

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431



Doc#: 0707222081 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2007 12:53 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

Property of
TICOR
4000407

03/07/07

SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM

This Special Amendment is made and entered into by Forest Park Grove LLC, an Illinois limited liability company ("Declarant").

RECITALS

Declarant Recorded the Declaration of Condominium Ownership for The Residences at The Grove Midrise Condominium in the Office of the Recorder of Deeds for Cook County, Illinois on September 22, 2006 as Document No. 0626545035 (the "Condominium Declaration"). The Condominium Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Condominium Declaration.

In Article Eight of the Condominium Declaration, Declarant reserved the right and power to add portions of the Development Area from time to time to the Condominium Declaration and submit such portions to the provisions of the Act. In Article Nine of the Condominium Declaration, Declarant reserved the right and power to record a Special Amendment to, among other things, correct errors, omissions, inconsistencies or ambiguities in this Condominium Declaration or any Exhibit thereto. Declarant exercised the rights and powers reserved in Article Eight and Article Nine by recording the following documents:

<u>Document</u>	<u>Recording Date</u>	<u>Recording Number</u>
Supplement No. 1 and Special Amendment No. 1	October 13, 2006	0628618041
Supplement No. 2	November 8, 2006	0631217002
Supplement No. 3	December 1, 2006	0633513066

Declarant once again desires to exercise the right and power reserved in Article Nine to correct typographical errors in Section 8.04 to the Condominium Declaration.

Accordingly, Declarant does hereby amend the Condominium Declaration as follows:

UNOFFICIAL COPY

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Condominium Declaration.

2. Amendment of Section 8.04(h). To correct typographical errors in Section 8.04(h) of the Condominium Declaration, the last sentence of Section 8.04(h) of the Condominium Declaration is hereby amended and restated, in its entirety, to be and read as follows:

“For purposes hereof, the Cost Sharing Percentage shall be seventy-five percent (75%) from the initial Recording hereof until 35 Units in the Unfinished Building are part of the Condominium Property, fifty percent (50%) from such time as 35 Units in the Unfinished Building are part of the Condominium Property until 53 Units are part of the Condominium Property in the Unfinished Building, twenty-five percent (25%) from such time as 53 Units are part of the Condominium Property until all Units in the Unfinished Building are part of the Condominium Property; provided that, in any event, the Cost Sharing Percentage for an Unfinished Building shall be zero from and after such time as all of the Units in the Unfinished Building are part of the Condominium Property”

3. Continuation. As expressly hereby amended, the Condominium Declaration shall continue in full force and effect in accordance with its terms.

Dated: March 5, 2007

DECLARANT:

FOREST PARK GROVE LLC, an Illinois limited liability company

By: _____

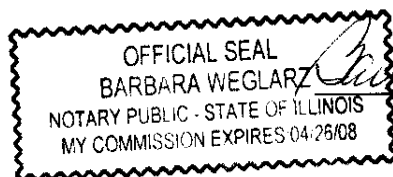
Timothy J. Anderson, a Manager

STATE OF ILLINOIS)

COUNTY OF COCK) SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Timothy J. Anderson, a Manager of Forest Park Grove LLC, an Illinois limited liability company (the “Company”), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and 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 5th day of March, 2007.



Barbara Weglar
Notary Public

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM

The Development Area

Lot 1 in The Residences at The Grove, being a subdivision of part of the Northwest Quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois, on December 28, 2005, as Document No. 0536203040.

PINS: 15-13-109-028, 15-13-109-030