



Doc#: 0711516107 Fee: \$106.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2007 02:34 PM Pg: 1 of 17

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR THE GROVE AT GREENLEAF CONDOMINIUM**

83-60-203 J ICFI  
This Amendment made and entered into this 11 day of April, 2007 by 1358 GREENLEAF LLC, an Illinois limited liability company ("Developer");

WHEREAS, by a Declaration of Condominium ("Original Declaration") recorded in the Recorder's Office of Cook County, Illinois, on October 25, 2006 as Document No. 0629815088, the Declarant submitted certain real estate more particularly described in Exhibit D attached hereto to the provisions of the Illinois Condominium Property Act ("Act"); and

WHEREAS, the Declarant has previously executed a First Amendment to Declaration (the "First Amendment") dated January 11, 2007 which was recorded on January 22, 2007 as Document Number 0702209072 (the Original Declaration as modified by the First Amendment is herein referred to as the "Declaration"); and

WHEREAS, all terms which are capitalized in this Amendment but which are not otherwise defined herein shall have the same meaning as in the Declaration; and

WHEREAS, the Declaration reserves to the Developer the right to annex and add to the Parcel and Property and thereby add to the Condominium created by the Declaration all or a portion of the Future Development Parcel; and

WHEREAS, Developer now desires to annex and add to the Parcel and the Property and submit to the provisions of the Act and the Declaration a portion of the Future Development Parcel described on Exhibit E attached hereto (the "Second Additional Parcel").

NOW, THEREFORE, the Developer does hereby amend the Declaration as follows:

1. The Second Additional Parcel is hereby annexed to the Parcel and Property and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by the terms and provisions of the Declaration.
2. Exhibit A of the Declaration is hereby amended by deleting all of such Exhibit A

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and substituting therefor Exhibit A attached hereto.

3. Exhibit B of the Declaration is hereby amended by deleting all of such Exhibit B and substituting therefor Exhibit B attached hereto.

4. Exhibit C of the Declaration is hereby amended by substituting therefor Exhibit C attached hereto. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in the Exhibit C attached hereto.

5. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

6. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, 1358 GREENLEAF LLC has executed this Declaration as of the day and year first written above.

1358 GREENLEAF LLC, an Illinois limited liability company

By:   
Jordan Ray, Manager

Street Address: 1358-1366 W. Greenleaf,  
Chicago, Illinois

PIN: 11-32-106-007-0000

Prepared By and After  
Recording Return To:  
Michael Z. Margolies  
4709 W. Golf  
Suite 475  
Skokie, IL 60076





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## EXHIBIT A

### LEGAL DESCRIPTION OF AMENDED PARCEL

#### COMBINATION LEGAL OF PHASES I, II & III 3-29-07

THAT PART OF LOT 16 LYING ABOVE A HORIZONTAL PLANE OF +18.77 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 53.42 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 29.46 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 16, A DISTANCE OF 4.38 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 12.21 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 16, A DISTANCE OF 2.86 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 8.33 FEET TO A POINT IN THE EAST LINE OF SAID LOT 16; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 73.91 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 50.0 FEET TO A POINT IN THE WEST LINE OF SAID LOT 16; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 72.39 FEET TO THE POINT OF BEGINNING AND ALL OF LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED PARCELS LYING BELOW A HORIZONTAL PLANE OF +18.77 CITY OF CHICAGO DATUM, IN COOK COUNTY, ILLINOIS.

#### EXCEPTION PARCEL 1 :

THAT PART OF LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 8.84 FEET EAST AND 78.22 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 18.26 FEET; THENCE EAST 5.88 FEET; THENCE SOUTH 0.59 FEET; THENCE EAST 5.04 FEET; THENCE SOUTH 2.79 FEET; THENCE EAST 16.41 FEET; THENCE SOUTH 3.69 FEET; THENCE EAST 0.72 FEET; THENCE SOUTH 10.97 FEET; THENCE WEST 28.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXCEPTION PARCEL 2 :

THAT PART OF LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 2.40 FEET EAST AND 145.59 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 20.06 FEET; THENCE WEST 0.50 FEET; THENCE NORTH 7.74 FEET; THENCE EAST 47.82 FEET; THENCE SOUTH 17.27 FEET; THENCE WEST 15.41 FEET; THENCE NORTH 3.97 FEET; THENCE WEST 8.36 FEET; THENCE NORTH 7.76 FEET; THENCE WEST 9.34 FEET; THENCE SOUTH 22.19 FEET; THENCE WEST 14.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

**Amended Condominium Plat follows this Page**

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## EXHIBIT C

### Amended Schedule of Ownership of Percentage of Common Elements

Ownership of Common Elements owned by each Unit in the first three phases of  
1358 W. Greenleaf, Chicago, Illinois 60626 (The Grove at Greenleaf Condominium).

Unit	Percentage of Common Elements
1358-1N	2.89%
1358-2N	2.98%
1358-3N	3.07%
1360-1N	2.89%
1360-2N	2.98%
1360-3N	3.07%
1360-1S	2.89%
1360-2S	2.98%
1360-3S	3.07%
1362-1B	3.86%
1362-2B	3.94%
1362-3B	4.03%
1362-1A	3.68%
1362-2A	3.77%
1362-3A	3.85%
1364-1N	2.89%
1364-2N	2.98%
1364-3N	3.07%
1364-1S	2.89%
1364-2S	2.98%



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1364-3S	3.07%
1366-1N	2.89%
1366-2N	2.98%
1366-3N	3.07%
1366-1S	4.21%
1366-2S	4.47%
1366-3S	4.38%
1366-GS	2.89%
1366-GN	2.37%
1364-GN	2.37%
1362-GA	2.54%
<b>TOTAL</b>	<b>100.00%</b>

3/Margolies/Trimensons/Greenleaf Condominium Declaration. Exhibit C, Page III.041107

**UNOFFICIAL COPY****EXHIBIT D****LEGAL DESCRIPTION OF INITIAL PARCEL  
SUBJECT TO THE ACT**

LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

EXCEPTION PARCEL 1:

THAT PART OF LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.59 FEET EAST AND 27.51 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 22.73 FEET; THENCE EAST 6.05 FEET; THENCE SOUTH 0.82 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE 0.97 FEET; THENCE EAST 6.49 FEET; THENCE SOUTH 1.09 FEET; THENCE EAST 5.15 FEET; THENCE SOUTH 3.16 FEET; THENCE EAST 16.26 FEET; THENCE SOUTH 12.94 FEET; THENCE WEST 5.85 FEET; THENCE SOUTH 7.54; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, 3.17 FEET; THENCE WEST 6.16 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE 3.16 FEET; THENCE NORTH 7.48 FEET; THENCE WEST 6.60 FEET; THENCE SOUTH 4.08 FEET; THENCE WEST 11.29 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

EXCEPTION PARCEL 2:

THAT PART OF LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 8.94 FEET EAST AND 58.04 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 38.44 FEET; THENCE EAST 5.88 FEET; THENCE SOUTH 0.59 FEET; THENCE EAST 5.04 FEET; THENCE SOUTH 2.79 FEET; THENCE EAST 16.41 FEET; THENCE SOUTH 3.69 FEET; THENCE EAST 0.72 FEET; THENCE SOUTH 23.92 FEET; THENCE WEST 0.66 FEET; THENCE SOUTH 11.47 FEET; THENCE WEST 14.94 FEET; THENCE NORTH 4.0 FEET; THENCE WEST 12.45 FEET TO THE POINT OF BEGINNING, IN

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COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 3:

THAT PART OF LOT 17 IN WILLIAM M. DEVINE'S 2ND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 8.94 FEET EAST AND 106.73 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 31.71 FEET; THENCE EAST 2.05 FEET; THENCE NORTH 7.15 FEET; THENCE WEST 8.70 FEET; THENCE NORTH 20.06 FEET; THENCE WEST 0.60 FEET; THENCE NORTH 7.74 FEET; THENCE EAST 47.82 FEET; THENCE SOUTH 17.27 FEET; THENCE WEST 15.41 FEET; THENCE NORTH 3.97 FEET; THENCE WEST 8.36 FEET; THENCE NORTH 7.78 FEET; THENCE WEST 9.34 FEET; THENCE SOUTH 18.37 FEET; THENCE EAST 16.35 FEET; THENCE SOUTH 5.39 FEET; THENCE EAST 3.49 FEET; THENCE SOUTH 41.36 FEET; THENCE WEST 14.96 FEET; THENCE NORTH 4.0 FEET; THENCE WEST 12.34 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

3.Margolies.Trimensions.Greenleaf.Second Declaration Amendment.041107

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## EXHIBIT E

LEGAL DESCRIPTION OF REAL ESTATE BEING SUBJECTED TO THE ACT AND DECLARATION BY THIS AMENDMENT

### PHASE III LEGAL DESCRIPTION ( 3-29-07 )

THAT PART OF LOT 16 LYING ABOVE A HORIZONTAL PLANE OF +18.77 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 53.42 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 29.46 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 16, A DISTANCE OF 4.38 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 12.21 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 16, A DISTANCE OF 2.86 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 8.33 FEET TO A POINT IN THE EAST LINE OF SAID LOT 16; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 73.91 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 50.0 FEET TO A POINT IN THE WEST LINE OF SAID LOT 16; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 72.39 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

DeKalb County Clerk's Office

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# **EXHIBIT**

**ATTACHED TO**

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4-25-07



**DOCUMENT**

**SEE PLAT INDEX**

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