

# UNOFFICIAL COPY



Doc#: 0706815066 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/09/2007 11:11 AM Pg: 1 of 4

This instrument prepared by  
and upon recording return to:  
Kaufman & Associates  
566 West Lake Street  
Suite 410  
Chicago, Illinois 60661

Address of Property:  
1933-35 N. Sawyer  
Chicago, Illinois

P.I.N.: 13-35-405-015-0000

## FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR 1933-35 N. SAWYER CONDOMINIUMS, CHICAGO, ILLINOIS

THE FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR 1933-35 N.  
SAWYER CONDOMINIUMS is made and entered into this 2<sup>nd</sup> day of March, 2007 by UA  
Group, LLC. (hereinafter referred to as the "Declarant") as follows:

Witnesseth:

WHEREAS, a Condominium Declaration for 1933-35 N. SAWYER CONDOMINIUMS  
(the "Declaration") has been previously recorded with the Recorder of Deeds of Cook County,  
Illinois as Document Number 0701109000, by which the real estate commonly known as 1933-  
35 N. Sawyer, Chicago, Illinois (hereinafter referred to as the "Property") was submitted to the  
provisions of the Condominium Act of the State of Illinois; and

WHEREAS, under Paragraph 13A (1) of the Declaration, the right was reserved in the  
Declarant to record an amendment for specified purposes; and

WHEREAS, Declarant now wishes to amend this Declaration.

NOW, THEREFORE, the parties hereto declare that the Condominium:

1. Provision IX: Occupancy Restrictions, Section A, within the Declaration recorded as  
Document Number 0701109000 is hereby deleted and the attached is substituted  
therefore.



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## IX. OCCUPANCY RESTRICTIONS

A. **Residential.** Subject to the provisions of the Bylaws, no Unit shall be used for other than housing, and related common purposes for which the Property was designed and in accordance with all laws, ordinances, rules and regulations of the federal, state and municipal government applicable thereto. Each Unit may be used as a residence or for such other use as specifically permitted by this Declaration, and for no other purposes, except that accountants, attorneys, interior decorators, artists, physicians, massage therapists and psychiatrists may use their residence as an office or studio. The foregoing restrictions as to residence shall not, however, be construed in such manner as to prohibit a Unit Owner from (a) maintaining his personal professional library; (b) keeping his personal business or professional records or accounts; or (c) handling his personal business or professional telephone calls or correspondence therefrom; or (d) pursuing artistic endeavors which do not serve as a nuisance to other unit owners. Such uses are expressly declared customarily incident to the principal residential use and not in violation of said restrictions.

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UNITS 1N, 1S, 2N, 2S, 3N & 3S IN THE 1933-35 N. SAWYER CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 AND LOT 20 (EXCEPT THE SOUTH 4.50 FEET THEREOF) IN BLOCK 1 IN WINKELMAN'S RESUBDIVISION OF BLOCK 1 AND 12 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109000, AND AS AMENDED, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-35-405-015-0000

Commonly Known As: 1933- 35 N. Sawyer, Chicago, Illinois

Property of Cook County Clerk's Office