

Doc#: 0707522108 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2007 02:53 PM Pg: 1 of 8

This instrument prepared by and
after recording mail to:

Gregory A. McCormick
Garfield & Merel, Ltd.
223 W Jackson Blvd.
Suite 1010
Chicago, IL 60606

RECORDER'S STAMP

**AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS FOR THE
2100-10 W. MONTROSE CONDOMINIUM ASSOCIATION**

THIS AMENDMENT to the Declaration of Ownership and of Easements, Restrictions, Covenants and By-Laws for the 2100-10 W. Montrose Condominium Association (this "Amendment") is made and entered into this 16 day of March, 2007, by the Board of Managers of the 2100-10 W. Montrose Condominium Association ("Board").

WHEREAS, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 2100-10 W. Montrose Condominium Association ("Declaration") was recorded on June 23, 2006, in the Office of the Cook County Recorder of Deeds, as Document No. 0617431038, affecting the real estate set forth and described on Exhibit A thereto. All terms used herein shall have the same meaning assigned to them in the Declaration, except to the extent the terms are specifically defined in this Amendment, in which event they shall have the meaning described to them herein;

WHEREAS, the Plat of Survey, attached to the Declaration as Exhibit B, sets forth and describes the Parcel and all of the Units on the Property submitted to the provisions of the Act, including, without limitation, Limited Common Elements, as defined in the Declaration;

WHEREAS, Declarant has discovered errors and omissions in the Plat of Survey relating to storage spaces defined as Limited Common Elements, in particular errors relating to the dimensions, location and designation of Storage Spaces S-18 and S-19, the suitability of S-19 as a storage space and the identity of the storage space assigned to Unit 2100-2N as a Limited Common Element on the Plat of Survey;

F	38-	A
P	AE	P
T		V
I	3-16-07	

RECORDING FEE 38-
DATE 3-16-07 COPIES 6
OK BY AE

UNOFFICIAL COPY

EXHIBIT A

Legal Description of Parcel

**THE EAST 115 FEET OF LOT 5 IN SUBDIVISION OF LOT 11 IN COUNTY CLERK'S
DIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP
40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS**

PIN: 14-18-133-024-0000

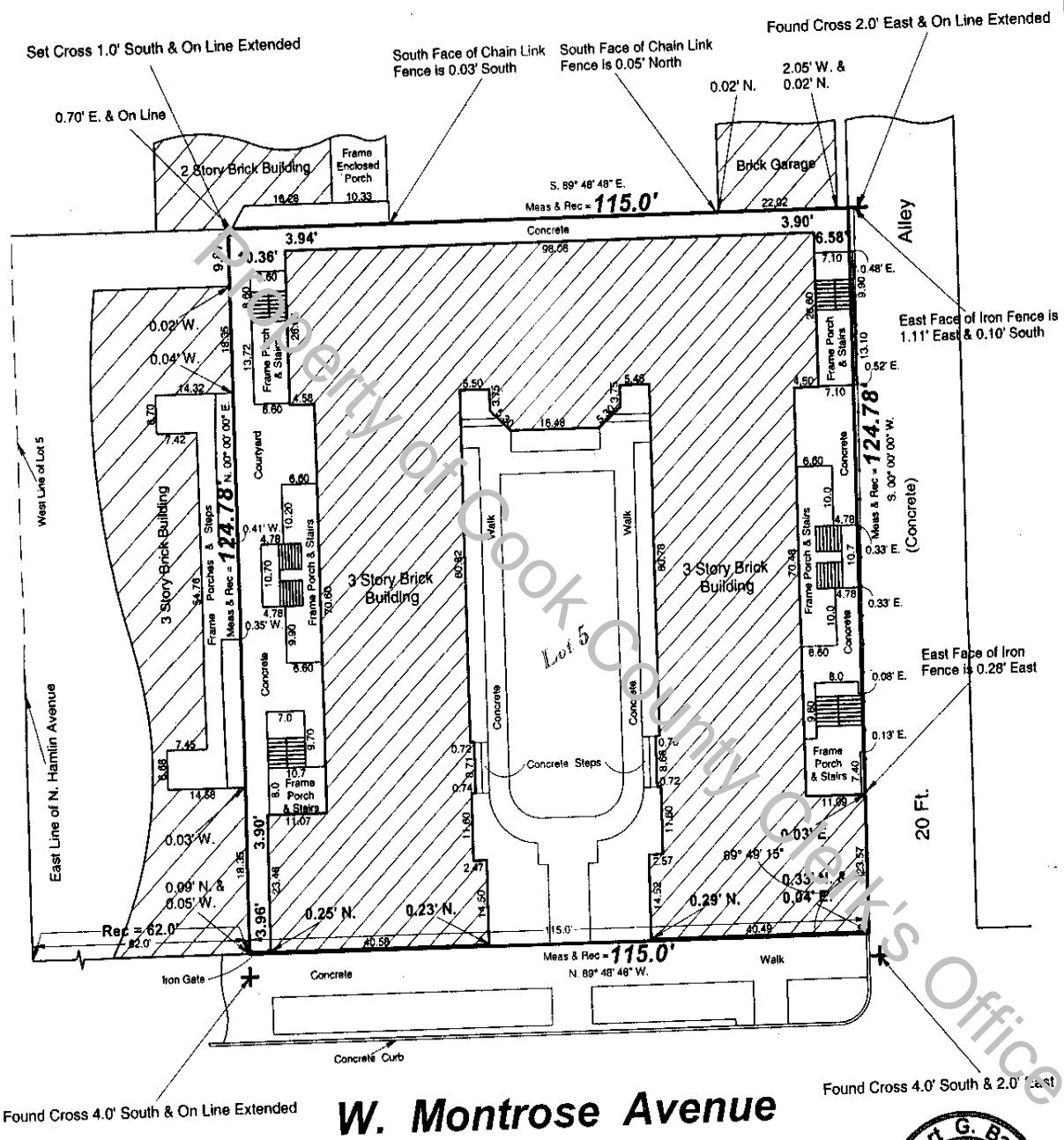
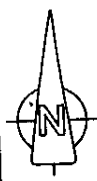
Commonly known as: 2100-10 West Montrose, Chicago, Illinois

UNOFFICIAL COPY

Central Survey Company, Inc., 6415 N. Caldwell Ave., Chicago, Illinois 60643-2713
 Phone (773) 631-5285 (Email) www.Centralsurvey.com Fax (773) 792-0879

Legal Description

The East 115 Feet of Lot 5 in Subdivision of Lot 11 in County Clerk's Division of the East 1/2 of the Northwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois
 Commonly Known as: 2100-10 W. Montrose Condominium @ 2100-10 W. Montrose Avenue
 Area of Land Described: 14,350.20 Sq. Ft.



- Legend**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - (TYP) = Typical
 - Rec = Record
 - Meas = Measure
 - St. = Street
 - Ave. = Avenue
 - CE = Common Element
 - LCE = Limited Common Element
 - P = Parking Unit

Scale: 1 inch equals 20 Feet.
 Ordered By: Tony Catto
 6160 W. Higgins
 Chicago, Illinois 60630
 Phone (847) 809-1273

Order Number: 2100
 Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Exhibit 3
 Page 1 of 5

State of Illinois)
 County of Cook) S.S.



This professional service conforms to current Illinois minimum standards for a boundary survey.

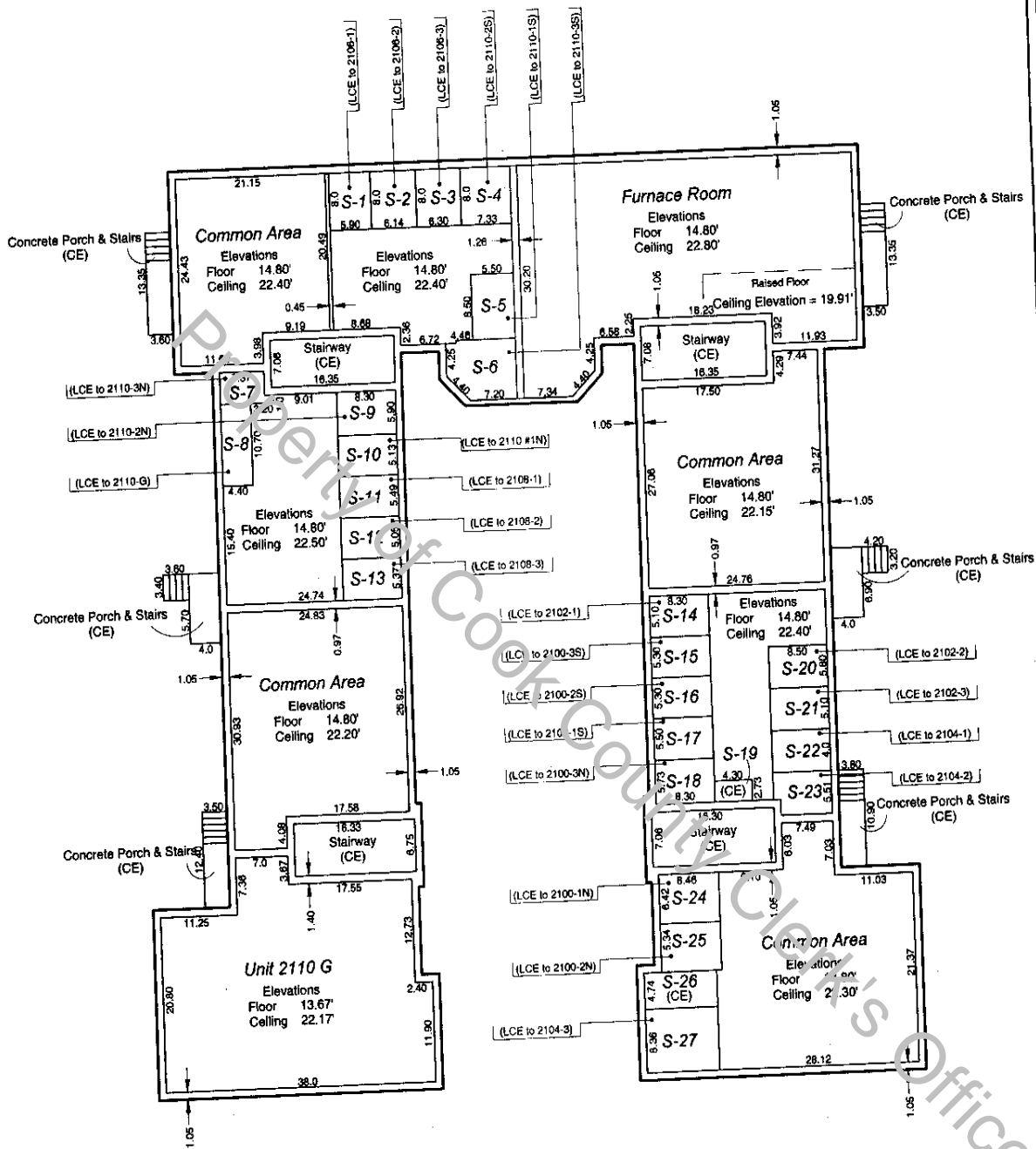
I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I made an on the ground survey per record description of the land shown hereon on March 1, 2006 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths correct at a temperature of 68° F.

Dated this 1st day of March 2006

Robert G. Baruch P.L.S. #2366 (expires November 30, 2006)
 Professional Design Firm Land Surveying Corporation (License Number 184-004113)

Plat of Survey UNOFFICIAL COPY of

2100-10 W. Montrose Avenue Condominium



Legend

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- W. = West
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- St. = Street
- Ave. = Avenue
- CE = Common Element
- LCE = Limited Common Element
- P = Garage Unit

Scale: 1 inch equals 15 Feet.

Ordered By: Tony Caito
 6160 W. Higgins
 Chicago, Illinois 60630
 Phone (847) 809-1273

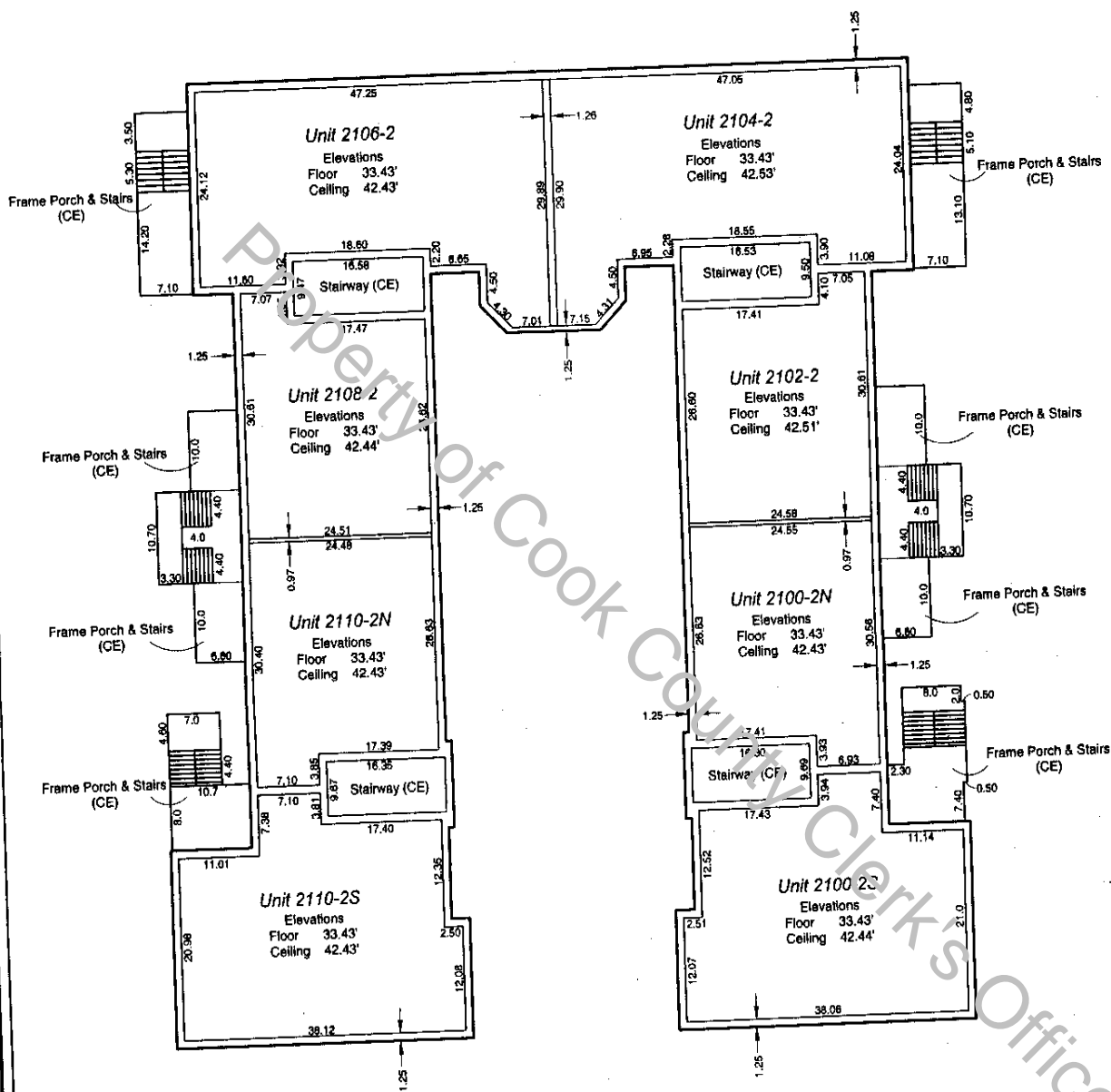
Order Number: 2100

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Basement

Note: Elevations shown hereon are derived from City of Chicago Benchmark #247 located at the Southwest corner of Lincoln and Montrose Avenue (Elevation = 16.515') Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths.

Plat of Survey UNOFFICIAL COPY of 2100-10 W. Montrose Avenue Condominium



Legend

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Second Floor

Scale: 1 inch equals 15 Feet.

Ordered By: Tony Catto
6160 W. Higgins
Chicago, Illinois 60630
Phone (847) 809-1273

Order Number: 2100

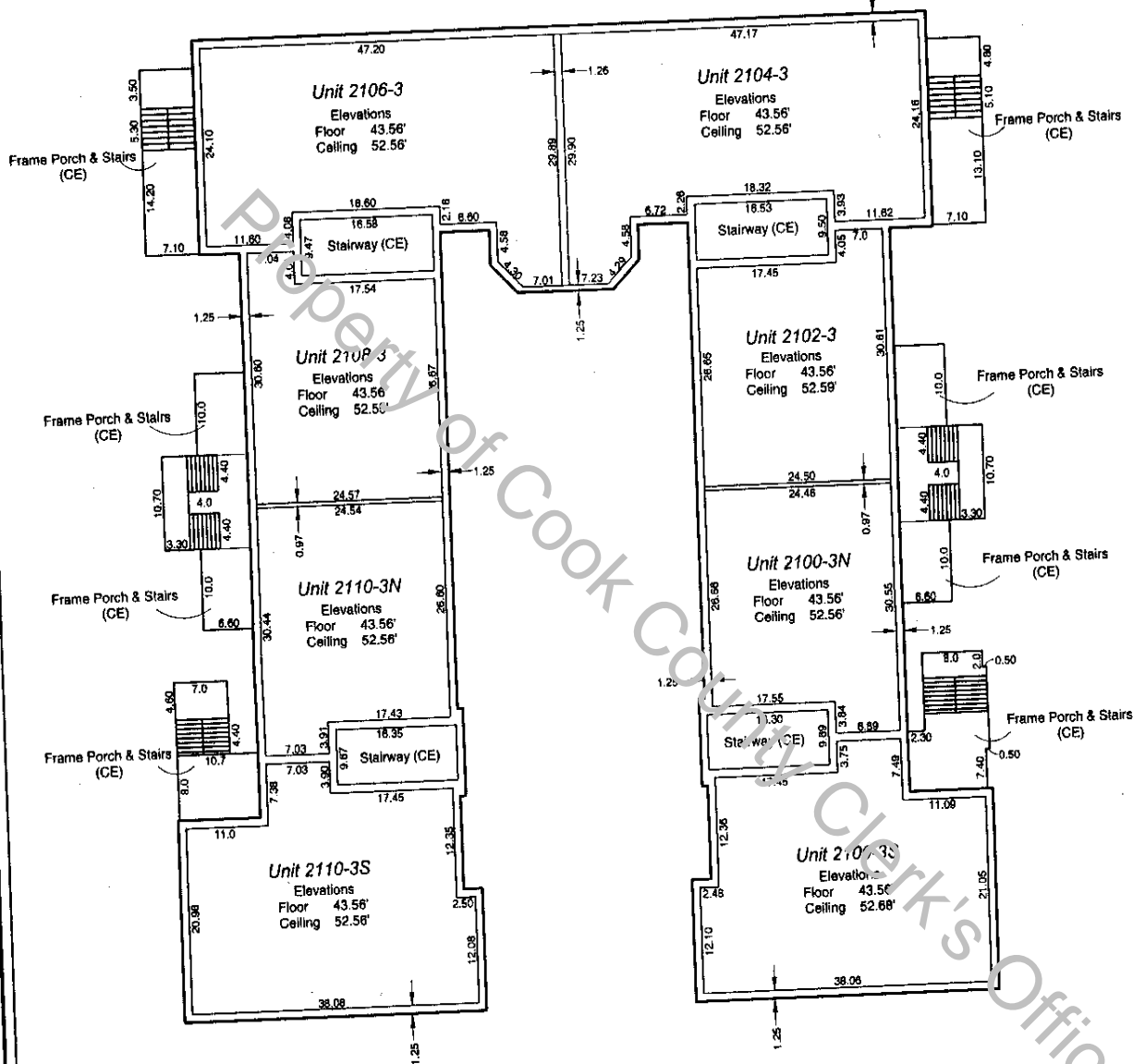
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Exhibit "1"
Page 4 of 5

Note: Elevations shown hereon are derived from City of Chicago Benchmark #247 located at the Southwest corner of Lincoln and Montrose Avenue (Elevation = 16.515'). Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths.

Plat of Survey UNOFFICIAL COPY of

2100-10 W. Montrose Avenue Condominium



Third Floor

Legend

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- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue
- CE = Common Element
- LCE = Limited Common Element
- P = Garage Unit

Scale: 1 Inch equals 15 Feet.

Ordered By: Tony Callo
6160 W. Higgins
Chicago, Illinois 60630
Phone (847) 809-1273

Order Number: 2100

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Exhibit "1"
Page 5 of 5

Note: Elevations shown hereon are derived from City of Chicago Benchmark #247 located at the Southwest corner of Lincoln and Montrose Avenue (Elevation = 16.515'). Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths.