



Doc#: 0712041033 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2007 10:10 AM Pg: 1 of 5

4054
MTC # 207280 → (initials)

FIRST AMENDED DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR 2002-2004 W. FLETCHER TOWNHOMES

THIS AMENDED DECLARATION of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for 2002-2004 W. Fletcher Townhomes made this 23rd day of April, 2007 by ANTRIM, INC., an Illinois corporation ("Declarant") and ROBIN RADEMACHER owner of 2004 W. Fletcher ("Owner").

RECITALS

A. WHEREAS, the Declaration of Party Wall Rights, Covenants, Easements and Restrictions for 2002-2004 W. Fletcher Townhomes was recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0622310021 (the "Declaration"). The Declarant, ANTRIM, INC., an Illinois corporation submitted the real estate legally described in Exhibit "A" to the Declaration;

B. WHEREAS, Robin Rademacher, the Owner of 2004 W. Fletcher, Chicago, Illinois 60618 and Declarant desire to amend the Declaration to correct an error in the Declaration and to add additional provisions to said Declaration.

M.G.R. TITLE

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C. WHEREAS, the Declarant and the Owner are the title holders of the property set forth in Exhibit "A" and believe that the amendments will be in the best interest of the parties.

NOW THEREFORE, the Declarant and the owner for the purposes above set forth, hereby declare that the Declaration be and hereby is amended as follows:

1. Article 2.05 of the Declaration is hereby amended and superseded by the substitution of the following language:

The Owner of Parcel 4 is hereby granted the exclusive roof rights of the entire garage structure (Parcel 3 and Parcel 4) and said Owner shall have the right to build a rooftop deck over the entire garage roof structure. (Parcel 3 and Parcel 4) provided said Owner procures the appropriate permit from the City of Chicago. If maintenance and/or repairs are needed, any roof deck constructed by the Owner of Parcel 4 shall be removed to accommodate said repair. The cost of removal shall be the responsibility of the Owner of Parcel 4.

The Cost of repairing or replacing the roof of Parcels 3 and 4, excluding any costs associated with the removal, repair or replacement of the roof deck which shall be the sole expense of the Owner of Parcel 4 shall be shared by the Owners of the property in proportion to their use. The Owner of Parcel 3 shall pay 1/3 of the cost of any repair or replacement of the roof and the Owner of Parcel 4 shall pay 2/3 of said costs.

In the event the Owner of Parcel 4 must repair or remove the deck and if said repair or removal requires the issuance of a permit from the City of Chicago, then the owner of Parcel 4 shall procure said permit prior to initiating the work. Any contractors performing the work will provide casualty and liability insurance naming the Owners of Parcels 1, 2, 3 and 4 as additional insured.

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 37 IN OWNER'S SUBDIVISION OF PART OF THE EAST ½ OF LOT 17 IN SNOW ESTATE SUBDIVISION OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37, THENCE WEST 40.23 FEET ALONG THE SOUTH LINE OF LOT 37 TO THE CENTER LINE OF PARTY WALL; THENCE DEFLECTING 89 DEGREES 57 MINUTES 28 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE (ALONG THE CENTERLINE OF PARTY WALL) FOR A DISTANCE OF 26.94 FEET; THENCE DEFLECTING 90 DEGREES 02 MINUTES 01 SECONDS LEFT FROM THE PROLONGATION OF THE PROCEEDING COURSE (ALONG THE NORTH FACE OF WALL) 34.00 FEET TO THE NORTHEAST CORNER OF BUILDING; THENCE DEFLECTING 89 DEGREES 59 MINUTES 22 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE, 3.10 FEET TO THE NORTH LINE OF LOT 37, THENCE EAST 74.01 FEET ALONG THE NORTH LINE OF LOT 37 TO THE NORTHEAST CORNER OF LOT 37; THENCE SOUTH 30.00 FEET ALONG THE EAST LINE OF LOT 37 TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF LOT 37 IN OWNER'S SUBDIVISION OF PART OF THE EAST ½ OF LOT 17 IN SNOW ESTATE SUBDIVISION OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 37; THENCE WEST 40.23 FEET ALONG THE SOUTH LINE OF LOT 37 TO THE CENTERLINE OF PARTY WALL (ALSO THE POINT OF BEGINNING); THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 33.98 FEET; THENCE DEFLECTING 89 DEGREES 54 MINUTES 49 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE (ALONG THE WEST FACE OF BUILDING) FOR A DISTANCE OF 26.90 FEET; THENCE DEFLECTING 89 DEGREES, 00 MINUTES 39 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE, FOR A DISTANCE OF 34.00 FEET (TO THE CENTERLINE OF PARTY WALL); THENCE SOUTH 26.94 FEET ALONG THE CENTERLINE OF PARTY WALL TO THE POINT OF BEGINNING.

UNOFFICIAL COPY**EXHIBIT A**
LEGAL DESCRIPTION (CON'T)

PARCEL 3:

THAT PART OF LOT 37 IN OWNER'S SUBDIVISION OF PART OF THE EAST ½ OF LOT 17 IN SNOW ESTATE SUBDIVISION OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 37; THENCE 27.02 FEET EAST ALONG THE NORTH LINE OF LOT 37; THENCE DEFLECTING 89 DEGREES 54 MINUTES 49 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE FOR A DISTANCE OF 10.97 FEET; THENCE DEFLECTING 90 DEGREES 06 MINUTES 52 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE (ALONG THE CENTERLINE OF PARTY WALL AND PROLONGED LINES THEREOF) FOR A DISTANCE OF 26.95 FEET; THENCE NORTH 10.96 FEET ALONG THE WEST LINE OF LOT 37 TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PART OF LOT 37 IN OWNER'S SUBDIVISION OF PART OF THE EAST ½ OF LOT 17 IN SNOW ESTATE SUBDIVISION OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 37; THENCE NORTH 19.04 FEET ALONG THE WEST LINE OF LOT 37 TO THE CENTERLINE OF PARTY WALL AND EXTENDED LINES THEREOF; THENCE DEFLECTING 90 DEGREES 29 MINUTES 20 SECONDS RIGHT FROM THE PROLONGATION OF THE PROCEEDING COURSE (ALONG THE CENTERLINE OF PARTY WALL); FOR A DISTANCE OF 26.95 FEET; THENCE DEFLECTING 89 DEGREES 53 MINUTES 08 SECONDS RIGHT FOR A DISTANCE OF 19.03 FEET, TO THE SOUTH LINE OF LOT 37; THENCE WEST 26.82 FEET ALONG THE SOUTH LINE OF LOT 37 TO THE POINT OF BEGINNING.

PIN: 14-30-106-051

COMMONLY KNOWN AS: 2002-2004 W. FLETCHER, CHICAGO, IL 60618

MAIL TO!

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