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Doc#: 0714915108 Fee: \$94.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/29/2007 02:28 PM Pg: 1 of 14

RECORDING FEE 94
DATE 6-29-07 COPIES 62
OK BY [Signature]

FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT

KIMBALL COURTS CONDOMINIUM

This instrument Prepared By and Return To:

Douglas G. Shreffler
4653 North Milwaukee Avenue
Chicago, Illinois 60630

PERMANENT TAX INDEX NUMBER: 13-02-421-011-0000
13-02-421-012-0000
13-02-421-013-0000
ADDRESS OF PROPERTY: 5711-21 N. KIMBALL
CHICAGO, IL 60659

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FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

KIMBALL COURTS CONDOMINIUM

This First Amendment to Declaration ("First Amendment") is made and entered into this 25th day of May, 2007, by Kimball At 5711 North, LLC, an Illinois limited liability company (hereinafter sometimes referred to as the "Declarant");

WITNESSETH:

WHEREAS, the Declarant, by Declaration of Condominium for the Kimball Courts Condominium dated April 6, 2007 and recorded in the Recorder's Office of Cook County, Illinois on April 12, 2007 as Document No. 0710210140 submitted the real estate commonly known as 5711-21 N. Kimball, Chicago, Illinois 60659 to the provisions of the Illinois Condominium Property Act as more fully set forth therein. Capitalized words not defined in this First Amendment have the meaning ascribed to such terms in the Declaration; and

WHEREAS, pursuant to Section 16 of the Declaration the Declarant has reserved the right to and add Additional Property to the Condominium Property and Declarant now desires to amend the Declaration to reflect and submit to the provisions of the Act and the Declaration the addition of certain real estate described in Exhibit A-1 attached hereto.

NOW, THEREFORE, pursuant to the power coupled with the interest reserved by Declarant in the Declaration, the Declarant does hereby amend the Declaration as follows:

1. The Additional Property described in Exhibit A-1 attached hereto 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 said Exhibit A in its entirety and substituting therefor Exhibit A attached to this First Amendment; and

3. Exhibit B of the Declaration is hereby amended by deleting said Exhibit B in its entirety and substituting therefor Exhibit B attached to this First Amendment. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in Exhibit B attached hereto

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4. Exhibit D of the Declaration is hereby amended by deleting said Exhibit D in its entirety and substituting therefor Exhibit D attached hereto.

5. Exhibit E of the Declaration is hereby amended by deleting said Exhibit D in its entirety and substituting therefore Exhibit E attached hereto.

6. 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.

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

IN WITNESS WHEREOF, the Declarant as aforesaid, has caused its name to be signed to these presents on the day and year first above written.

KIMBALL AT 5711 NORTH, LLC

By: _____

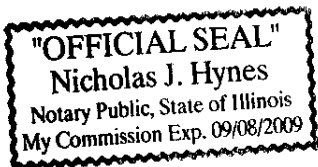
Marian C. Ilie

Its: Manager

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Marian C. Ilie, personally known to me to be the same person whose name is subscribed to the foregoing Certificate as Manager of Kimball At 5711 North, LLC, an Illinois corporation, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the Certificate as his free and voluntary act, and as the free and voluntary act of Kimball At 5711 North, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of May, 2007.

Notary Public



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CONSENT OF MORTGAGEE

REPUBLIC BANK OF CHICAGO, holder of a note secured by a mortgage on the property dated FEBRUARY 15, 2006, hereby consents to the execution and recording of the above and foregoing Declaration of Condominium, and hereby submits the mortgage recorded on FEBRUARY 23, 2006, as Document Number 0605442013 to the provisions of the above and foregoing Declaration of Condominium and the Condominium Property Act.

IN WITNESS WHEREOF, the said REPUBLIC BANK OF CHICAGO has caused this instrument to be signed by its duly authorized officers on its behalf; all done at Chicago, Illinois, on this 24 day of May, 2007.

REPUBLIC BANK OF CHICAGO

By Daniel J. Pepin

Its: Vice President

Attest:

By: Melissa A Bramwell

Its: Sen. Loan Doc. Specialist



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

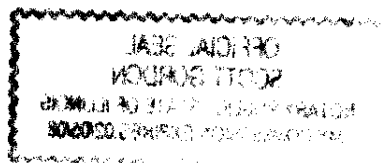
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Daniel J. Pepin and _____, the _____ and _____, respectively, of REPUBLIC BANK OF CHICAGO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act of the Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24 day of May, 2007.

Scott Gordon
Notary Public

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Property of Cook County Clerk's Office



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EXHIBIT A

(legal description)

UNITS 5711-GN, 5711-1N, 5711-2N, 5711-3N, 5711-1S, 5711-2S, 5711-3S, 5713-GW, 5713-1W, 5713-2W, 5713-3W, 5713-1E, 5713-2E, 5713-3E, 5715-GE, 5715-1N, 5715-2N, 5715-3N, AND 5715-1S IN KIMBALL COURTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NUMBER: 13-02-421-013-0000

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EXHIBIT A-1

(legal description of Additional Property)

UNITS 5711-2N, 5711-3S, 5713-1W, 5713-2W, 5713-1E, 5715-GE IN KIMBALL COURTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

| <u>Unit</u> | <u>Percentage Interest In Common Elements</u> |
|-------------|---|
| 5711-GN | 5.16% |
| 5711-1N | 5.80% |
| 5711-2N | 5.93% |
| 5711-3N | 6.06% |
| 5711-1S | 5.80% |
| 5711-2S | 5.93% |
| 5711-3S | 6.06% |
| 5713-GW | 2.32% |
| 5713-1W | 4.85% |
| 5713-2W | 5.03% |
| 5713-3W | 5.16% |
| 5713-1E | 4.90% |
| 5713-2E | 5.03% |
| 5713-3E | 5.16% |
| 5715-GE | 4.38% |
| 5715-1N | 5.67% |
| 5715-2N | 5.80% |
| 5715-3N | 5.93% |
| 5715-1S | 5.03% |
| | 100.00% |

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EXHIBIT E

Proposed Future Development Parcel

PARCEL 1: PROPOSED UNITS 5715-GN, 5715-GS, 5715-2S, 5715-3S OF LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2: PROPOSED UNITS 5717-GN, 5717-1N, 5717-2N, 5717-3N, 5717-1S, 5717-2S, 5717-3S, 5719-GW, 5719-1W, 5719-2W, 5719-3W, 5719-GE, 5719-1E, 5719-2E, 5719-3E, 5721-GN, 5721-1N, 5721-2N, 5721-3N, 5721-GS, 5721-1S, 5721-2S, 5721-3S, OF THE NORTH HALF OF LOT 23 AND LOTS 24 AND 25 IN BLOCK 62 IN W. K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIB

ATTACHED TO

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DOCUMENT

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SEE PLAT INDEX