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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



Doc#: 0724122082 Fee: \$82.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2007 02:08 PM Pg: 1 of 11

MTC #2073185

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

FOR

THE 900-10 W. WINONA CONDOMINIUM ASSOCIATION

This First Amendment to the Declaration of Condominium Ownership for the 900-10 W. WINONA Condominium Association dated May 2, 2007 and recorded with the Cook County Recorder of Deeds on May 2, 2007 as Document Number 0712215071, as amended from time to time (said Declaration and any amendments thereto are hereinafter referred to as the "Declaration") is executed by **WINONA BUILDERS LLC**, an Illinois Limited Liability Company (hereinafter referred to as the "Declarant");

ADDRESS: 900-10 W. WINONA ST., CHICAGO, IL 60640

P.I.N. 14-08-403-021-0000

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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OK BY [Signature]

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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 **WINONA BUILDERS 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 has caused to be signed to these presents this 29th day of August, 2007.

WINONA BUILDERS LLC

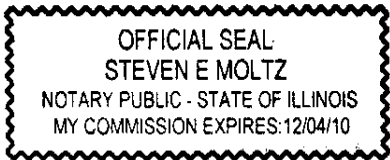
BY: _____

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 Mark Pieczka, Manager of WINONA BUILDERS LLC, an Illinois Limited Liability Company is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of WINONA BUILDERS LLC, an Illinois limited liability company, 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 Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of August, 2007.



NOTARY PUBLIC

This instrument was prepared by (and mail to):

STEVEN E. MOLTZ
LAW OFFICES OF STEVEN E. MOLTZ
19 S. LaSalle St.
Suite 900
Chicago, Illinois 60603
(312) 782-3967

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EXHIBIT "A-1"

TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 900-10 W. WINONA CONDOMINIUM

UNIT(S) 900-G, 900-1, 900-2, 900-3, 902-GS, 902-1S, 902-2S, 902-3S, 902-GN, 902-1N, 902-2N, 902-3N, 904-G, 904-1S, 904-2S, 904-3S, 904-1N, 904-2N, 904-3N, 906-G, 908-G, AND 910-G IN THE 900-10 W. WINONA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 13 AND 14 IN WHITE, GALT AND PROUDFOOT'S SUBDIVISION OF BLOCK 4 IN ARGYLE, A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1 AND 2 OF COLEHOUR AND CONNARROE'S SUBDIVISION OF LOT 3 OF SAID FUSSEY AND FENNIMORE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

ADDRESS: 900-10 W. WINONA ST.
CHICAGO, ILLINOIS 60640

PIN: 14-08-403-021-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"****THE 900-10 W. WINONA CONDOMINIUMS**

<u>UNIT NUMBER:</u>	<u>% OWNERSHIP IN COMMON ELEMENTS</u>
900-G	1.97%
900-1	3.14%
900-2	3.20%
900-3	3.25%
902-GS	2.44%
902-1S	3.37%
902-2S	3.43%
902-3S	3.48%
902-GN	2.44%
902-1N	2.15%
902-2N	2.21%
902-3N	2.27%
904-G	2.44%
904-1S	2.15%
904-2S	2.21%
904-3S	2.27%
904-1N	3.02%
904-2N	3.08%
904-3N	3.14%
906-G	2.32%
906-1S	1.86%
906-2S	1.92%
906-3S	1.97%
906-1N	2.90%
906-2N	2.96%
906-3N	3.02%
908-G	2.52%
908-1S	3.37%

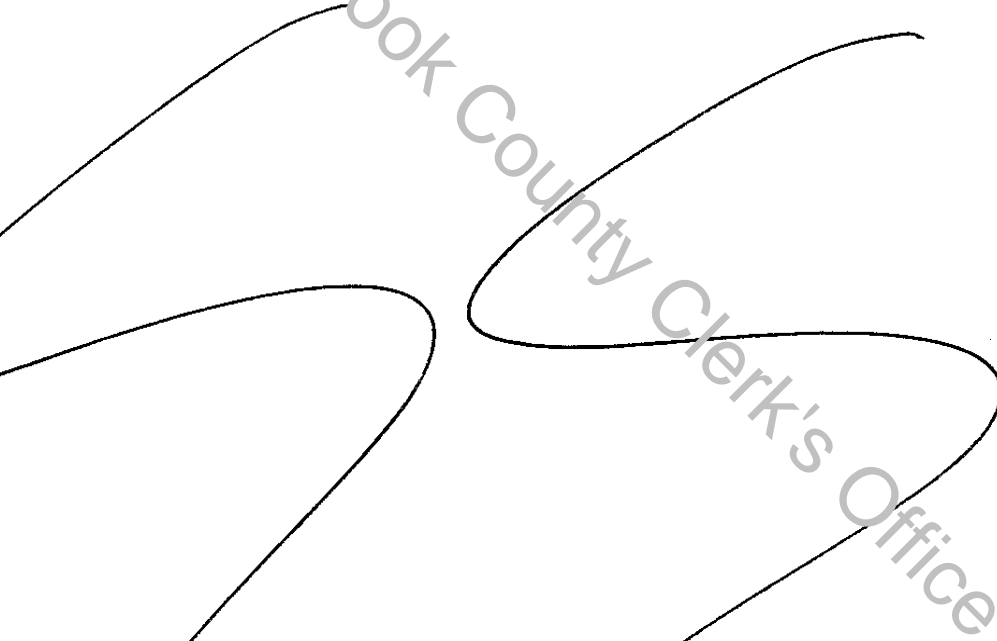
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908-2S	3.43%
908-3S	3.48%
908-1N	2.09%
908-2N	2.15%
908-3N	2.21%

910-G	2.55%
910-1	3.14%
910-2	3.20%
910-3	3.25%

TOTAL	100.00%
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A large, stylized handwritten signature in black ink is written across the lower half of the page, overlapping the diagonal watermark text.

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EXHIBIT

ATTACHED TO

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+ 5

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DOCUMENT

SEE PLAT INDEX

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