey (“**Survey**”) to “**Atelier Condominium**”; by changing the reference at the bottom right corner of each page of said Survey from Exhibit A to Exhibit B; and by clarifying the status of a 7.68’ by 19’ space to the east of PU-60, which is designated on Page 3 of the Survey, as a limited common element; and

WHEREAS, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to revise Exhibit C to the Declaration by changing the reference to the parking spaces at the bottom of Exhibit C from P to PU; and

WHEREAS, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to revise Section 3.03 of the Declaration to reflect the limited common element clarification in the Survey and to revise Section 6.07 of the Declaration to correct the start-up costs payable to the Association at closing.

NOW, THEREFORE, Declarant hereby declares that the Declarations are corrected as follows:

1. Exhibit B to the Declaration, “**Plat of Survey**”, is hereby amended and replaced by the attached Amended Exhibit B to reflect the correct condominium association name, to change the exhibit reference, and to indicate that the 7.68’ by 19’ space to the east of PU-60 is a limited common element by inserting the following: “L.C.E. as to PU-60”.
2. Exhibit C to the Declaration, “**Percentage Interest in Common Elements**”, is hereby amended and replaced by the attached Amended Exhibit C to properly show the Parking Spaces as PU-1 through PU-93.
3. Section 3.03 of the Declaration is hereby amended at the end of the Section by adding “; and (f) the area adjacent to PU-60 as designated on Page 3 of the Plat.”
4. Section 6.07 of the Declaration is hereby amended in line two by deleting “two (2) times the first full monthly assessment” and replacing it with “three (3) times the first full monthly assessment”.
5. 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.

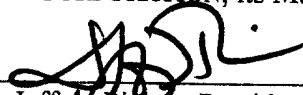
[SIGNATURE PAGE FOLLOWS]
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, Bryn Mawr Sheridan, LLC, a limited liability company, has caused its name to be signed to these presents by its Manager, this 12th day of April 2006.

BRYN MAWR SHERIDAN, LLC


BY: BIX CORPORATION, its Manager

By: 
Jeffrey Pickus, President

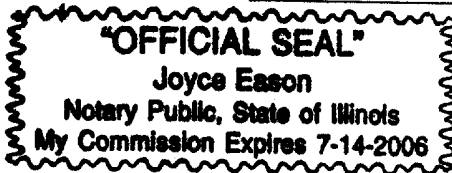
STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, Joyce Eason, a Notary Public in and for the County and State aforesaid, do hereby certify that Jeffrey Pickus, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of BIX Corporation, Manager of Bryn Mawr Sheridan, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 12th day of April, 2006.


Notary Public

My Commission Expires: 7-14-2006



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EXHIBIT A - LEGAL DESCRIPTION

LOTS 1, 2 AND 3 LYING BELOW A HORIZONTAL PLANE OF +53.20 CITY OF CHICAGO DATUM, IN BLOCK 1 OF JOHN LEWIS COCHRAN'S SUBDIVISION, A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRSD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 14-08-202-009-0000

Property Address: 5556 North Sheridan Road, Chicago, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AMENDED EXHIBIT B - PLAT OF SURVEY

See Attached

Property of Cook County Clerk's Office

UNOFFICIAL COPY

1423 Brammer St.
R.R. Grove Village, IL 60007

Phone: (847) 734-0530
Fax: (847) 734-0532

ORDER NO.
06-0002



Scale - 1 inch = 20 feet

Jens K. Doe
Professional Land Surveyors, P.C.

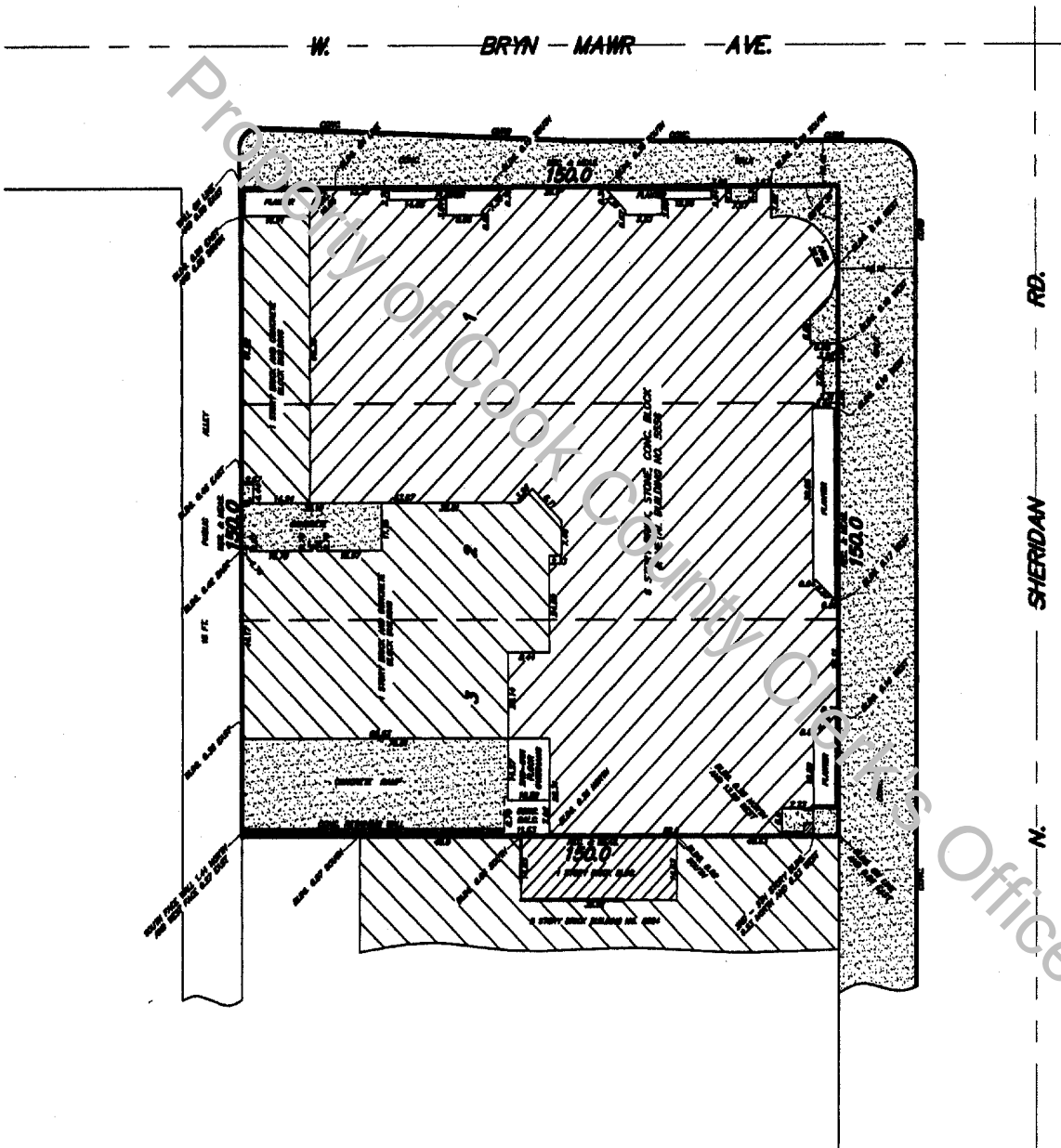
PLAT OF SURVEY
of

LOTS 1, 1 AND 3, LYING BELOW A HORIZONTAL PLANE OF +55.20 CITY OF CHICAGO DATUM, IN BLOCK 1 OF JOHN LEWIS COCHRAN'S SUBDIVISION, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5556 N. SHERIDAN RD., CHICAGO, IL.

MAIL TO:
ATTN: JAMES R. TOOHEY
PUGH & ROSELLI, LTD.
448 W. RANDOLPH ST.
SUITE 200
CHICAGO, IL 60644

5556 NORTH SHERIDAN ROAD CONDOMINIUM



PERMANENT INDEX NUMBER
14 - 06 - 262 - 001

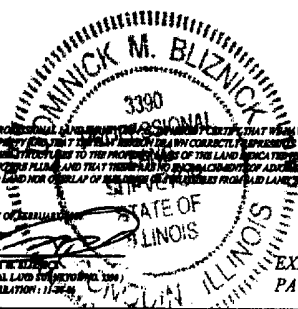
Field work completion date: January 25, 2004

ORDERED BY:

THE PICKUS COMPANIES

NOTES:
The legal description stated on this plan is a copy of the land survey order placed by the client and for accuracy, VERIFY it compared with the Deed.
Per building restrictions refer to your Allowance, Deed or Contract.
Compare dimensions between points before building and report any discrepancy in this office immediately.
Dimensions shown between are not to be assumed or used.
Dimensions shown between are by feet and decimal parts thereof.
Property corners have been established to complete the plat of survey shown hereon but have not been marked or flagged per the land survey order in which it was placed by the client.

STATE OF ILLINOIS
COUNTY OF COOK



WE, JENS K. DOE PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE INFORMATION HEREON CORRECTLY REPRESENTS THE RELATION OF THE BUILDING AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED THEREON; THAT THE WALLS OF SAID BUILDINGS FIT AND TIE TO THE CORNERS AND POINTS OF ADJACENT BUILDINGS OR STRUCTURES ONTO SAID LAND FOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND, EXCEPT AS MAY BE NOTED HEREON.

WITNESSED THIS 24TH DAY OF FEBRUARY, 2004

MINNICK M. BLIZNICK
(ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 3390)
LICENSE EXPIRES: 11-26-06

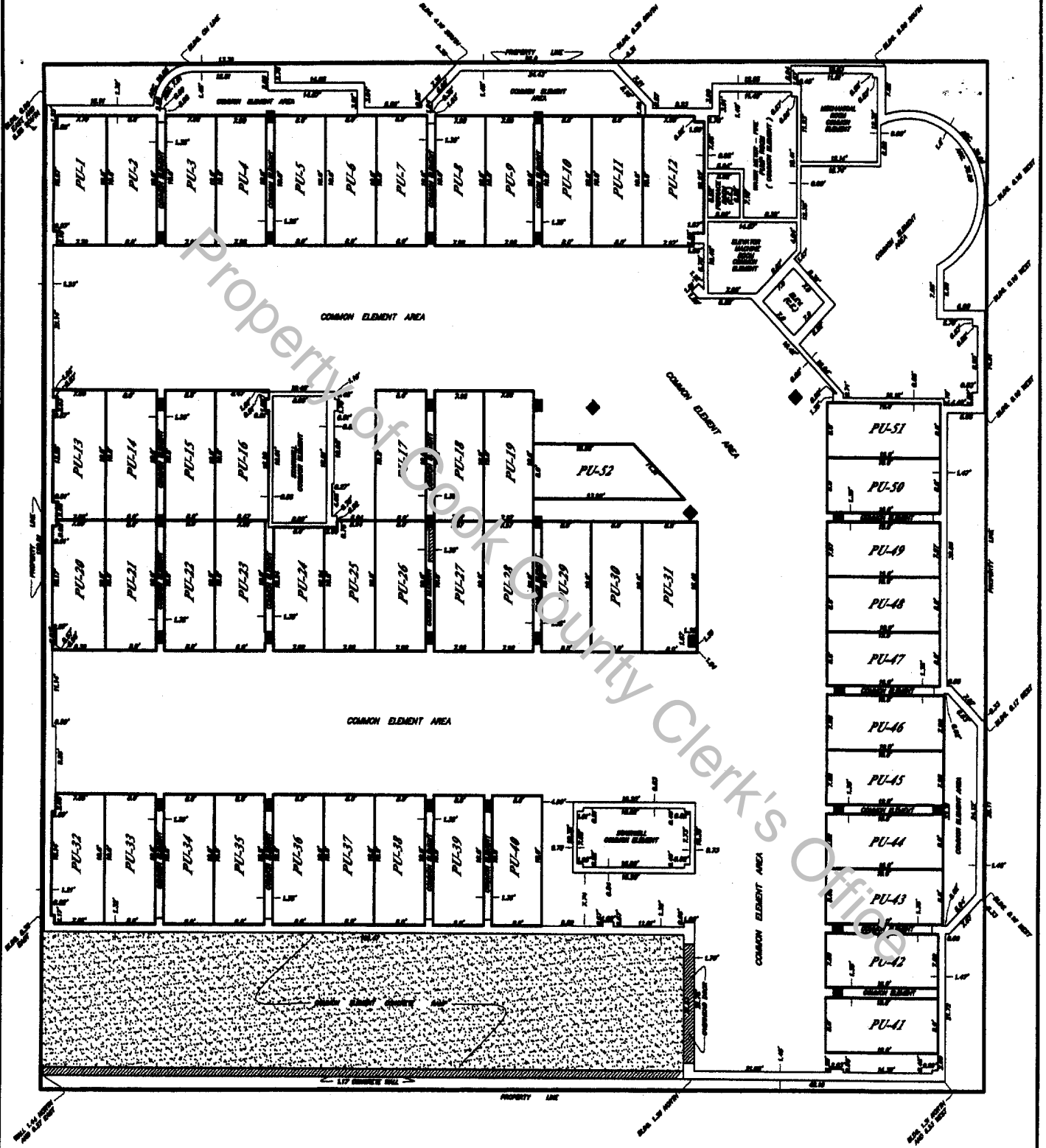
EXHIBIT B
PAGE 1 OF 6

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5556 NORTH SHERIDAN ROAD CONDOMINIUM

ORDER NO.
06-0002

BASEMENT



HORIZONTAL PLACES SHOWN HEREON ARE MEASURED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED CEILING.
 INTERIOR VERTICAL PLACES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG FINISHED FACE OF INTERIOR WALLS.
 UPPER ELEVATION OF UNITS THIS FLOOR ONLY - 442
 LOWER ELEVATION OF UNITS THIS FLOOR ONLY - 415
 ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CITY OF CHICAGO STANDARD BENCH MARK NO. 39, LOCATED 19 FEET WEST OF THE EAST LINE OF N. KEDWOLE AVENUE AND 162.5 FEET NORTH OF THE NORTH LINE OF W. BETH MAHR AVENUE. ELEVATION: 640.

NOTE:
 C.E. INDICATES COMMON ELEMENT
 DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF

PREPARED BY:
 JENN & DOB PROFESSIONAL
 LAND SURVEYORS P.C.
 1425 BETHMAHR ST.
 ELK GROVE VILLAGE, IL 60007
 (847) 754-8330

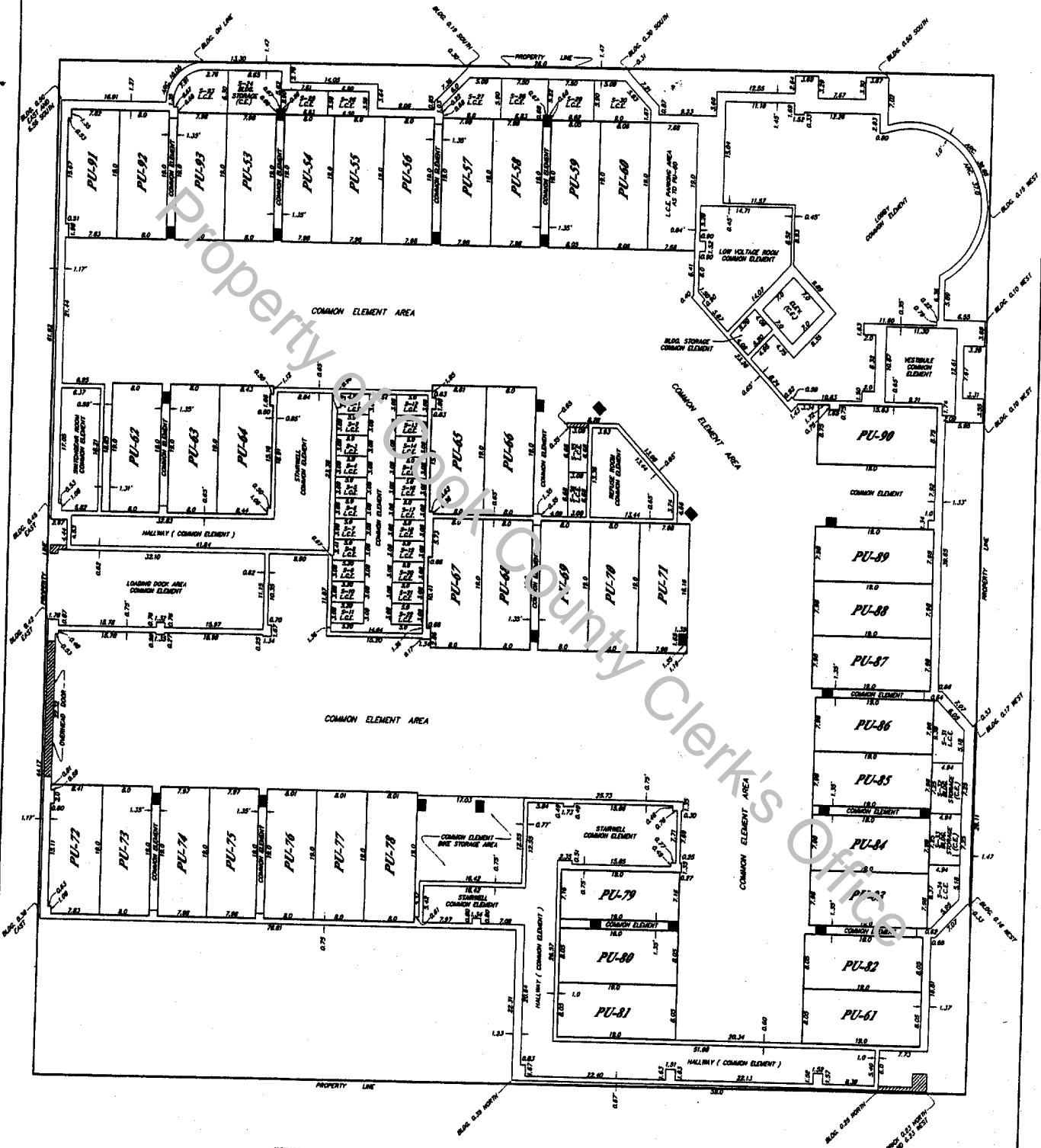
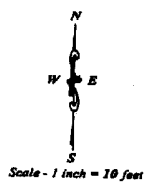
EXHIBIT B
 PAGE 2 OF 6
 AMENDED: FEBRUARY 24, 2006

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5556 NORTH SHERIDAN ROAD CONDOMINIUM

ORDER NO.
06-0002

FIRST FLOOR



NOTE:
STORAGE AREAS SHOWN HEREON
ARE PROPOSED

HORIZONTAL PLANES SHOWN HEREON ARE MEASURED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED CEILING.
 INTERIOR VERTICAL PLANES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG FINISHED FACE OF INTERIOR WALLS.
 UPPER ELEVATION OF UNITS THIS FLOOR ONLY = 16.65
 LOWER ELEVATION OF UNITS THIS FLOOR ONLY = 7.15
 ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CITY OF CHICAGO STANDARD BENCH MARK NO. 595, LOCATED 19 FEET
 WEST OF THE EAST LINE OF N. KENDRAVE AVENUE AND 182.5 FEET NORTH OF THE NORTH LINE OF W. BATH MARVE AVENUE.
 ELEVATION = 1624.

NOTE:
C.E. INDICATES COMMON ELEMENT
 L.C.E. INDICATES LIMITED COMMON ELEMENT
 DISTANCES SHOWN ARE IN FEET AND
 DECIMAL PARTS THEREOF

AMENDED THIS 24TH DAY OF JULY, 2006 TO
 ADD L.C.E. PARKING AREA TO PU-68
 DOMINICK M. BLEZINCE
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3396
 LICENSE EXPIRATION: 11-30-08

PREPARED BY:
 JANE S. DODD PROFESSIONAL
 LAND SURVEYOR P.C.
 1423 BURNHAM ST.
 ELK GROVE VILLAGE, IL 60007
 (847) 734-8339

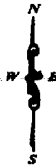
AS AMENDED
 EXHIBIT B
 PAGE 3 OF 6

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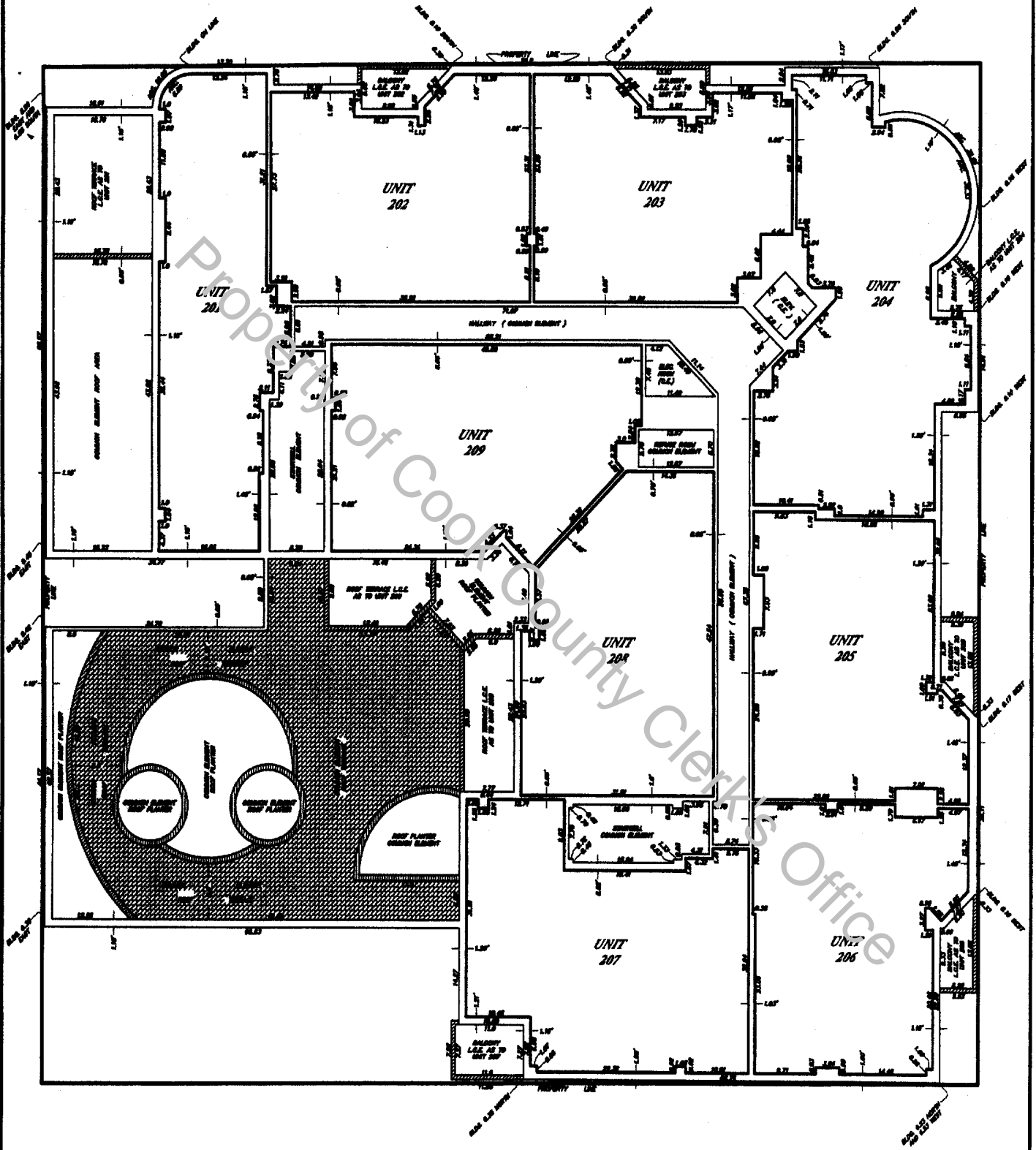
5556 NORTH SHERIDAN ROAD CONDOMINIUM

ORDER NO.
06-0002

SECOND FLOOR



Scale - 1 inch = 10 feet



HORIZONTAL PLACES SHOWN HEREON ARE MEASURED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED CEILING.
 INTERIOR VERTICAL PLACES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG FINISHED FACE OF INTERIOR WALLS.
 UPPER ELEVATION OF UNITS THIS FLOOR ONLY - 12.10
 LOWER ELEVATION OF UNITS THIS FLOOR ONLY - 11.14
 ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CITY OF CHICAGO STANDARD BENCH MARK NO. 39, LOCATED 10 FEET WEST OF THE EAST LINE OF N. KENMORE AVENUE AND 142.1 FEET NORTH OF THE NORTH LINE OF W. SIXTH MAJOR AVENUE. ELEVATION: 1.624.

NOTES:

- C.E. INDICATES COMMON ELEMENT
- L.C.E. INDICATES LIMITED COMMON ELEMENT
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF

PREPARED BY:
 JENS & DOB PROFESSIONAL
 LAND SURVEYORS P.C.
 1425 BRIMMEL ST.
 ELY GROVE VILLAGE, IL 60007
 (847) 734-6530

EXHIBIT B
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 AMENDED: FEBRUARY 14, 2006

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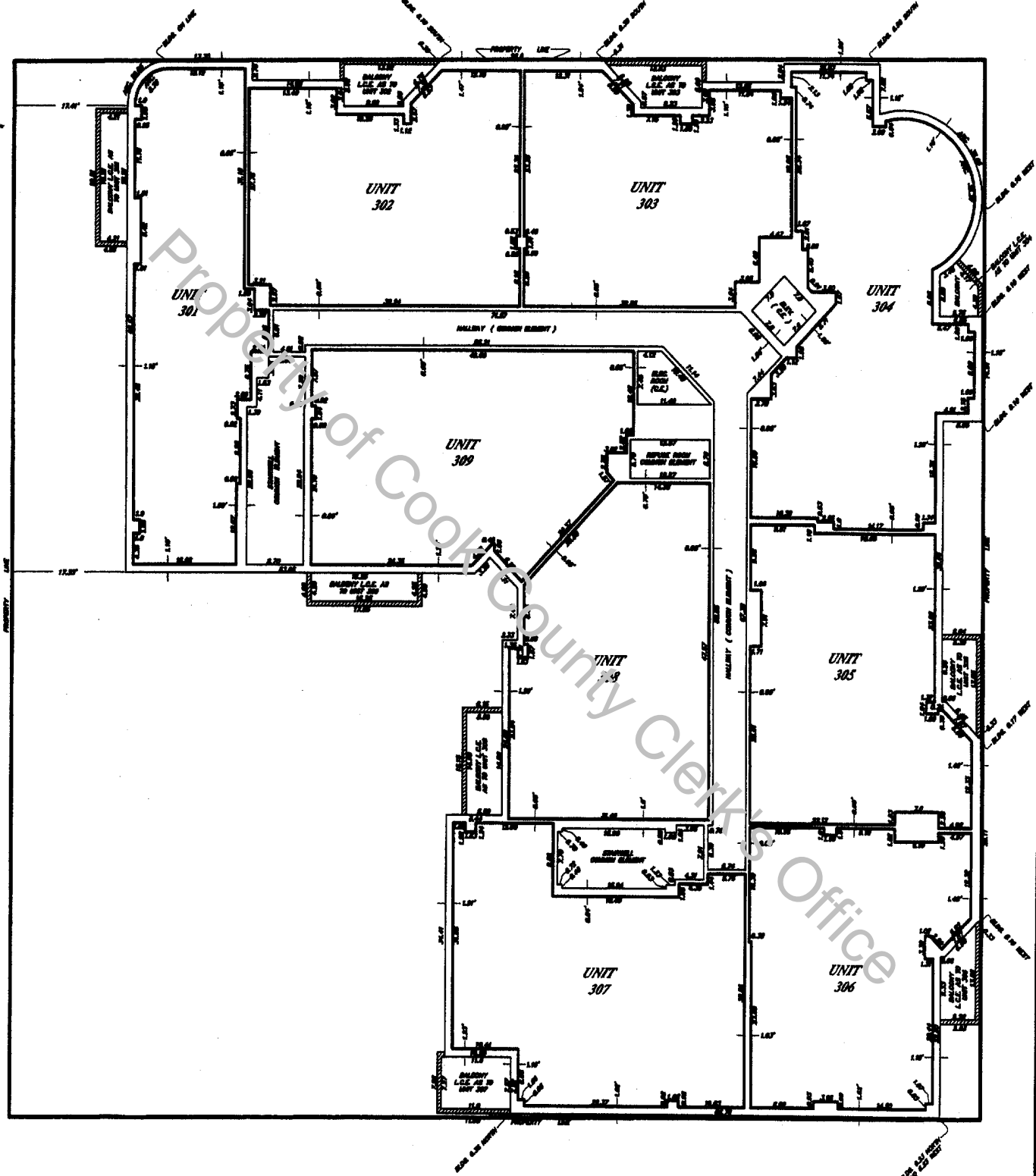
5556 NORTH SHERIDAN ROAD CONDOMINIUM

ORDER NO.
86-0002

THIRD FLOOR



Scale - 1 inch = 10 feet



HORIZONTAL PLANES SHOWN HEREON ARE MEASURED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED CEILING.
INTERIOR VERTICAL PLANES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG FINISHED FACE OF INTERIOR WALLS.
UPPER ELEVATION OF UNITS THIS FLOOR ONLY = 28.53
LOWER ELEVATION OF UNITS THIS FLOOR ONLY = 24.51
ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CITY OF CHICAGO STANDARD BENCH MARK NO. 399, LOCATED 16 FEET WEST OF THE EAST LINE OF N. KENMORE AVENUE AND 163 FEET NORTH OF THE NORTH LINE OF W. BATH MAWE AVENUE. ELEVATION: 656.

NOTE:

- C.E. INDICATES COMMON ELEMENT
- L.C.E. INDICATES LIMITED COMMON ELEMENT
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF

PREPARED BY:
JENS & BOH PROFESSIONAL
LAND SURVEYORS P.C.
1425 BRIMMEL ST.
ELE GROVE VILLAGE, IL 60007
(847) 714-6326

EXHIBIT B
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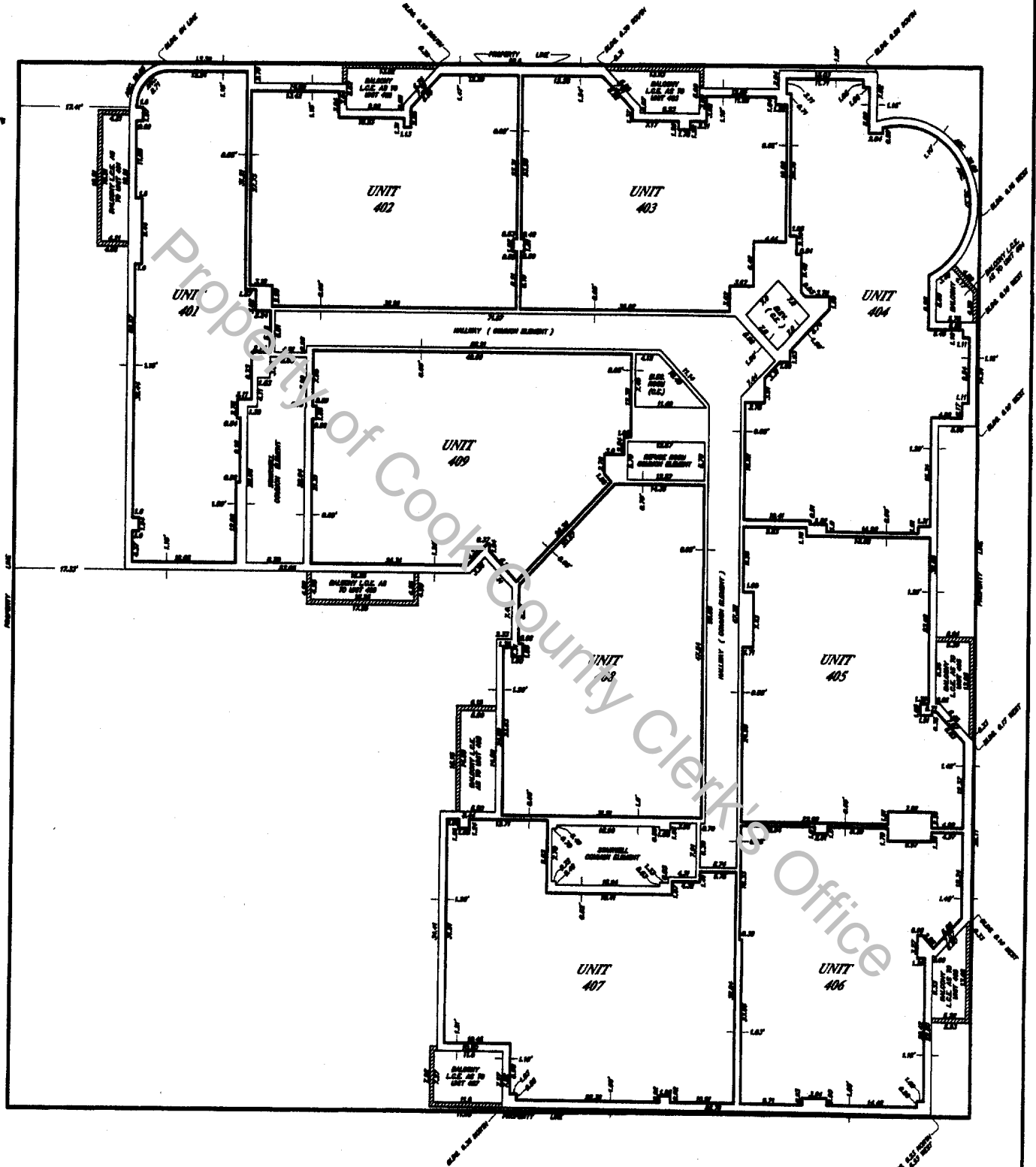
5556 NORTH SHERIDAN ROAD CONDOMINIUM

ORDER NO.
06-0002

FOURTH FLOOR



Scale - 1 inch = 10 feet



HORIZONTAL PLANES SHOWN HEREON ARE MEASURED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED CEILING.
 INTERIOR VERTICAL PLANES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG FINISHED FACE OF INTERIOR WALLS.
 UPPER ELEVATION OF UNITS THIS FLOOR ONLY - 54.0'
 LOWER ELEVATION OF UNITS THIS FLOOR ONLY - 41.0'
 ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CITY OF CHICAGO STANDARD BENCH MARK NO. 399, LOCATED 16 FEET WEST OF THE EAST LINE OF N. KENMORE AVENUE AND 142.5 FEET NORTH OF THE NORTH LINE OF W. BETH MARSH AVENUE. ELEVATION: 624.4.

NOTE:

- C.E. INDICATES COMMON ELEMENT
- L.C.E. INDICATES LIMITED COMMON ELEMENT
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF

PREPARED BY:
 JENS E. BOY PROFESSIONAL
 LAND SURVEYOR I.C.
 1425 BRIDGEMAN ST.
 ELM GROVE VILLAGE, IL 60007
 (847) 734-4330

EXHIBIT B
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AMENDED: FEBRUARY 14, 2006

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AMENDED EXHIBIT C

PERCENTAGE INTEREST IN COMMON ELEMENTS 5556 NORTH SHERIDAN CONDOMINIUM ASSOCIATION

5556 NORTH SHERIDAN CONDOMINIUMS	
UNIT	PERCENTAGE OF OWNERSHIP INTEREST IN COMMON ELEMENTS
201	0.029385
202	0.025193
203	0.024982
204	0.037176
205	0.025417
206	0.024998
207	0.029251
208	0.027587
209	0.027952
301	0.026782
302	0.026217
303	0.025079
304	0.038858
305	0.025609
306	0.025189
307	0.029251
308	0.025802
309	0.026947
401	0.029385
402	0.026732
403	0.025472
404	0.038965
405	0.026633
406	0.027508
407	0.029919
408	0.026334
409	0.026987
Parking PU-1 through PU-93	.24039 (.0025848487 each)

100%