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Doc#: 0706015079 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2007 02:58 PM Pg: 1 of 9

F	HJ	A
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COOK COUNTY RECORDING

- _____ DEED
- _____ MORTGAGE
- _____ ASSIGNMENT
- _____ POWER OF ATTORNEY
- _____ RELEASE
- _____ SUBORDINATION AGREEMENT
- OTHER Condo Amendment

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Kedzie

Doc#: 0620732029 Fee: \$36.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/28/2006 11:07 AM Pg: 1 of 7

We certify that this is a true, correct, and accurate copy of the original instrument.

CHICAGO TITLE AND TRUST COMPANY

BY *Margie Papp*

*A00194703 DI Wall / map
Accommodation Only / CI: Kedzie*

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

THIS AMENDMENT TO DECLARATION made this 15th day of January, 2006, by The Edgewood Condominium Association, an Illinois not-for profit corporation ("Association").

WITNESSETH:

WHEREAS, Declarant, 2313 N Kedzie, LLC, did heretofore execute a certain Declaration of Condominium Ownership of Easements, Restrictions, Covenants and By-Laws, on November 23, 2004 which was duly recorded on November 23, 2004 as Document No. ~~0432879115~~ with the Recorder of Deeds of Cook County, Illinois, ("the Declaration"); and

WHEREAS, Declarant turned over the ~~Association~~ ^{Condominium} to the Association; and

WHEREAS, the Declaration provides, pursuant to Section 13.07, that Exhibit C, Unit Owner's Percentage of Ownership in the Common Elements and Exhibit B, Plat of Survey of Condominium Property may be modified by an instrument in writing setting forth such modification signed by the Unit Owners at a meeting called for that purpose; and

WHEREAS, the Unit Owners do hereby intend to designate storage lockers currently located in the Property as Limited Common Elements and recalculate the Unit Owner's Percentage

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Interests in the Common Area to accurately reflect their interests.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Declarant does hereby declare as follows:

1. The Declaration be and is hereby amended to provide that the designated storage spaces described on the attached plat, attached hereto and specifically incorporated by reference herein as Exhibit A to First Amendment to Declaration of Condominium, hereby substitutes a portion of page 2 of 5 of the Plat of Survey attached as Exhibit B to the Declaration. The attached plat sets forth the storage spaces as Limited Common Elements, designates the storage spaces as S-1 through S-14 and identifies the Unit Owner's interest in the spaces as follows: S-1, Unit 2315 #2 ; S-2, Unit 2315 #3; S-3, Unit 2313 #1; S-4, Unit 2315 #1; S-5, Unit 3144 #3; S-6, Unit 2313 #2; S-7, Unit 3142 #3; S-8, Unit 3142 #2; S-9, Unit 3144 #1; S-10, Unit 3142 #1; S-11, Unit 2313 #3; S-12, Unit 3144 #2; S-13, Unit Garden; and S-14, Unit 2313 #1 .

2. The Declaration be and is hereby further amended to provide the correct Unit Owner's Percentage of Ownership in the Common Elements as set forth in Exhibit B to First Amendment to Declaration of Condominium. Exhibit B hereby replaces Exhibit C to the Declaration of Condominium Ownership.

3. Unit 3142-3 hereby transfers its limited common element, P-1, to Unit 2315-1 and Unit 2315-1 hereby transfers its limited common element, P-5, to Unit 3142-3.

3. The Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals upon the date first written.

The Edgewood Condominium Association

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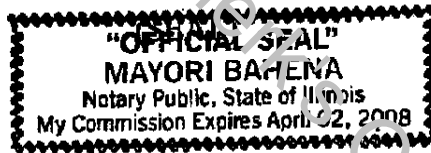
By: David Pazerekas
It's President

State of Illinois }
 } SS
County of Cook }

I, Mayori Bahena, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David Pazerekas as President of The Edgewood Condominium Association, personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledged to me that (he/she/they), being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said land trust and as (his/her/their) own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8 day of April
2006.

Mayori Bahena
NOTARY PUBLIC

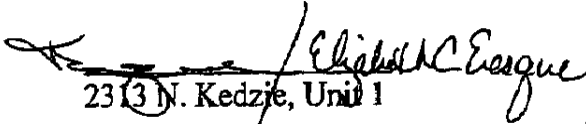


Mail to and
This Document prepared by
Barry A. Ash
Ash, Anos, Freedman & Logan, L.L.C.
77 West Washington Street
Suite 1211
Chicago, IL 60602

~~After recording return to/~~

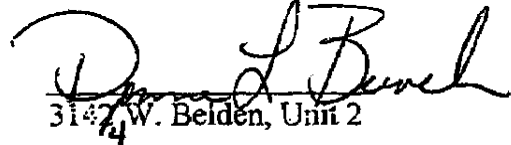
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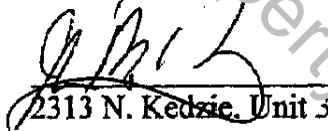
The undersigned, being the Unit Owners of property commonly known as 2313-15 North Kedzie/3142-44 West Belden, Chicago, IL, hereby approve the First Amendment to the Declaration of Condominium attached hereto and made a part hereof and hereby authorize The Edgewood Condominium Association to execute said First Amendment on our behalf.

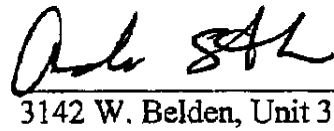

2313 N. Kedzie, Unit 1

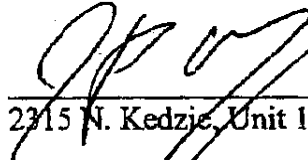

3142 W. Belden, Unit 1

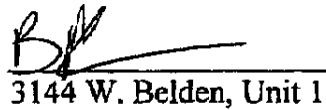

2313 N. Kedzie, Unit 2


3142 W. Belden, Unit 2

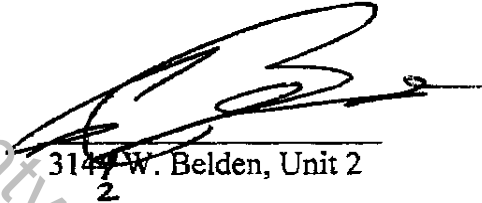

2313 N. Kedzie, Unit 3


3142 W. Belden, Unit 3

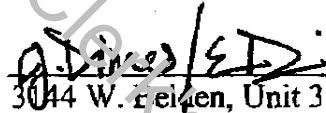

2315 N. Kedzie, Unit 1



3144 W. Belden, Unit 1


2315 N. Kedzie, Unit 2


3144 W. Belden, Unit 2


2315 N. Kedzie, Unit 3


3144 W. Belden, Unit 3


3144 W. Belden, Unit G

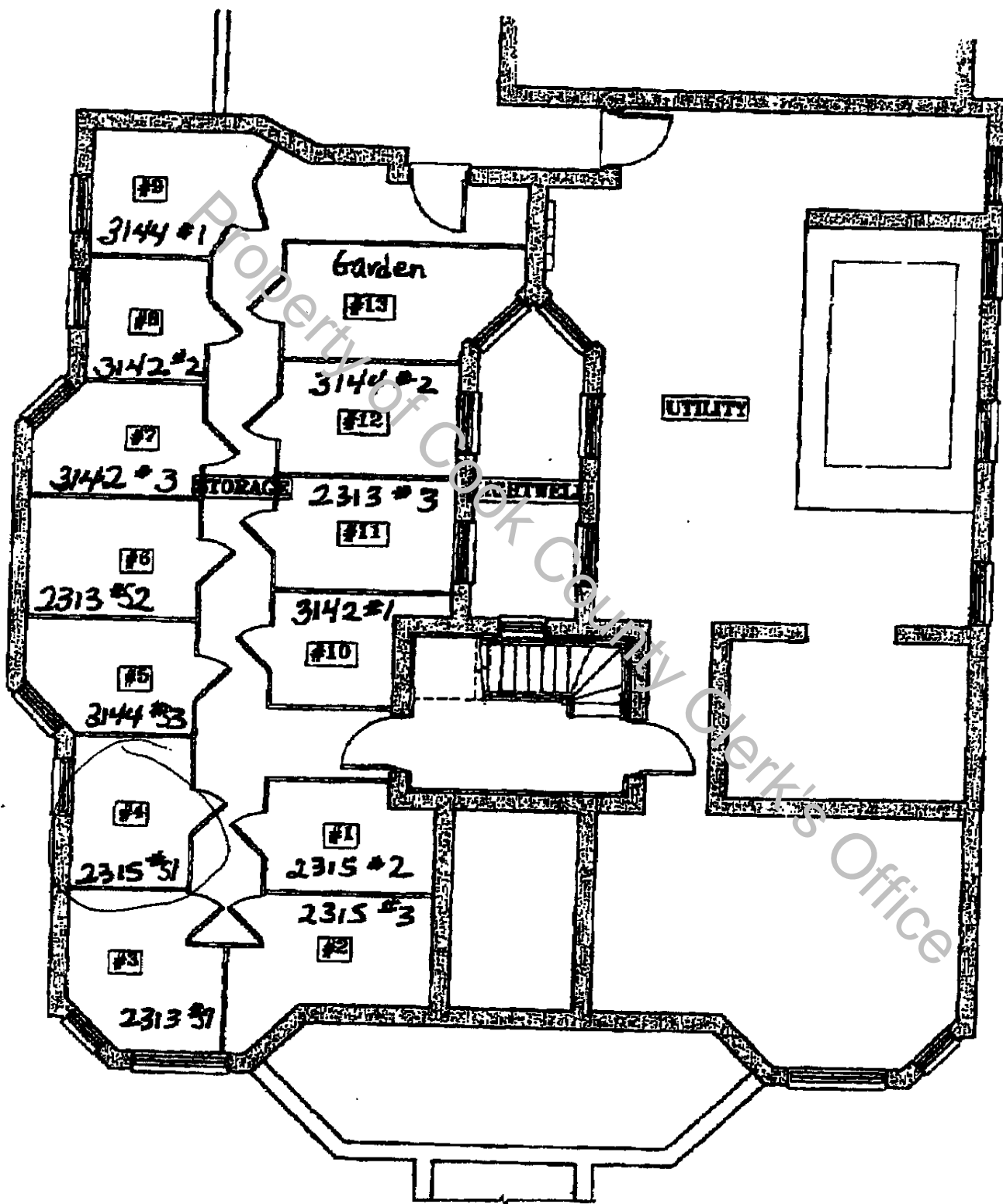
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773-525-1625

Barry Ash

Exhibit "A"



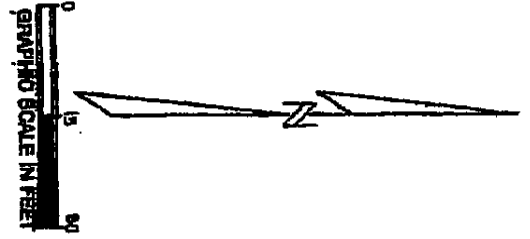
⊕ BASEMENT FLOOR PLAN - STORAGE



2313-15 N. KEDZIE AVE

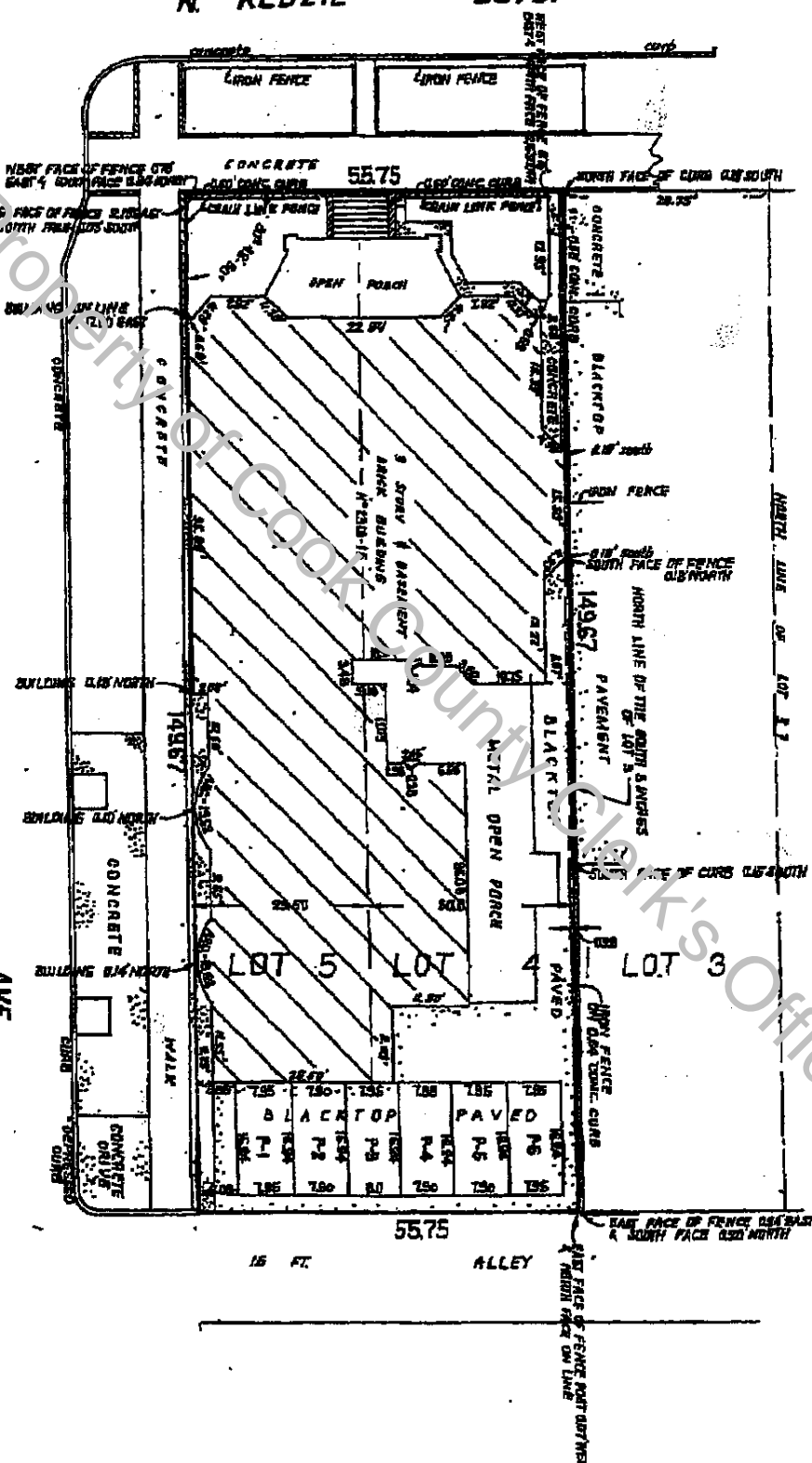
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ORDER NO. 0497
 EXHIBIT B
 PAGE 1 OF 5



N. KEDZIE BLVD.

W. BELDEN



Phone 847-823-9500 315 S. Northwest Hwy, Suite 50, Park Ridge, IL 60068 Fax 847-823-9502

CERTIFIED SURVEY, INC.

PLAT OF SURVEY

THE EDGEWOOD CONDOMINIUMS

THE SOUTH 3 INCHES OF LOT 3 AND ALL OF LOTS 4 AND 6 IN THE SUBDIVISION OF LOTS 3-6 TO BE 66 IN FRICK AND DORIS SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 43.30 ACRES OF THE NORTHWEST 1/4 OF SECTION 96, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Prepared by

WAL. TO: SARRY ANN
 77 W. WASHINGTON STREET
 SUITE 1811
 CHICAGO, IL 60602

FIN 13-36-100-022-0001

2313-16 N. Kedzie,
 Chicago



AVE.

STATE OF ILLINOIS
 COUNTY OF COOK ss

I, DAVID A. KOSTICH, A PROFESSIONAL ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED LAND PROPERTY AND SPACE AND THAT IT CORRECTLY SHOWS THE RELATION OF THE BUILDING TO THE PROPERTY LINES OF THE LAND AND THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF SAID BUILDING AND THAT THERE ARE NO ENCROACHMENTS OF SAID BUILDING OR STRUCTURES FROM SAID LAND, EXCEPT AS SHOWN THEREON AND SHOWN HEREIN AND DEPART HEREIN HEREBY. DATED THIS 15TH DAY OF APRIL, A.D. 2004.

David A. Kostich
 Professional Land Surveyor with

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EXHIBIT B to First Amendment to Declaration of Condominium

Unit Owner's Amended Percentage of Ownership in the Common Elements

2313-1	8.23%
2313-2	8.40%
2313-3	9.01%
2315-1	8.66%
2315-2	8.83%
2315-3	9.01%
3142-1	6.52%
3142-2	7.12%
3142-3	7.29%
3144-1	6.52%
3144-2	6.69%
3144-3	6.86%
3144-G	6.86%
	<hr/>
	100.00%

Property of Cook County Clerk's Office