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**FIRST AMENDMENT TO  
THE DECLARATION  
OF CONDOMINIUM  
OWNERSHIP AND  
OF EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND  
BY-LAWS FOR  
1019 WEST MONROE  
CONDOMINIUM  
ASSOCIATION**



Doc#: 0626431036 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2006 11:00 AM Pg: 1 of 6

**THIS INSTRUMENT PREPARED BY**  
Daniel G. Lauer & Assoc., P.C.  
1424 W. DIVISION STREET  
CHICAGO, IL 60622-3322

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

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**THIS DECLARATION** is made and entered by Monroe Partners 1, LLC, an Illinois Limited Liability Company, (hereinafter referred to as the "Declarant");

**WITNESSETH:**

**WHEREAS**, the Declarant holds legal title to the parcel of real estate situated in the City of Chicago, Cook County, Illinois (hereinafter called the "Parcel") and legally described below and by this reference made a part hereof; and,

**WHEREAS**, the 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 1019 West Monroe Condominium Association ("the Declaration") on January 19, 2006 as Document 0601932104; and,

**WHEREAS**, the Declarant is desirous of more clearly setting forth the Unit Owners' rights and obligations as to certain Limited Common Elements on or about the Property and establishing, for its own benefit and for that of all future owners or occupants of the Property and each part thereof, certain easements and rights in, over and upon the property and certain mutually beneficial restrictions and obligations with respect to the use and maintenance thereof; and,

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**WHEREAS**, the Declaration paragraph 3.01 provides that the "...Common Elements include, without limitation and if applicable, any of the following items located at the Property: the walls, roof, hallways, stairways, entrances and exits, security system, mechanical equipment areas...", as well as other structural components of the Property; and,

**WHEREAS**, paragraph 3.03 of the Declaration defines Limited Common Elements of the Property as "...such parts of the Common Elements serving exclusively a single Unit or adjoining Units as an inseparable appurtenance thereto, as designated as such in this Declaration, including in the Plat, or which by the nature or location thereof, or by the terms of this Declaration, are clearly intended to be reserved for or for the use of one or more Units to the exclusion of other Units. The Limited Common Elements appertaining to, or designated or reserved for or for the use of, or serving any Unit (alone or in conjunction with other Units) are hereinafter from time to time referred to as the Limited Common Elements of such Unit. The Limited Common Elements shall include, but shall not be limited to, the following (a) the interior surface of the perimeter walls, ceiling and floors which define the boundary planes of a Unit; (b) perimeter doors and windows which serve exclusively a single Unit; (c) any system or component part thereof which serves a Unit exclusively, to the extent that such system or component part is located outside the boundaries of a Unit; (d) balconies, terraces and/or decks contiguous to a Unit (excluding any stair system and landings which provide ingress and egress to other Units); (e) the Storage Spaces; and (f) any future Roof Deck or other roof structure."

**WHEREAS**, paragraph 16.01 of the Declaration provided that all rights vested in the Board of Unit Owners shall be vested in the Declarant and/or Developer until the election of the initial Board by the Unit Owners.

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

Legal Description:	Please see below
Common Address:	1019 West Monroe Street Chicago, Illinois 60607
PIN:	17-17-211-010-0000

**PARCEL 1:**

UNITS 1E, 1W, 2E, 2W, 3E, 3W, 4E, 4W, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8 and P-9 IN THE 1019 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 (EXCEPT THE SOUTH 12.00 FEET THEREOF) IN ASSESSOR'S DIVISION OF LOT 1 OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER

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0601932104, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-1, S-2, S-3, S-4, S-5, S-6, S-7, AND S-8, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0601932104.

**NOW THEREFORE**, the Declarant and Developer, pursuant to the rights conferred on them in the Declaration, and for the purposes set forth herein, amends the Declaration and **DECLARES AS FOLLOWS**:

1. Exhibit A (Condominium Plat of Survey) of the Declaration is hereby amended by replacing that part of the Basement elevation recorded as part of the original Plat of Survey, which was recorded as Exhibit A to the Declaration on January 19, 2006 as Document Number 0601932104, with the amended Basement elevation attached hereto as Exhibit A, to show the inclusion of Storage Space number 8, known as P-8.
2. Exhibit D of the Declaration is hereby amended as follows to correct the assignment of the Limited Common Element Storage Spaces:

### EXHIBIT D

#### SCHEDULE OF STORAGE SPACES 1019 WEST MONROE CONDOMINIUMS

<u>Unit</u>	<u>LCE Storage Space Schedule</u>
1E	S-8
1W	S-1
2E	S-2
2W	S-3
3E	S-4

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3W	S-5
4E	S-6
4W	S-7
P-1	None
P-2	None
P-3	None
P-4	None
P-5	None
P-6	None
P-7	None
P-8	None
P-9	None

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IN WITNESS WHEREOF, the said Monroe Partners 1, LLC, an Illinois Limited Liability Company, has caused its Manager to affix his signature hereunto and caused its name to be signed in these presents, this 31<sup>st</sup> day of August, 2006.

Monroe Partners 1, LLC,  
an Illinois Limited Liability Company

By: [Signature]  
Its Manager

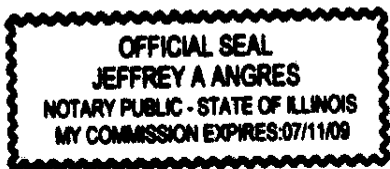
STATE OF ILLINOIS     )  
  )     SS:  
COUNTY OF COOK     )

I, Jeffrey A. Angres a Notary Public in and for said County, in the State aforesaid, do hereby certify Pete Vitogiannis, personally known to me to be the person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledge that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of August, A.D., 2006.

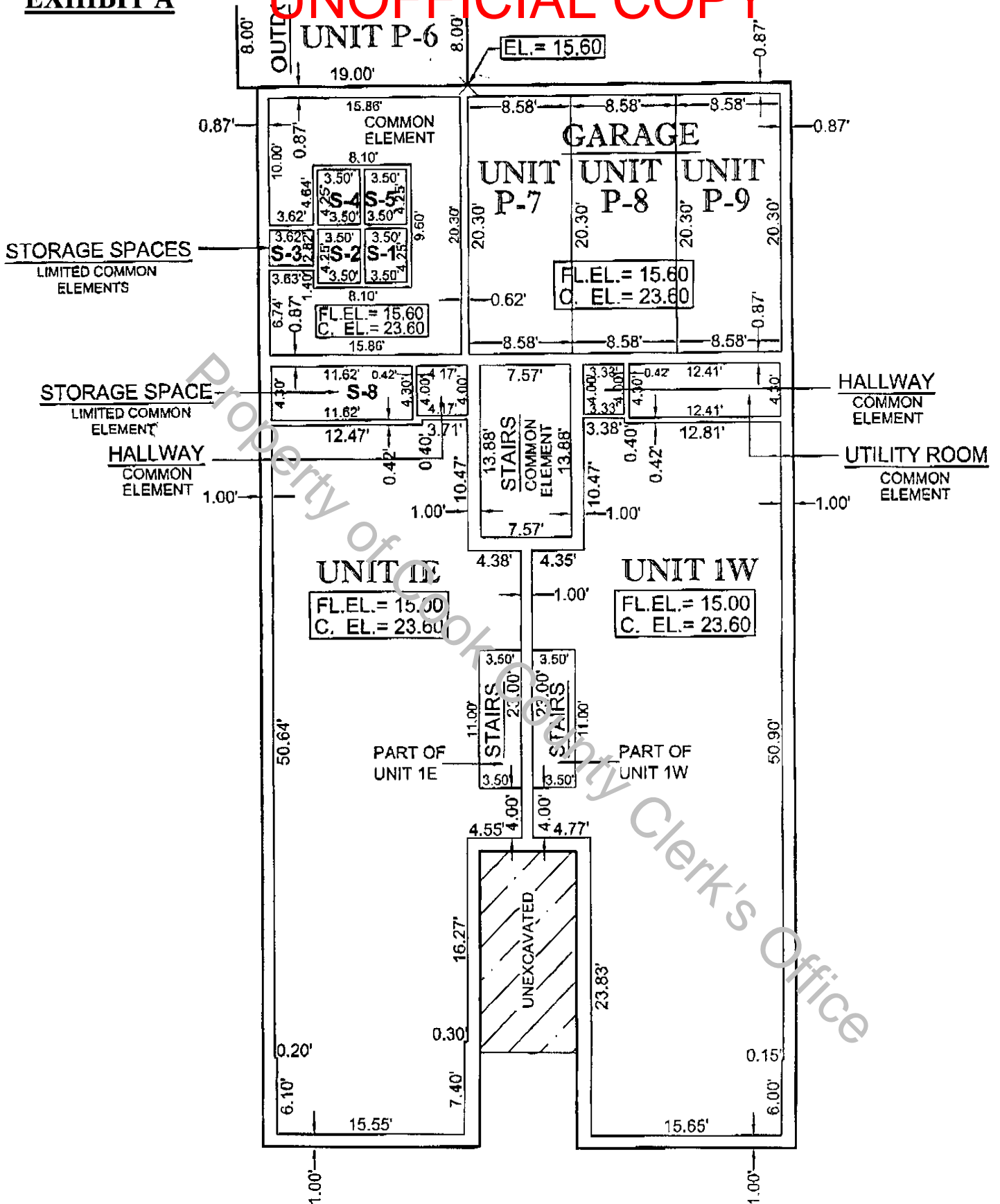
SEAL

Jeffrey A. Angres  
Notary Public



**EXHIBIT A**

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**BASEMENT**