

UNOFFICIAL COPY

This instrument was prepared by
and mail to:



Doc#: 0712860032 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2007 10:22 AM Pg: 1 of 5

John E. Lovestrand
LAW OFFICES OF
PALMISANO & LOVESTRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

Permanent Index Numbers:

17-20-415-001-0000 (undivided)

17-20-415-005-0000 (undivided)

MTC # 2016 6339

FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND
BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR THE
18th PLACE CONDOMINIUMS

This **FIRST AMENDMENT** to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the **18th Place Condominiums** is made this 14th day of August, 2006 by **RMR 18th Place, LLC**, an Illinois limited liability company (the "Declarant"):

WITNESSETH THAT:

WHEREAS, Declarant filed a Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for the 18th Place Condominiums in the Office of the Recorder of Deeds of Cook County, Illinois on as Document Number **0619310039** (the "Declaration"); and

WHEREAS, pursuant to the Declaration, the Declarant held title to the following described real estate (the "Property"), which Property was, by and through the Declaration, submitted to the provisions of the Condominium Property Act:

Lots 13 and 14 in the Subdivision of the South ½ of Block 5 in Walsh and McMullen's Subdivision of the South ¾ of the Southeast ¼ of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: **931-33 West 18th Place**, Chicago, Illinois 60608

UNOFFICIAL COPY

and

WHEREAS, Declarant intends to amend the Declaration in conformance with the requirements of the Condominium Property Act, 765 ILCS 605/1 (the "Act") by recording this First Amendment to Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for the 18th Place Condominiums (the "First Amendment"); and

WHEREAS, the Declaration did not accurately reflect the Declarant's intentions vis-à-vis the "Commercial Activities" restriction as originally set forth in Article XVII, Section 12 of the Declaration; and

WHEREAS, this First Amendment will now set forth and accurately reflect the Declarant's intention with respect to the "**Home Business Use**" to be inserted in lieu of the previously set forth "Commercial Activities" provisions, as aforesaid; and

WHEREAS, except as to the "**Home Business Use**" provision replacement, as aforesaid, this First Amendment does not otherwise alter or modify the Declaration; and

WHEREAS, this First Amendment is not intended to and therefore does not modify the number of dwelling Units in the Condominium; and

WHEREAS, this First Amendment is not intended to and therefore does not modify the Plat of Survey attached as Exhibit "A" to the Declaration; and

WHEREAS, this First Amendment is not intended to and therefore does not modify the percentage ownership interests assigned to the Units as more fully set forth in Exhibit "B" to the Declaration.

NOW, THEREFORE, this instrument (the First Amendment) amends the Declaration as follows:

1. This First Amendment amends the Declaration in the following respects as referenced by the following Section and paragraph reference, which mirror and parallel that set forth in the original Declaration:

Article XVII, Section 12.

by deleting the following provision in its entirety:

"12. Commercial Activities. No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted in any unit."

and

UNOFFICIAL COPY

by **inserting** in lieu thereof the following provision:

“12. Home Business Use. No provision herein shall be construed to prevent or prohibit a Unit Owner from maintaining their personal professional library, keeping their personal business or professional records or accounts, handling their personal business or professional communications, or conferring with business or professional associates, clients or customers in their Unit; provided such meetings with agents, employees, clients, or customers can be done in a regular or continuing or recurring manner or the Unit Owner can have employees, or agents doing business from the Unit; ONLY as may be allowed by Municipal Ordinances in effect from time to time.”

2. This First Amendment to the Declaration is made pursuant to the applicable provisions of the Declaration and the Act.

3. This First Amendment to the Declaration is executed on the following page by **RMR 18th Place, LLC**, an Illinois limited liability company, as Declarant possessing requisite power and authority to execute this instrument.

[see signatures on following pages]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said **RMR 18th Place, LLC**, an Illinois limited liability company, as Declarant as aforesaid, has caused its name to be signed in this **First Amendment** by its Manager this 14th day of August, 2006.

RMR 18th Place, LLC,
an Illinois limited liability company

By: X *Michael J. Williamson*
Michael J. Williamson, Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Manager of **RMR 18th Place, LLC**, an Illinois limited liability company, Declarant, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of August, 2006.



John E. Lovestrand
NOTARY PUBLIC

This instrument was prepared by (and mail to):

John E. Lovestrand
LAW OFFICES OF PALMISANO & LOVESTRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603
(312) 782-3967

