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THIS INSTRUMENT WAS PREPARED
BY and MAIL TO:



Steven E. Moltz
LAW OFFICES OF
STEVEN E. MOLTZ
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

Doc#: 0623645098 Fee: \$86.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2006 01:37 PM Pg: 1 of 12

MTC #2064285

RECORDING FEE
DATE 8/24/06
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**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS**

FOR

**THE GRANDVIEW OF CHATHAM CONDOMINIUM
ASSOCIATION**

This First Amendment to the Declaration of Condominium Ownership for the GRANDVIEW OF CHATHAM Condominium Association dated February 24, 2006 and recorded with the Cook County Recorder of Deeds on February 28, 2006 as Document Number 0605910052, as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as the "Declaration") is executed by 917 E. 73TH AVENUE DEVELOPMENT, LLC, an Illinois Limited Liability Company (hereinafter referred to as the "Declarant");

ADDRESS: 917 E. 78TH ST., CHICAGO, IL 60619

P.I.N. 20-26-319-022-0000

WITNESSETH:

WHEREAS, the real estate described on Exhibit A of the Declaration, located in the County of Cook and State of Illinois ("Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration;

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WHEREAS, pursuant to the Act, as amended, in Article XX of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

WHEREAS, the Declarant, pursuant to Article XX of the Declaration, desires to annex and add the real estate described on Exhibit "A-1" attached hereto ("Additional Parcel"), to the Property and add to the plan of condominium ownership, and submit the Additional Parcel to the Act; and

WHEREAS, the Additional Parcel is a portion of the Future Expansion Parcel in the Declaration as described in Exhibit "C" therein; and

WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto);

WHEREAS, under Article XX of the Declaration a power coupled with an interest is granted to the Declarant acting by and through its duly authorized officers as attorney-in-fact to shift the percentage of ownership in the common elements appurtenant to each Unit to the percentages set forth in the Amendment to Declaration, and

NOW, THEREFORE, **917 E. 78TH AVENUE DEVELOPMENT, LLC**, an Illinois Limited Liability Company as the legal title holder of the Additional Parcel, for the purposes above set forth hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and together with all improvements and structures now or hereafter erected, constructed, or contained thereon or therein is submitted to the Act.
2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby deleted and an amended Exhibit "A" attached hereto is substituted therefore.
3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B" attached hereto is substituted therefor.
4. All the unit owners and mortgage holders by the Declarant, hereby consent to this Amendment to the Declaration pursuant to the powers set forth in Article XX of the Declaration.
5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

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IN WITNESS WHEREOF, the Manager of the Declarant has caused to be signed to these presents this 18th day of August, 2006.

917 E. 78TH AVENUE DEVELOPMENT, LLC,

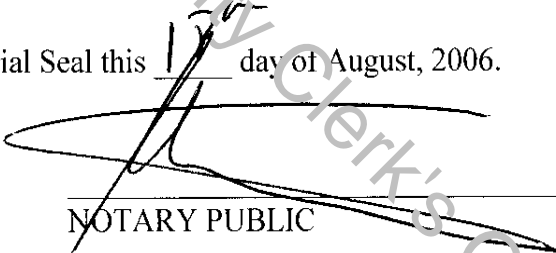
BY: 
ITS MANAGER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gheorghe Ciobanica, Manager of 917 E. 78TH AVENUE DEVELOPMENT, LLC, an Illinois Limited Liability Company are personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of 917 E. 78TH AVENUE DEVELOPMENT, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of August, 2006.




NOTARY PUBLIC

This instrument was prepared by (and mail to):

STEVEN E. MOLTZ
LAW OFFICES OF
STEVEN E. MOLTZ
19 S. LaSalle St.
Suite 900
Chicago, Illinois 60603
(312) 782-3967

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CONSENT OF MORTGAGEE

FIRST COMMERCIAL BANK, holder of a Mortgage on the property, dated November 11, 2004 and recorded December 14, 2004 as Document No. 0434935008, hereby consents to the First Amendment to the 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 FIRST COMMERCIAL BANK, has caused this instrument to be signed by its duly authorized officers on its behalf, all done at Elgin, Illinois, on this 17th day of August, 2006.

FIRST COMMERCIAL BANK

BY: Jack Crane

TITLE: SVP

ATTEST:

Maat W. Norbett

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, do hereby certify that Jack Crane, Matthew Norbett and _____, respectively, of FIRST COMMERCIAL BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Jack Crane and Matthew Norbett, 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 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of August, 2006.

[Signature]
NOTARY PUBLIC



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EXHIBIT "A-1"

TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE GRANDVIEW OF CHATHAM CONDOMINIUM

UNIT(S) G1-W, G2-W, G3-W, 101-W, 102-W, 103-W, 104-W, 201-W, 202-W, 203-W, 204-W, 301-W, 302-W, 303-W, AND 304-W IN THE GRANDVIEW OF CHATHAM CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 89 IN CORNELL, SAID CORNELL, BEING A SUBDIVISION OF SECTION 26 AND SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ADDRESS: 917 E. 78TH ST., CHICAGO, IL 60619

P. I. N. 20-26-319-027-000

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"****THE GRANDVIEW OF CHATHAM CONDOMINIUMS**

<u>UNIT NUMBER:</u>	<u>% OWNERSHIP IN COMMON ELEMENTS</u>
G1-W	3.17%
G2-W	3.08%
G3-W	2.66%
G1-E	3.17%
G2-E	3.08%
G3-E	3.15%
101-W	3.70%
102-W	3.59%
103-W	3.38%
104-W	2.87%
101-E	3.80%
102-E	3.59%
103-E	2.85%
104-E	3.38%
201-W	3.70%
202-W	3.59%
203-W	3.38%
204-W	2.87%
201-E	4.01%
202-E	3.59%
203-E	2.85%
204-E	3.38%
301-W	3.70%
302-W	3.59%
303-W	3.38%
304-W	2.87%

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301-E	3.80%
302-E	3.59%
303-E	2.85%
304-E	3.38%
TOTAL	100.00%

Property of Cook County Clerk's Office

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EXHIBIT

ATTACHED TO

PROPERTY OF COOK COUNTY CLERK'S OFFICE

DOCUMENT

*7/29/11
1527M
12/25/11*

SEE PLAT INDEX