



Doc#: 0701231046 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2007 12:33 PM Pg: 1 of 5

This document prepared by and after recordation should be returned to:
David Chaiken
111 W. Washington, #823
Chicago, Il 60602

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FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR 1631 N. MILWAUKEE

THIS FIRST AMENDMENT TO DECLARATION ("Amendment") is made and entered into by Franklin 1631 Milwaukee, LLC., an Illinois limited liability company, (hereinafter referred to as "Declarant");

WHEREAS, by that certain Declaration of Covenants, Conditions, Restrictions and Easements entered into on January 5, 2007, Franklin 1631 Milwaukee, LLC, an Illinois limited liability company, executed the Declaration of Covenants, Conditions, Restrictions and Easements for the 1631 N. Milwaukee, Chicago, Illinois and recorded on January 5, 2007 as document no. 0615210128 (the "Declaration"), the Declarant submitted certain real estate legally described on Exhibit C and D attached hereto and made a part hereof the Declaration;

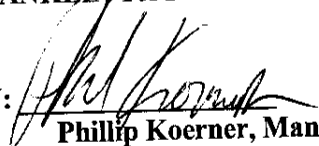
WHEREAS, Declarant hereby desires to amend Exhibits C and D to correct the legal descriptions of the commercial space and the proposed condominium and hereby amends the Declaration as follows;

1. Exhibit C of the Declaration is hereby amended by deleting it in its entirety and inserting the Exhibit C attached hereto and by this reference incorporated herein in its stead.
2. Exhibit D of the Declaration is hereby amended by deleting it in its entirety and inserting the Exhibit D attached hereto and by this reference incorporated herein in its stead.

IN WITNESS WHEREOF the undersigned has caused its name to be signed to these presents as of this 11 day of January 2007

DECLARANT:

FRANKLIN 1631 MILWAUKEE, LLC


BY: 
Phillip Koerner, Manager

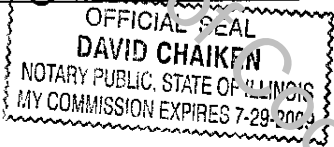
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that Phillip Koerner, personally known to me to be the Manager of said
limited liability company, and, appeared before me this day in person, and severally
acknowledged that as such Managing Member, he signed and delivered the said instrument, as the
free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11 day of Jan, 2007.



Notary Public 

This document prepared by and
after recordation should be
returned to:

David Chaiken, Esq.
Canmann & Chaiken
111 W. Wasington, #823
Chicago, IL 60602

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION OF DEVELOPMENT AREA

LOT 64 IN MATHER AND TAFT'S ADITION OT CHICAGO, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 14-31-332-012-0000

ADDRESS: 1631 N. MILWAUKEE, CHICAGO, IL

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT C****LEGAL DESCRIPTION OF RESIDENTIAL CONDOMINIUM PROPERTY**

UNIT NUMBERS 1 AND 2 IN THE 1631 N. MILWAUKEE CONDOMINIUM
AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL
ESTATE:

LOT 64 IN MATHER AND TAFT'S ADICTION OT CHICAGO, A SUBDIVISION IN
THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
(EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS :

THAT PART OF LOT 64 LYING BELOW AN ELEVATION OF 28.70 FEET (C.C.D.) AND ABOVE AN ELEVATION OF 16.88 FEET (C.C.D.) IN MATHER & TAFT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 64; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 64, 0.82 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EXTENSION, 5.32 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 3.67 FEET TO A POINT ON THE NORTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 65 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG SAID FACE, 2.80 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 3.66 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 24 DEGREES 04 MINUTES 22 SECONDS EAST 2.80 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 8.35 FEET TO A POINT ON THE NORTHWESTERLY FACE OF AN INTERIOR WALL, SAID FACE BEING 1.00 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 64; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG SAID FACE, 62.93 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 45 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG SAID FACE, 5.47 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 3.61 FEET TO A POINT ON THE SOUTHWESTERLY FACE AN INTERIOR WALL; THENCE NORTH 45 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG SAID FACE, 16.47 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG SAID FACE, 38.70 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG SAID FACE, 4.14 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 13.87 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 0.32 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 3.80 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 0.20 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 2.88 FEET TO THE POINT OF BEGINNING; ALSO, THAT PART OF SAID LOT 64 LYING BELOW AN ELEVATION OF 16.88 FEET (C.C.D.) AND LYING ABOVE AN ELEVATION OF 0.59 FEET (C.C.D.) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 64; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 64, 7.29 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EXTENSION, 5.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID FACE, 11.72 FEET TO A POINT ON THE NORTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 23.85 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 44 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG SAID FACE, 11.72 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 23.85 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT ----- TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN 14-31-332-012-0000

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EXHIBIT D

LEGAL DESCRIPTION OF COMMERCIAL PROPERTY

THAT PART OF LOT 64 LYING BELOW AN ELEVATION OF 28.70 FEET (C.C.D.) AND ABOVE AN ELEVATION OF 16.88 FEET (C.C.D.) IN MATHER & TAFT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 64; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 64, 0.82 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EXTENSION, 5.32 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 3.67 FEET TO A POINT ON THE NORTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 65 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG SAID FACE, 2.80 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 3.66 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 24 DEGREES 04 MINUTES 22 SECONDS EAST 2.80 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 8.35 FEET TO A POINT ON THE NORTHWESTERLY FACE OF AN INTERIOR WALL, SAID FACE BEING 1.00 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEAST LINE OF SAID LOT 64; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG SAID FACE, 62.93 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 45 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG SAID FACE, 5.47 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 3.61 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 45 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG SAID FACE, 16.47 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 38.70 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 4.14 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 13.87 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 0.32 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 3.80 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 0.20 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 2.88 FEET TO THE POINT OF BEGINNING; ALSO, THAT PART OF SAID LOT 64 LYING BELOW AN ELEVATION OF 16.88 FEET (C.C.D.) AND LYING ABOVE AN ELEVATION OF 9.59 FEET (C.C.D.) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 64; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 64, 7.29 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 45 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EXTENSION, 5.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID FACE, 11.72 FEET TO A POINT ON THE NORTHEASTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 23.85 FEET TO A POINT ON THE SOUTHWESTERLY FACE OF AN INTERIOR WALL; THENCE NORTH 45 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG SAID FACE, 11.72 FEET TO A POINT ON THE SOUTHEASTERLY FACE OF AN INTERIOR WALL; THENCE SOUTH 44 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG SAID FACE, 23.85 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

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