

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED  
BY and MAIL TO:

Steven E. Moltz  
LAW OFFICES OF  
PALMISANO & LOVETRAN  
19 South LaSalle Street  
Suite 900  
Chicago, Illinois 60603



Doc#: 0718016037 Fee: \$90.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/29/2007 09:12 AM Pg: 1 of 13

MTC #2058495

RECORDING FEE 900.00  
DATE 6/18/07 COPIES 6  
OK BY [Signature]

**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS**

**FOR**

**THE CAROLINA CONDOMINIUM ASSOCIATION**

This First Amendment to the Declaration of Condominium Ownership for the Carolina Condominium Association dated November 10, 2006 and recorded with the Cook County Recorder of Deeds on November 28, 2006 as Document Number 0633217163, as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as the "Declaration") is executed by **SOUTH KENWOOD, LLC**, an Illinois Limited Liability Company (hereinafter referred to as the "Declarant");

ADDRESS: 6610-18 S. KENWOOD AVE., CHICAGO, IL 60637

P.I.N. 20-23-223-017-0000

**WITNESSETH:**

WHEREAS, the real estate described on Exhibit A of the Declaration, located in the County of Cook and State of Illinois ("Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration;

WHEREAS, pursuant to the Act, as amended, in Article XX of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

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WHEREAS, the Declarant, pursuant to Article XX of the Declaration, desires to annex and add the real estate described on Exhibit "A-1" attached hereto ("Additional Parcel"), to the Property and add to the plan of condominium ownership, and submit the Additional Parcel to the Act; and

WHEREAS, the Additional Parcel is a portion of the Future Expansion Parcel in the Declaration as described in Exhibit "C" therein; and

WHEREAS, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto);

WHEREAS, under Article XX of the Declaration a power coupled with an interest is granted to the Declarant acting by and through its duly authorized officers as attorney-in-fact to shift the percentage of ownership in the common elements appurtenant to each Unit to the percentages set forth in the Amendment to Declaration, and

NOW, THEREFORE **SOUTH KENWOOD, LLC**, an Illinois Limited Liability Company as the legal title holder of the Additional Parcel, for the purposes above set forth hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and together with all improvements and structures now or hereafter erected, constructed, or contained thereon or therein is submitted to the Act.
2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby deleted and an amended Exhibit "A" attached hereto is substituted therefore.
3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B" attached hereto is substituted therefor.
4. All the unit owners and mortgage holders by the Declarant, hereby consent to this Amendment to the Declaration pursuant to the powers set forth in Article XX of the Declaration.
5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Amendment and the Declaration, this Amendment shall control.

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IN WITNESS WHEREOF, the Manager of the Declarant had caused to be signed to these presents this 29<sup>th</sup> day of June, 2007.

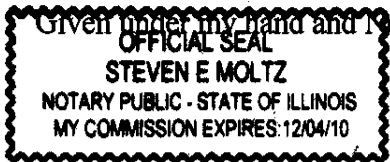
SOUTH KENWOOD, LLC,  
an Illinois Limited Liability Company

By: *Marcel Avram*  
Its Member

By: *Marian Avram*  
Its Member

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 Marian Avram and Marcela Avram, personally known to me to be as the members of SOUTH KENWOOD, LLC, an Illinois limited liability company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 29<sup>th</sup> day of June, 2007.

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by (and mail to):

Steven E. Moltz  
LAW OFFICES OF STEVEN E. MOLTZ  
19 South LaSalle Street  
Suite 900  
Chicago, Illinois 60603  
(312) 782-3967

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## EXHIBIT "A-1"

### TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE CAROLINA CONDOMINIUM

PARCEL 1:

UNIT(S) 101, 102, 104, 105, 112, 113, 201, 202, 301, AND 302 IN THE CAROLINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 3 AND 4 IN BLOCK 11 IN OGLESBY'S SUBDIVISION OF BLOCKS 10 AND 11 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF WEST ½ OF NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6610-18 S. KENWOOD AVE.  
CHICAGO, ILLINOIS 60637

P. I. N. 20-23-223-017-0000 (affects 6610 S. Kenwood)

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**UNOFFICIAL COPY****EXHIBIT "B"****THE CAROLINA CONDOMINIUMS**

<b><u>UNIT NUMBER:</u></b>	<b><u>% OWNERSHIP IN COMMON ELEMENTS</u></b>
101	3.558%
102	3.426%
103	3.228%
104	3.030%
105	3.228%
106	2.503%
107	2.240%
108	2.108%
109	2.108%
110	2.240%
111	2.503%
112	3.228%
113	3.030%
114	3.228%
115	3.426%
116	3.558%
201	2.767%
202	3.030%
203	2.503%
204	2.635%
205	2.436%
206	2.635%
207	2.569%
208	3.294%
209	3.030%
210	2.767%
301	2.899%
302	3.162%
303	2.569%
304	0.000%

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<b>305</b>	<b>2.503%</b>
<b>306</b>	<b>2.569%</b>
<b>307</b>	<b>2.635%</b>
<b>308</b>	<b>3.294%</b>
<b>309</b>	<b>3.162%</b>
<b>310</b>	<b>2.899%</b>

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**TOTAL**

**100.000%**

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## EXHIBIT "C"

### TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE CAROLINA CONDOMINIUM

PARCEL 2:

LOT 4 IN BLOCK 2 IN WAIT AND MUNRO'S ADDITION TO HYDE PARK IN THE WEST HALF OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6537 S. KIMBARK AVE.  
CHICAGO, ILLINOIS 60637

P. I. N. 20-23-212-022-0000 (affects 6537 S. Kimbark)

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# EXHIBIT

## ATTACHED TO

0718016037

6-29-07



## DOCUMENT

# SEE PLAT INDEX

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7  
+6  
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13

90.00