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Doc#: 0712915052 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2007 10:37 AM Pg: 1 of 9

U338439 All
THIS INSTRUMENT PREPARED
BY AND RETURN TO:
GARY L. PLOTNICK
Schain, Burney, Ross & Citron Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND COMMONS CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION ("First Amendment") is made and entered into this 22 day of March, 2007 by **GRAND COMMONS LIMITED PARTNERSHIP**, an Illinois limited partnership (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Grand Commons Condominiums dated the 24th day of January, 2006 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on January 31, 2006, as Document Number 0603119023 (hereinafter referred to as the "Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the Grand Commons Condominiums (hereinafter referred to as the "Condominium"); and

WHEREAS, the Declarant is the legal holder of and wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Parcel").

NOW, THEREFORE, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the Declaration be, and the same is hereby, amended as follows:

1. The Additional Parcel described in Exhibit "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

RECORDING FEE 74-

DATE 5-9-07 COPIES 6

OK BY AE

9ps

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2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by the horizontal and vertical planes set forth in Exhibit "B", attached hereto and made a part hereof. Exhibit "B" to the Declaration is hereby amended by the addition thereto of Exhibit "B", which is attached hereto.

3. Exhibit "C" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the common elements appurtenant to each Unit described in former Exhibit "C" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

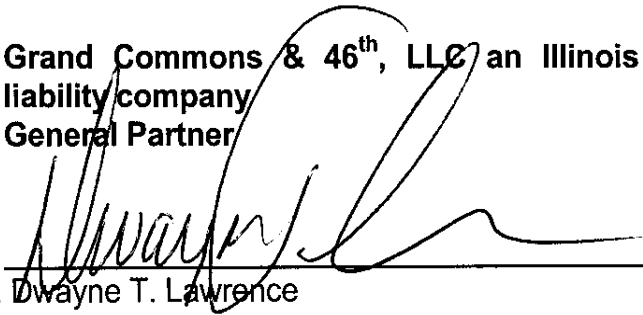
[SIGNATURES APPEAR ON NEXT PAGE]

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IN WITNESS WHEREOF, GRAND COMMONS LIMITED PARTNERSHIP, an Illinois limited partnership, executed this document as of the 22nd day of March, 2007.

GRAND COMMONS LIMITED PARTNERSHIP, an Illinois limited partnership

By: Grand Commons & 46th, LLC an Illinois limited liability company
Its: General Partner

By: 
Name: Dwayne T. Lawrence
Its: Manager

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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 Dwayne T. Lawrence, as Manager of **Grand Commons & 46th, LLC**, an Illinois limited liability company, as General Partner of **GRAND COMMONS LIMITED PARTNERSHIP**, an Illinois limited partnership, personally known to me 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 the same 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 2nd day of March, 2007.

Denise C. Krutzler
Notary Public



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CONSENT OF MORTGAGEE

Shorebank ("Bank"), holder of a Mortgage (the "Mortgage") dated as of February 19, 2004 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on February 27, 2004, as Document Number 0405847035 hereby consents to the execution and recording of the attached First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Grand Commons Condominiums and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, the said Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf in Chicago, Illinois, on this 22 day of March, 2007.

SHOREBANK

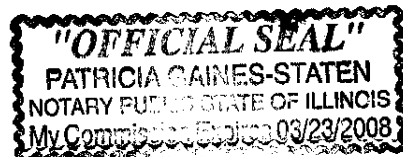
By: [Signature]
Name: Dan Broughton
Title: V.P.

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 Dan Broughton, as V.P. of **SHOREBANK**, personally known to me 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 the same 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 ___ day of March, 2007.

[Signature]
Notary Public



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EXHIBIT "A"

ADDITIONAL PARCEL

THE EAST 78.95 FEET OF THE NORTH 67.00 FEET OF LOT 2 TOGETHER WITH THE WEST 8.27 FEET OF THE EAST 87.22 FEET OF THE SOUTH 16.42 FEET OF THE NORTH 26.29 FEET OF SAID LOT 2 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.18 FEET IN SNOW AND DICKISON'S SUBDIVISION OF LOT 3 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE NORTH ½ OF THE SOUTH ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4553-59 South King Drive
Chicago, Illinois

PERMANENT INDEX NO.: Part of 20-03-415-005

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EXHIBIT "C"

PERCENTAGE OWNERSHIP

UNIT NUMBER	PERCENTAGE OWNERSHIP
A1	9.778749
A2	10.538104
A3	10.538104
A4	10.538104
A5	10.346900
A6	10.346900
C1	9.478285
C2	8.931986
C3	9.478285
C4	10.024583
TOTAL:	<u>100.00%</u>

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EXHIBIT

ATTACHED TO

8 pg
1 EX
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DOCUMENT

SEE PLAT INDEX

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