



**CONTRACTORS CLAIM
FOR MECHANICS LIEN**

Doc#: 0633222015 Fee: \$37.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/28/2006 02:29 PM Pg: 1 of 23

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

The Lien Claimant,

BEST BUILT FABRICATING CO.,

an Illinois corporation, of South

Holland, Illinois, County of Cook, State of Illinois, hereby files its Contractor's Claim for

Mechanic's Lien against the following:

Owners:

Kimbark Estates Condominium Association
6324 S. Kimbark Ave.
Unit 100
Chicago, IL 60637

Muneerah Maalik
6324 S. Kimbark Ave.
Unit 302 and Parking Space P-8
Chicago, IL 60637

Diana M. Love
6324 S. Kimbark Ave.
Unit 201 and Parking Space P-9
Chicago, IL 60637

Ebozy Colbert
6324 S. Kimbark Ave.
Unit 402 and Parking Space P-25
Chicago, IL 60637

Robert Mutter and Esther Brodsky
6324 S. Kimbark Ave.
Unit 300 and Parking Space P-12
Chicago, IL 60637

Sheila A. Cooper
6324 S. Kimbark Ave.
Unit 105 and Parking Space P-18
Chicago, IL 60637

Timothy and Mary A. Eaton
6324 S. Kimbark Ave.
Unit 200 and Parking Space P-11
Chicago, IL 60637

Naila Wilcox
6324 S. Kimbark Ave.
Unit 203 and Parking Space P-15
Chicago, IL 60637

South Campus LLC
6324 S. Kimbark Ave.
Unit 103 and Parking Space P-10
Chicago, IL 60637

Michelle L. Burns
6324 S. Kimbark Ave.
Unit 202 and Parking Space P-17
Chicago, IL 60637

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Elise J. Cochran
6324 S. Kimbark Ave.
Unit 404 and Parking Space P-23
Chicago, IL 60637

Bruce W. Mitzit
6324 S. Kimbark Ave.
Unit 405 and Parking Space P-22
Chicago, IL 60637

Barbara L. Linair
6324 S. Kimbark Ave.
Unit 301 and Parking Space P-29
Chicago, IL 60637

Felicia Hepburn
6324 S. Kimbark Ave.
Unit 304 and Parking Space P-27
Chicago, IL 60637

Naima Dawson
6324 S. Kimbark Ave.
Unit 204 and Parking Space P-16
Chicago, IL 60637

Bertina Booker
6324 S. Kimbark Ave.
Unit 303 and Parking Space P-28
Chicago, IL 60637

Kori M. Brown
6324 S. Kimbark Ave.
Unit 400 and Parking Space P-20
Chicago, IL 60637

Darien Veal
6324 S. Kimbark Ave.
Unit 403 and Parking Space P-24
Chicago, IL 60637

Darien and Deborah Veal
6324 S. Kimbark Ave.
Parking Space P-31
Chicago, IL 60637

Sampath and Latha Shrivatsa
6324 S. Kimbark Ave.
Unit 102 and Parking Space P-30
Chicago, IL 60637

Doney Maxey
6324 S. Kimbark Ave.
Unit 305 and Parking Space P-26
Chicago, IL 60637

Audra M. Wilson
6333 S. Kimbark Ave., Unit 6333-GE
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-1

Lauren A. Cutrone
6331 S. Kimbark Ave., Unit 6331-GW
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-34

Shavone & Crystal Brooks
6331 S. Kimbark Ave., Unit 6331-3W
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-2

Jerald D. Blackwell
6324 S. Kimbark Ave.
Unit 104 and Parking Space P-19
Chicago, IL 60637

Monique G. Hall
6331 S. Kimbark Ave., Unit 6331-GE
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-33

Cynthia Newsome
6331 S. Kimbark Ave., Unit 6331-1W
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-3

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Douglas R. Hoffman
6333 S. Kimbark Ave., Unit 6333-3E
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-4

Margret Shiffer-Roark
6333 S. Kimbark Ave., Unit 6333-3W
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-5

Leticia M. Jaimés
6331 S. Kimbark Ave., Unit 6331-2W
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-6

Latrell E. Lowe
6333 S. Kimbark Ave., Unit 6333-2E
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-7

Lenders:

MERS
1595 Spring Hill Road, Ste. 310
Vienna, VA 22182
By virtue of mortgages recorded as
Document #0323832179; and
Document #0405531041; and
Document #0418841147; and
Document #0418841148; and
Document #0421141120; and
Document #0421141121; and
Document #0432441083; and
Document #0525204001; and
Document #0525204002; and
Document #0614649151; and
Document #0514441043; and
Document #0514441044; and
Document #0517441023; and
Document #0517441024; and
Document #0625720153; and
Document #0625720154; and
Document #0626105253; and
Document #0626105254

Brian L. Mohr
6324 S. Kimbark Ave.
Unit 205 and Parking Space P-14
Chicago, IL 60637

Erik Edwards
6333 S. Kimbark Ave., Unit 6333-1E
Chicago, IL 60637
By virtue of ownership of 6324 S. Kimbark
Ave., Chicago, IL 60637, Parking Space P-32

Janina Wilson
6324 S. Kimbark Ave.
Unit 401 and Parking Space P-21
Chicago, IL 60637

Traci Parker
6324 S. Kimbark Ave.
Unit 101 and Parking Space P-13
Chicago, IL 60637

Treasury Bank
1800 Tupo Canyon Road
Simi Valley, CA 93063
By virtue of a mortgage recorded as Document
#0323832180

Home Loan Center, Inc.
163 Technology Drive
Irvine, CA 92618
By virtue of a mortgage recorded as Document
#0405531042

ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Rd.
Troy, MI 48084
By virtue of mortgages recorded as
Document #0518839009; and
Document #0618835140; and
Document #0618835141

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JPMorgan Chase Bank
 P.O. Box 32096
 Louisville, KY 40232
 By virtue of a mortgage recorded as Document
 #0518839011

MidAmerica Bank
 1823 Centre Point Circle
 Naperville, IL 60566
 By virtue of a mortgage recorded as Document
 #0418005001

First Midwest Bank
 One Pierce Place, Ste. 1500
 Itasca, IL 60143
 By virtue of a mortgage recorded as Document
 #0419641061

Harris Trust & Savings Bank
 111 W. Monroe
 Chicago, IL 60603
 By virtue of a mortgage recorded as Document
 #0421741014

Neighborhood Lending Service
 1276 N. Milwaukee Ave.
 Chicago, IL 60622
 By virtue of a mortgage recorded as Document
 #0421741015

Countrywide Document Custody Services
 400 Countrywide Way
 Simi Valley, CA 93065
 By virtue of a mortgage recorded as Document
 #0422310063

Deutsche Bank National Trust Co., Trustee
 3 Park Plaza, 16th Floor
 Irvine, CA 92614-8539
 By virtue of a mortgage recorded as Document
 #0422441079

Indymac Bank
 3465 E. Foothill Blvd.
 Pasadena, CA 91107
 By virtue of a mortgage recorded as Document
 #0422441080

Argent Mortgage Company
 P.O. Box 6047
 Rolling Meadows, IL 60008
 By virtue of a mortgage recorded as Document
 #0422441082

Long Beach Mortgage Company
 1400 Douglas Road, Suite 100
 Anaheim, CA 92806
 By virtue of mortgages recorded as
 Document #0429341122; and
 Document #0429341123; and
 Document #0514541002; and
 Document #0514541003

Ohio Savings Bank
 1111 Chester Ave.
 Cleveland, OH 44114
 By virtue of a mortgage recorded as Document
 #0422441084

Illinois Housing Development Authority
 401 N. Michigan Ave., Suite 900
 Chicago, IL 60611
 By virtue of a mortgage recorded as Document
 #0511741011

ING Bank
 600 W. St. Germain St., Suite 200
 St. Cloud, MN 56301
 By virtue of a mortgage recorded as Document
 #0523641174

TCF National Bank
 555 E. Butterfield Road
 Lombard, IL 60148
 By virtue of a mortgage recorded as Document
 #0523641175

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Bank of America
 9000 Southside Blvd., Bldg. 700
 Jacksonville, FL 32256
 By virtue of mortgages recorded as
 Document #0603818106; and
 Document #0603818107

1. That on or about June 5, 2006, the Owners owned the following land legally described as set forth on the attached Exhibit A (Real Estate).

PERMANENT INDEX NOS: See Attached Exhibit B

COMMONLY KNOWN AS: 6324 S. Kimbark, Chicago, Illinois 60637

and **Iris Ade, an authorized agent of Kimbark Estates Condominium Association**, of 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611, was the Owners' Authorized Agent (Agent) for the improvement thereof.

2. Prior to June 5, 2006, the Owners, or a party knowingly permitted and authorized by the Owners to contract for the improvement of the Real Estate, entered into a contract with the Contractor, for the improvement of the Real Estate (the Project).

3. Commencing on or about June 5, 2006, the Owners entered into a contract with the Claimant to fabricate and install steel gates and fence extensions and related work for the amount of Twenty Eight Thousand Fifty Nine and 00/100 (\$28,059.00) Dollars. The Claimant provided labor, services and material at the Real Estate and completed all work required by said contract to be done. To the extent allocation among the units included in the Real Estate is necessary for the contract work, each unit was benefitted and improved by the work done by Claimant to the common and limited common elements in the same proportion of each unit's undivided percentage ownership of the common elements as set forth in the First Amendment to Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the Kimbark Estates

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Condominium Association recorded as document number 0412418091 on May 3, 2004, in the office of the Cook County Recorder. See Exhibit C hereto.

4. That the Claimant completed all of the work required by said contract, including work on the common and limited common elements, on August 2, 2006. The value of all the labor and material furnished is Twenty Eight Thousand Fifty Nine and 00/100 (\$28,059.00) Dollars.

5. That to the best of Claimant's knowledge and belief, all of the aforesaid work was done with the consent and knowledge of the Owners and accepted by Owners and enhanced the value of the Real Estate by not less than Twenty Eight Thousand Fifty Nine and 00/100 (\$28,059.00) Dollars. To the extent allocation among the units presently included in the Real Estate is necessary, the value of each unit was enhanced in the same proportion of each unit's undivided percentage ownership of the common elements as set forth in the First Amendment to Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the Kimbark Estates Condominium Association recorded as document number 0412418091 on May 3, 2004, in the office of the Cook County Recorder. See Exhibit C hereto.

6. That said Owner is entitled to a credit of ZERO and 00/100 (\$0.00) Dollars leaving due, unpaid and owing to the Claimant, the sum of Twenty Eight Thousand Fifty Nine and 00/100 (\$28,059.00) Dollars, plus attorneys fees per the contract and statutory interest for which the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Owners under said Contract. To the extent allocation among the units included in the Real Estate is required, each unit is responsible for its share of the sums due in the same percentage of each unit's percentage ownership in the common elements as set forth in the First Amendment to Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the Kimbark Estates Condominium Association recorded as document number

UNOFFICIAL COPY

0412418091 on May 3, 2004, in the office of the Cook County Recorder. See Exhibit C hereto.

7. That this Claim for Mechanic's Lien has been duly recorded in the office of the Recorder of Deeds in Cook County, Illinois.

Dated this 27th day of November, 2006

BEST BUILT FABRICATING CO.

BY: *Nike S*

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

VERIFICATION

The undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

BEST BUILT FABRICATING CO.

BY: *Mike J*

SUBSCRIBED and **SWORN** to before me this 27th day of November, 2006

Linda L. Sullivan
Notary Public



Prepared By:

William J. Hurley, III
Crowley & Lamb, P.C.
Attorney for Best Built Fabricating Co.
350 North LaSalle Street, Suite 900
Chicago, Illinois 60610
Attorney No. 41373

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

William J. Hurley III, being first sworn, deposes that he served a copy of the attached Contractor's Claim for Mechanic's Lien upon the following named parties by depositing a true and correct copy thereof enclosed in a properly addressed, certified mail, return receipt requested, proper postage prepaid envelope, in the United States Postal Service, at 350 N. LaSalle Street, Chicago, Illinois 60610, before 5:00 P.M. on November 28, 2006.

Authorized Agent for Kimbark
Estates Condominium Association: **Iris Ade**
MCL Companies
455 E. Illinois St., Ste. 565
Chicago, IL 60611

Owners:

Kimbark Estates Condominium Association
6324 S. Kimbark Ave.
Unit 100
Chicago, IL 60637

Muneerah Maalik
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Unit 302
Chicago, IL 60637

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Unit 201
Chicago, IL 60637

Ebony Colbert
6324 S. Kimbark Ave.
Unit 402
Chicago, IL 60637

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Unit 300
Chicago, IL 60637

Sheila A. Cooper
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Unit 105
Chicago, IL 60637

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6324 S. Kimbark Ave.
Unit 200
Chicago, IL 60637

Naila Wilcox
6324 S. Kimbark Ave.
Unit 203
Chicago, IL 60637

South Campus LLC
6324 S. Kimbark Ave.
Unit 103
Chicago, IL 60637

Michelle L. Burns
6324 S. Kimbark Ave.
Unit 202
Chicago, IL 60637

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Unit 404
Chicago, IL 60637

Sampath and Latha Shrivatsa
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Unit 102
Chicago, IL 60637

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Chicago, IL 60637

Doney Maxey
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Chicago, IL 60637

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Chicago, IL 60637

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Unit 204
Chicago, IL 60637

Shavone & Crystal Brooks
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Chicago, IL 60637

Bertina Booker
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Unit 303
Chicago, IL 60637

Jerald D. Blackwell
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Unit 104
Chicago, IL 60637

Kori M. Brown
6324 S. Kimbark Ave.
Unit 400
Chicago, IL 60637

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6331 S. Kimbark Ave., Unit 6331-GE
Chicago, IL 60637

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Chicago, IL 60637

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Chicago, IL 60637

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Unit 403
Chicago, IL 60637

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Chicago, IL 60637

Margret Shiffer-Roark
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Chicago, IL 60637

Leticia M. Jaimes
6331 S. Kimbark Ave., Unit 6331-2W
Chicago, IL 60637

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Latrell E. Lowe
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Chicago, IL 60637

Erik Edwards
6333 S. Kimbark Ave., Unit 6333-1E
Chicago, IL 60637

Brian L. Mohr
6324 S. Kimbark Ave.
Unit 205
Chicago, IL 60637

Janina Wilson
6324 S. Kimbark Ave.
Unit 401
Chicago, IL 60637

Traci Parker
6324 S. Kimbark Ave.
Unit 101
Chicago, IL 60637

Lenders:

MERS
1595 Spring Hill Road, Ste. 310
Vienna, VA 22182

Harris Trust & Savings Bank
111 W. Monroe
Chicago, IL 60603

Treasury Bank
1800 Tapo Canyon Road
Simi Valley, CA 93063

Neighborhood Lending Service
1276 N. Milwaukee Ave.
Chicago, IL 60622

Home Loan Center, Inc.
163 Technology Drive
Irvine, CA 92618

Countrywide Document Custody Services
400 Countrywide Way
Simi Valley, CA 93065

ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Rd.
Troy, MI 48084

Deutsche Bank National Trust Co., Trustee
3 Park Plaza, 16th Floor
Irvine, CA 92614-8530

JPMorgan Chase Bank
P.O. Box 32096
Louisville, KY 40232

Indymac Bank
3465 E. Foothill Blvd.
Pasadena, CA 91107

MidAmerica Bank
1823 Centre Point Circle
Naperville, IL 60566

Argent Mortgage Company
P.O. Box 6047
Rolling Meadows, IL 60008

First Midwest Bank
One Pierce Place, Ste. 1500
Itasca, IL 60143

Long Beach Mortgage Company
1400 Douglas Road, Suite 100
Anaheim, CA 92806

UNOFFICIAL COPY

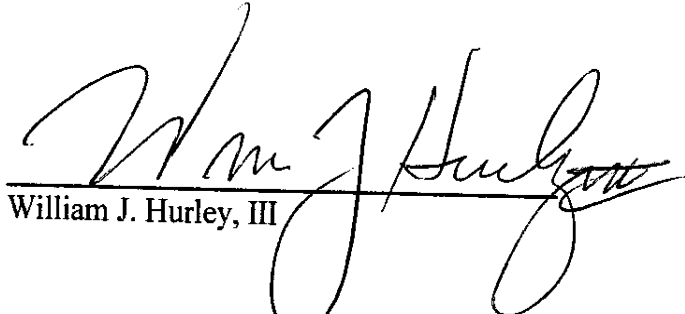
Ohio Savings Bank
1111 Chester Ave.
Cleveland, OH 44114

TCF National Bank
555 E. Butterfield Road
Lombard, IL 60148

Illinois Housing Development Authority
401 N. Michigan Ave., Suite 900
Chicago, IL 60611

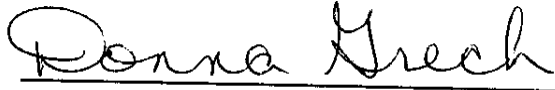
Bank of America
9000 Southside Blvd., Bldg. 700
Jacksonville, FL 32256

ING Bank
600 W. St. Germain St., Suite 200
St. Cloud, MN 56301

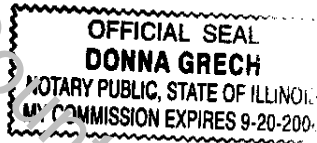


William J. Hurley, III

SUBSCRIBED and **SWORN** to before
me this 28th day of November, 2006



Notary Public



This instrument prepared by and mail to:

William J. Hurley, III
Crowley & Lamb, P.C.
Attorney for Best Built Fabricating Co.
350 North LaSalle Street, Suite 900
Chicago, Illinois 60610
Attorney No. 41373

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBERS: 101,102, 103, 104, 105, 200, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, 400, 401, 402, 403, 404, AND 405.

PARKING SPACE NUMBERS: P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, AND P-34

THE KIMPARK ESTATES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 22 AND 23 IN BLOCK 3 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318818024, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT B

PERMANENT INDEX NUMBERS

<u>Unit Number</u>	<u>PIN</u>
101	20-23-200-053-1001
102	20-23-200-053-1002
103	20-23-200-053-1003
104	20-23-200-053-1004
105	20-23-200-053-1005
200	20-23-200-053-1006
201	20-23-200-053-1007
202	20-23-200-053-1008
203	20-23-200-053-1009
204	20-23-200-053-1010
205	20-23-200-053-1011
300	20-23-200-053-1012
301	20-23-200-053-1013
302	20-23-200-053-1014
303	20-23-200-053-1015
304	20-23-200-053-1016
305	20-23-200-053-1017
400	20-23-200-053-1052
401	20-23-200-053-1053
402	20-23-200-053-1054
403	20-23-200-053-1055
404	20-23-200-053-1056
405	20-23-200-053-1057

<u>Parking Space</u>	<u>PIN</u>
P-1	20-23-200-053-1018
P-2	20-23-200-053-1019
P-3	20-23-200-053-1020
P-4	20-23-200-053-1021
P-5	20-23-200-053-1022
P-6	20-23-200-053-1023
P-7	20-23-200-053-1024
P-8	20-23-200-053-1025
P-9	20-23-200-053-1026
P-10	20-23-200-053-1027
P-11	20-23-200-053-1028
P-12	20-23-200-053-1029

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Parking Space**PIN**

P-13	20-23-200-053-1030
P-14	20-23-200-053-1031
P-15	20-23-200-053-1032
P-16	20-23-200-053-1033
P-17	20-23-200-053-1034
P-18	20-23-200-053-1035
P-19	20-23-200-053-1036
P-20	20-23-200-053-1037
P-21	20-23-200-053-1038
P-22	20-23-200-053-1039
P-23	20-23-200-053-1040
P-24	20-23-200-053-1041
P-25	20-23-200-053-1042
P-26	20-23-200-053-1043
P-27	20-23-200-053-1044
P-28	20-23-200-053-1045
P-29	20-23-200-053-1046
P-30	20-23-200-053-1047
P-31	20-23-200-053-1048
P-32	20-23-200-053-1049
P-33	20-23-200-053-1050
P-34	20-23-200-053-1051

Property of Cook County Clerk's Office

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Doc#: 0412418091
Eugene "Gene" Moore Fee: \$86.00
Cook County Recorder of Deeds
Date: 05/03/2004 02:47 PM Pg: 1 of 12

This instrument was prepared by:

Steven E. Moltz
LAW OFFICES OF
STEVEN E. MOLTZ
79 West Monroe Street
Suite 826
Chicago, Illinois 60603

NOTE 2047552
[Signature]

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS EASEMENTS RESTRICTIONS AND COVENANTS FOR THE KIMBARK ESTATES CONDOMINIUMS

THIS AMENDMENT to the Declaration made this 3rd day of May, 2004 by 6318-24 S. KIMBARK DEVELOPMENT, INC., an Illinois corporation, (hereinafter referred to as "Declarant"):

WITNESSETH THAT:

WHEREAS, Declarant filed a Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for The KIMBARK ESTATES CONDOMINIUMS on the 7th day of July, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0318818024 (the "Declaration");

WHEREAS, the Declaration sets forth that Declarant holds legal title to the following described real estate (the "Property") which Property was submitted in conformance with the requirements of the Act as hereinafter defined:

LOTS 22 AND 23 IN BLOCK 3 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD, IN SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6318-24 S. KIMBARK AVE.
CHICAGO, ILLINOIS 60637

P.I.N. 20-23-200-019-000, 20-23-200-022-0000

And
RECORDING FEE \$86.00
DATE 5-3-4 COPIES 6X
OK BY [Signature]

12 pgs

F	\$86.00	A
P		P
T	5-3-4	V
I	C.F.	

EXHIBIT C

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WHEREAS, the Declaration sets forth in Article II that all Units located on the Property are delineated on the Plat of Survey, referred therein and attached thereto as Exhibit "A" and made a part of the Declaration and legally described as follows:

UNITS: 101, 102, 103, 104, 105, 200, 201, 202, 203, 204, 205, 300, 301, 302, 303, 304, 305, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34

as delineated on the Plat of Survey of the following described parcel of real estate:

LOTS 22 AND 23 IN BLOCK 3 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD IN SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; and

WHEREAS, pursuant to Article II, Section 1 of the Declaration, the Declarant intends to amend the Plat of Survey referred to in the Declaration as Exhibit "A" and recorded simultaneously therewith as Document Number 00318818024 (the "Plat") in conformance with the requirements of the Condominium Property Act, 765 ILCS 605/1 (the "Act") by recording the amended Plat of Survey attached hereto as Exhibit "A" (the "*First Amended Plat*") and by this reference made a part of this First Amendment to Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for The KIMBARK ESTATES CONDOMINIUM (the "First Amendment"), which First Amended Plat depicts the "as-built" configuration of the Building; and

WHEREAS, the Declarant desires by this First Amendment to add and annex the following Units to the Property (as herein defined) pursuant to the terms of Article XIX of the Declaration:

UNITS 400, 401, 402, 403, 404, and 405.

NOW, THEREFORE, this First Amendment amends the Declaration as follows:

1. The recitals hereinabove set forth are hereby incorporated herein by reference as though full set forth herein.
2. Amends the Plat of Survey attached to the Declaration as Exhibit "A" by replacing it with the *First Amended Plat* attached to this First Amendment as Exhibit "A" and incorporated herein by reference.
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. This First Amendment to the Declaration is made pursuant to the applicable provisions of the Declaration and the Condominium Property Act (765 ILCS 605/1 *et seq.*)
5. Except as expressly set forth and provided for herein, the Declaration shall not be changed, modified or amended in any respect.

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IN WITNESS WHEREOF, the President and Secretary of the Declarant have caused to be signed to these presents this 3rd day of May, 2004.

6318-24 S. KIMBARK DEVELOPMENT, INC.,
an Illinois corporation

By: [Signature]
Its: President

ATTEST:

[Signature]
Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Gheorghe Cipbanica, personally known to me to be the President and Iosif Joldes, personally known to me to be the Secretary of 6318-24 S. KIMBARK DEVELOPMENT, INC., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of May, 2004.



[Signature]
NOTARY PUBLIC

This instrument was prepared by (and mail to):
Steven E. Moltz
LAW OFFICES OF STEVEN E. MOLTZ
79 West Monroe Street, Suite 826
Chicago, Illinois 60603
312-782-3967

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Exhibit "A-1"

LEGAL DESCRIPTION

PARCEL ONE:

UNIT(S) _____ IN THE KIMBARK ESTATES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22 AND 23 IN BLOCK 3 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD, IN SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318818024 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE _____, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0318818024.

ADDRESS: UNIT(S) _____,
6318-24 S. KIMBARK AVE.,
CHICAGO, ILLINOIS 60637

P.I.N: 20-23-200-019-0000, 20-23-200-020-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED JULY 7, 2003, AS DOCUMENT NUMBER 0318818024 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM,

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AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"****KIMBARK ESTATES CONDOMINIUMS****UNIT NUMBER:****% OWNERSHIP
IN COMMON ELEMENTS**

101	3.594%
102	4.553%
103	3.115%
104	4.457%
105	3.115%
200	4.663%
201	3.728%
202	3.920%
203	3.680%
204	3.877%
205	4.184%
300	4.709%
301	3.776%
302	3.968%
303	3.776%
304	3.920%
305	4.232%
400	4.757%
401	3.824%
402	4.016%
403	3.776%
404	3.968%
405	4.280%
P-1	0.240%
P-2	0.240%
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P-7	
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P-33	0.240%
P-34	0.240%

TOTAL 100.000%

Property of Cook County Clerk's Office

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**DOCUMENT
WITH THIS EXHIBIT**

EXHIBIT

ATTACHED TO

NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED] NOISE [REDACTED]

**DOCUMENT
WITH THIS EXHIBIT**

7-963
5-X

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DOCUMENT

SEE PLAT INDEX