



Doc#: 0634215031 Fee: \$102.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2006 09:46 AM Pg: 1 of 16

FIRST AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND OF  
EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND  
BY-LAWS FOR THE  
PAC LOFTS CONDOMINIUM  
ASSOCIATION

F	102	A
P		P
T	102	V

This First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the PAC Lofts Condominium Association dated October 20, 2006, and recorded with the Recorder of Deeds, Cook County, Illinois, on October 26, 2006 as Document No. 0629915153 (said Declaration and any amendments thereto are hereinafter referred to as the "Declaration") is executed by Bond/CG Backtown, 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, located in the City of Chicago, County of Cook and State of Illinois (the "Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, as amended, and Article XII 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

<p><b>THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:</b></p> <p>James B. Toohey, Esq. Fuchs &amp; Roselli, Ltd. 440 West Randolph, Suite 500 Chicago, Illinois 60606 (312) 651-2400</p>	<p><b>PROPERTY ADDRESS AND P.I.N.:</b></p> <p>1735 North Paulina Street Chicago, Illinois</p> <p>P.I.N. 14-31-422-004 14-31-422-007 14-31-422-008 14-31-422-031</p>
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RECORDING FEE 102  
DATE 12/8/06 COPIES 2  
OK BY [Signature]

1602

# UNOFFICIAL COPY

**WHEREAS**, under Article XII 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

**WHEREAS**, under Article XV 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 reflect "Projected" Units as actual or depicted Units; and

**WHEREAS**, the Declarant, pursuant to Article XII 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 Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "B" thereto) and to the percentage of ownership interest in the Common Elements for Condominium Units (Exhibit "C" thereto); and

**WHEREAS**, the Declarant, pursuant to Article XV of the Declaration, desires to convert Units 201 and 301 from projected Units (as portrayed in Exhibit "B" of the Declaration) to actual, depicted Units; and

**NOW, THEREFORE**, Bryn Mawr Sheridan, 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. Units 201 and 301 of the Plat of Survey are hereby converted from Projected Units to actual, depicted Units.
2. Exhibit "B" of the Declaration, "Plat of Survey", is hereby deleted and an amended Exhibit "B" attached hereto is substituted therefor.
3. Exhibit "C" of the Declaration, "Percentage Interest in Common Elements", is deleted and an amended Exhibit "C" 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 XII of the Declaration.

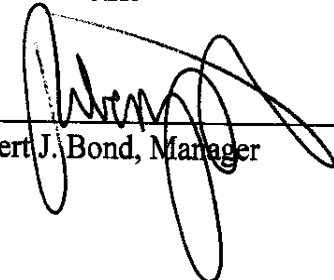
# UNOFFICIAL COPY

IN WITNESS WHEREOF, Bond/CG Bucktown LLC, an Illinois limited liability company, has caused its name to be signed to these presents by its Manager, this 15 day of Nov, 2006.

**BOND/CG BUCKTOWN LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY**

**BY: BOND CAPITAL INVESTORS, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER**

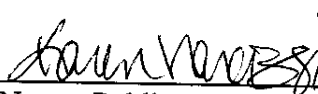
**BY: BOND INVESTMENT COMPANY, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGER**

By:   
Robert J. Bond, Manager

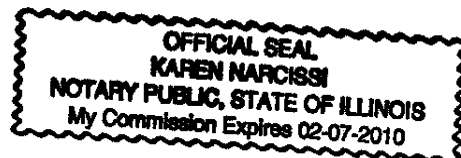
STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, Karen Narcissi, a Notary Public in and for the County and State aforesaid, do hereby certify that **ROBERT J. BOND**, as Manager of Bond Investment Company, LLC, a California limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15 day of November, 2006.

  
Notary Public

My Commission Expires: 2-07-2010



# UNOFFICIAL COPY

## CONSENT OF MORTGAGEE

WELLS FARGO BANK, NATIONAL ASSOCIATION, holder of a Mortgage on the Property dated December 20, 2005 and recorded as Document Number 0536133115, hereby consents to the execution and recording of the within Declaration of Condominium Ownership and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, WELLS FARGO BANK, NATIONAL ASSOCIATION has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Chicago Illinois, on this 20 day of November, 2006.

### WELLS FARGO BANK

By: [Signature]

Printed Name: James R. Saer  
Vice President

Its: \_\_\_\_\_

ATTEST:  
By: [Signature]

Printed Name: Jean M. Zielinski  
Vice President &  
Assistant Secretary

Its: \_\_\_\_\_

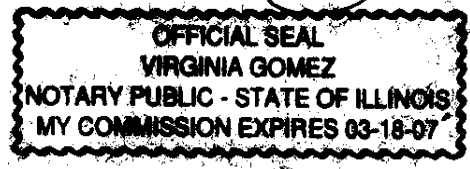
STATE OF ILLINOIS    )  
  ) SS  
COUNTY OF COOK    )

I, Virginia Gomez a Notary Public in and for said County and State, do hereby certify that James Saer and Jean Zielinski 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 Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of Nov., 2006.

[Signature]  
Notary Public

My Commission Expires: 3/18/07



# UNOFFICIAL COPY

## EXHIBIT A-1

### LEGAL DESCRIPTION OF THE ADDITIONAL PARCEL

#### PARCEL 1:

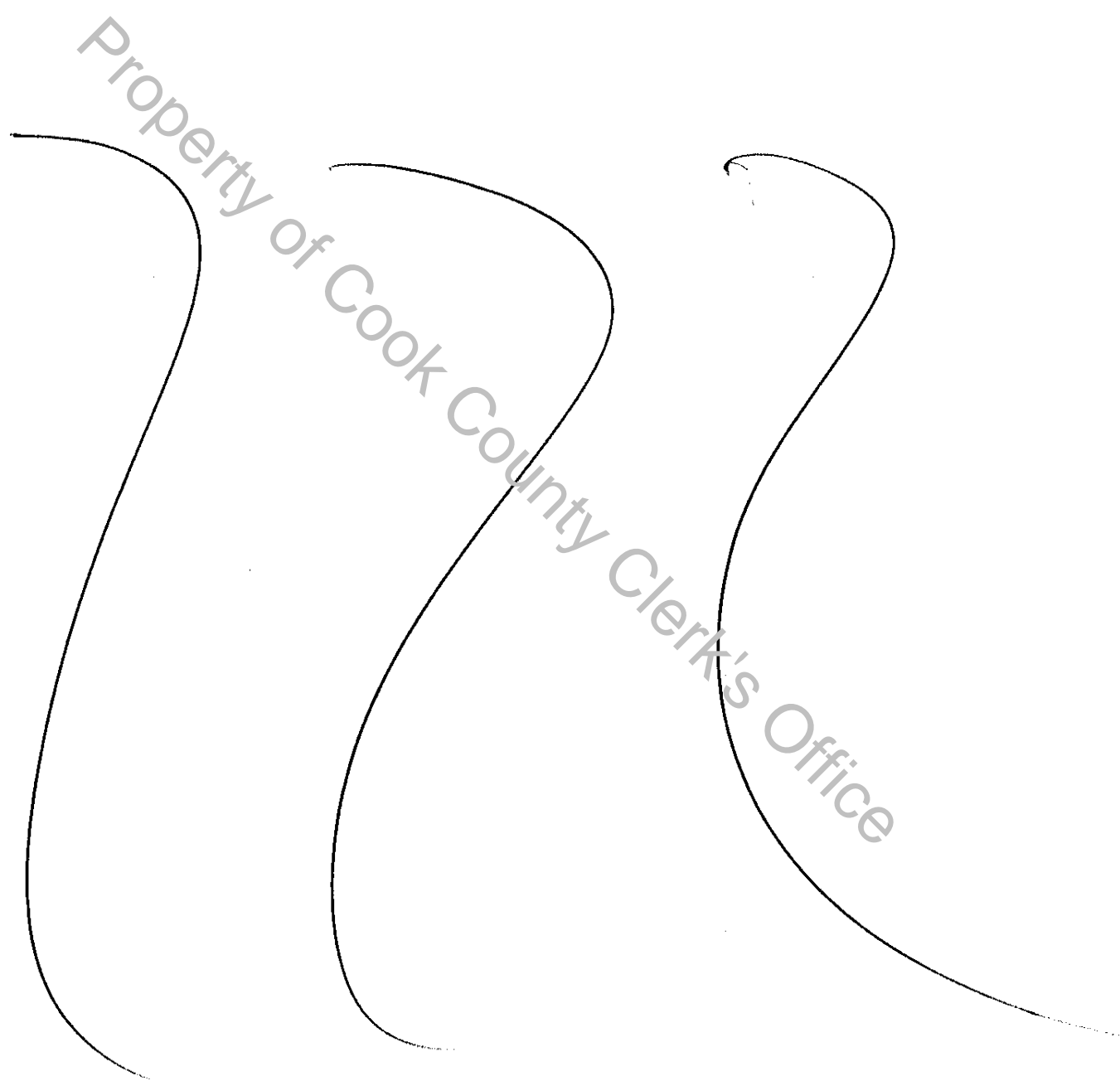
THAT PART LOTS 16 TO 25, BOTH INCLUSIVE, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AND LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 11 FEET AND  $\frac{3}{4}$  INCHES OF LOT 7, ALL IN DILLARDS RESUBDIVISION OF LOTS 70 TO 87, BOTH INCLUSIVE, AND LOTS 99 TO 116, BOTH INCLUSIVE, IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL A TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +76.33 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +50.28 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH  $89^{\circ}53'26''$  EAST, ALONG THE SOUTH LINE THEREOF, 91.26 FEET; THENCE NORTH  $00^{\circ}03'52''$  EAST, 63.24 FEET; THENCE NORTH  $89^{\circ}58'34''$  WEST, 0.64 FEET; THENCE NORTH  $00^{\circ}01'10''$  EAST, 132.08 FEET; THENCE SOUTH  $90^{\circ}00'00''$  EAST, 34.54 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID VACATED ALLEY; THENCE NORTH  $00^{\circ}01'26''$  EAST, 13.98 FEET TO ITS POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 11 FEET AND  $\frac{3}{4}$  INCHES OF LOT 7, AFORESAID; THENCE NORTH  $89^{\circ}45'24''$  EAST, ALONG SAID WESTERLY EXTENSION, 8.00 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE VACATED ALLEY, AFORESAID; THENCE NORTH  $00^{\circ}01'26''$  EAST, ALONG SAID EAST LINE, 36.06 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 25, AFORESAID; THENCE SOUTH  $89^{\circ}45'12''$  WEST, ALONG THE NORTH LINE OF LOT 25 AND ITS EASTERLY EXTENSION, 133.29 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH  $00^{\circ}00'00''$  WEST, 245.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 1a:

THAT PART LOTS 16 TO 25, BOTH INCLUSIVE, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AND LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 11 FEET AND  $\frac{3}{4}$  INCHES OF LOT 7, ALL IN DILLARDS RESUBDIVISION OF LOTS 70 TO 87, BOTH INCLUSIVE, AND LOTS 99 TO 116, BOTH INCLUSIVE, IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL A TAKEN AS A TRACT, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.99 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 89°53'26" EAST, ALONG THE SOUTH LINE THEREOF, 91.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'52" EAST, 63.24 FEET; THENCE NORTH 89°58'34" WEST, 0.64 FEET; THENCE NORTH 00°01'10" EAST, 132.08 FEET; THENCE SOUTH 90°00'00" EAST, 34.54 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID VACATED ALLEY; THENCE SOUTH 00°01'26" WEST, ALONG SAID EAST LINE, 195.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 89°53'26" WEST, ALONG THE SOUTH LINE OF LOT 16, AFORESAID, 33.93 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

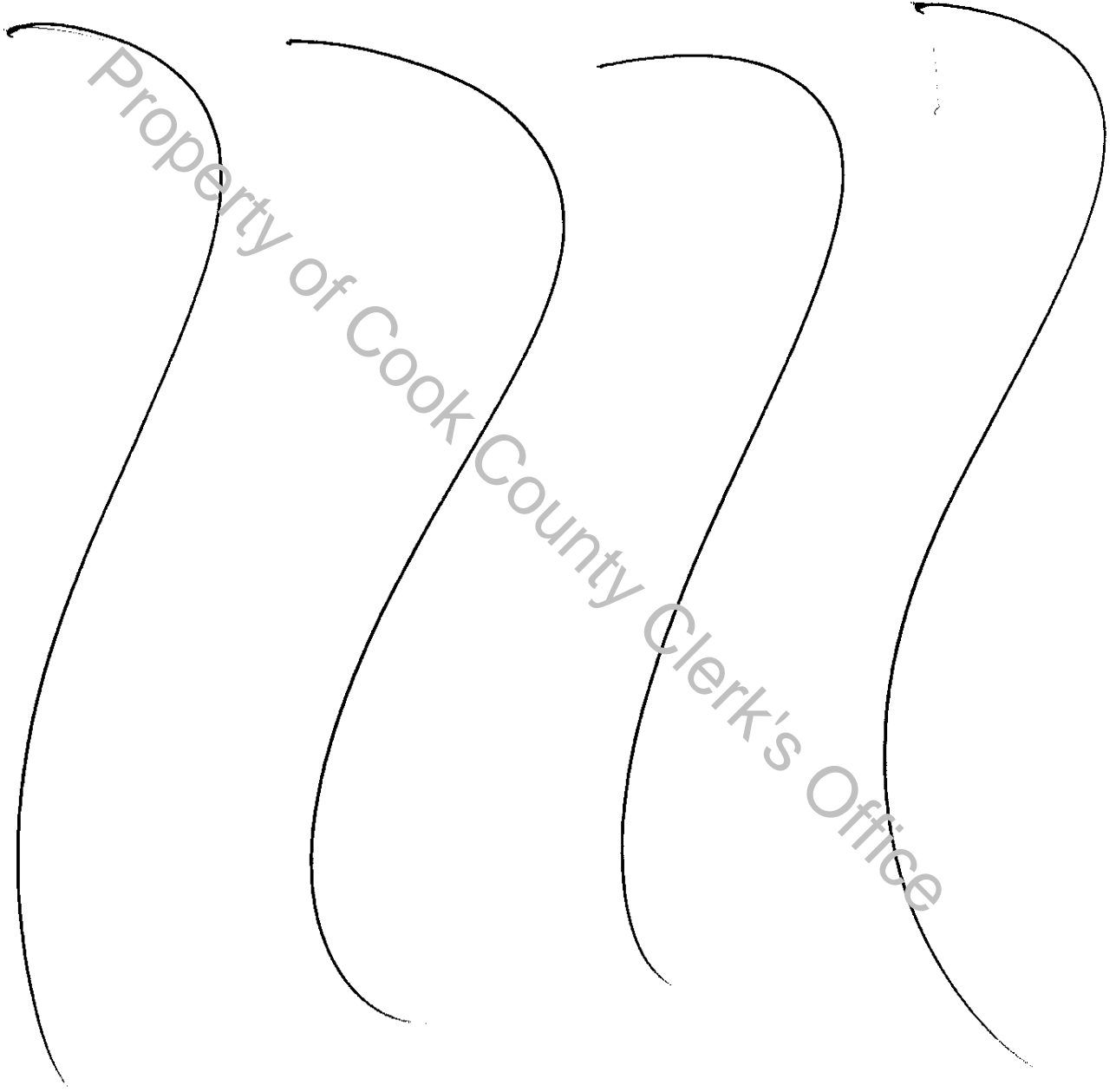


# UNOFFICIAL COPY

**AMENDED EXHIBIT B**

**PLAT OF SURVEY**

See Attached



**UNOFFICIAL COPY****AMENDED EXHIBIT C****PERCENTAGE INTEREST IN COMMON ELEMENTS**  
**PAC LOFTS CONDOMINIUM ASSOCIATION**

<b>UNIT #</b>	<b>Percentage of Ownership interest in Common Elements</b>
120	1.3253%
121	1.4227%
201	1.3052%
202	0.9872%
203	0.8533%
204	1.1713%
205	1.1713%
206	1.1713%
207	1.0541%
208	0.7863%
209	0.9872%
210	0.9872%
211	1.2047%
212	1.2047%
213	1.4223%
214	1.0374%
215	1.1043%
216	1.1043%
217	1.0876%
218	1.0876%
219	1.2717%
220	1.2516%
221	1.2884%
301	1.3386%
302	1.0039%
303	0.8700%
304	1.2382%
305	1.1880%
306	1.2047%
307	1.0374%



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308	0.7696%
309	1.0206%
310	1.0206%
311	1.2215%
312	1.2215%
313	1.4223%
314	1.0708%
315	1.1378%
316	1.1378%
317	1.1043%
318	1.1010%
319	1.2717%
320	1.2382%
321	0.8365%
322	1.2215%
401	1.4391%
402	1.0374%
403	0.8867%
404	1.2884%
405	1.2047%
406	1.2382%
407	1.0541%
408	0.7863%
409	1.0541%
410	1.0541%
411	1.2550%
412	1.2499%
413	1.4893%
414	1.2382%
415	1.2215%
416	1.1880%
417	1.1545%
418	1.1545%
419	1.2884%
420	1.2382%
421	0.8867%
422	1.2382%
501	2.8125%
503	0.9135%

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504	1.4056%
505	1.2215%
506	1.2382%
507	1.0541%
508	0.8365%
509	1.1043%
510	1.1211%
511	1.2650%
512	1.2650%
513	1.4893%
514	1.2519%
515	1.2884%
516	1.3219%
<b>P-1 through P-5, P-10 through P18, P-20, P-21, and P-23 through P34 (.1071% each)</b>	2.9988%
<b>P-6 through P-9, P-19 and P-22 (.1339% each)</b>	.8034%
<b>TOTAL</b>	<b><u>100.0000%</u></b>

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Eugene "Gene" Moore RHSP Fee: \$10.00  
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**EXHIBIT**

**ATTACHED TO**

**0634215031**

**12-8-06**

**DOCUMENT**

**SEE PLAT INDEX**

Property of Cook County Clerk's Office

10 pgs  
764 pgs  
16 pgs total