

MERCURY TITLE COMPANY, L.L.C.

207 4468 181 DK

UNOFFICIAL COPY



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

Doc#: 0725003001 Fee: \$178.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2007 10:35 AM Pg: 1 of 35

FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE  
1720 S. MICHIGAN CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION ("First Amendment") is made and entered into this 31<sup>st</sup> day of August, 2007 by 1712 S. MICHIGAN DEVELOPMENT CORPORATION, an Illinois corporation, hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 1720 S. Michigan Condominiums dated the 27<sup>th</sup> day of August, 2007 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on August 27, 2007, as Document Number 0723915003 (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 1720 S. Michigan 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 \$178

DATE 9-2-07 COPIES 6X

OK BY C. J.

35 pg

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808	0.433
809	0.355
810	0.458
811	0.384
812	0.429
813	0.322
814	0.333
815	0.342
816	0.334
817	0.307
818	0.503
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902	0.430
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905	0.319
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907	0.305
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909	0.356
910	0.460
911	0.366
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918	0.505

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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, 1712 S. MICHIGAN DEVELOPMENT CORPORATION,  
executed this document as of the 31st day of August, 2007.

1712 S. MICHIGAN DEVELOPMENT CORPORATION, an  
Illinois corporation

By: \_\_\_\_\_  
Name: Cindy Wernke  
Its: Vice President

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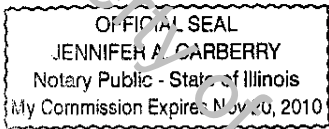
Property of Cook County Clerk's Office

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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 Cindy Wrona, as Vice President of **1712 S. MICHIGAN DEVELOPMENT CORPORATION**, an Illinois corporation, 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 Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31<sup>st</sup> day of August, 2007.



Jennifer A. Carberry  
Notary Public

Cook County Clerk's Office

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## CONSENT OF MORTGAGEE

MB Financial Bank, N.A. ("Bank"), holder of: (i) a Mortgage dated as of February 22, 2006 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on February 24, 2006 as Document Number 0605543340; and (ii) a Mortgage dated as of February 22, 2006 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on February 24, 2006 as Document Number 0605543343 hereby consents to the execution and recording of the attached First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 1720 S. Michigan 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 31~~st~~ day of August, 2007.

**MB FINANCIAL BANK, N.A.**

By: 

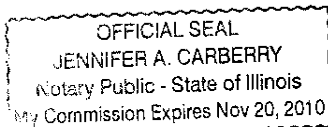
Name: Christina K. Frank

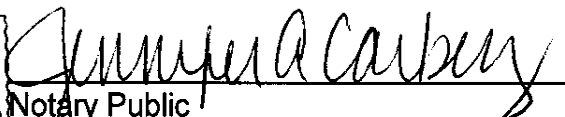
Title: First Vice President

STATE OF ILLINOIS     )  
  ) **SS.**  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State, **DO HEREBY CERTIFY** that Christina K. Frank as First Vice President of **MB FINANCIAL BANK, N.A.**, as such President, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his 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 31~~st~~ day of August, 2007.



  
Notary Public

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## EXHIBIT "A"

### ADDITIONAL PARCEL

THAT PART OF THE FOLLOWING DESCRIBED PARCELS TAKEN AS A TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +136.43' CCD AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 179.79' CCD:

PARCEL 1: LOTS 14, 15, 18, 19, 23 AND 26 (EXCEPT THE NORTH 1.50 FEET THEREOF). IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 6, 7, 10 AND 11 OF S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 22 IN DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1720 South Michigan Avenue  
Chicago, Illinois

PERMANENT INDEX NO.: Part of 17-22-301-034  
Part of 17-22-301-038  
Part of 17-22-301-039  
Part of 17-22-301-040  
Part of 17-22-301-048  
Part of 17-22-301-053  
Part of 17-22-301-035

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EXHIBIT "B"

SURVEY

Property of Cook County Clerk's Office



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## EXHIBIT "C"

### PERCENTAGE OWNERSHIP

UNIT NUMBER	PERCENTAGE OWNERSHIP
201	0.587
202	0.433
204	0.296
205	0.317
206	0.359
207	0.288
208	0.433
209	0.276
301	0.613
302	0.434
304	0.299
305	0.319
306	0.369
307	0.305
308	0.471
309	0.276
401	0.613
402	0.434
404	0.299
405	0.319
406	0.369
407	0.305
408	0.471
409	0.276

## UNOFFICIAL COPY

501	0.613
502	0.434
504	0.299
505	0.319
506	0.369
507	0.305
508	0.471
509	0.276
601	0.613
602	0.434
604	0.299
605	0.319
606	0.369
607	0.305
608	0.471
609	0.276
701	0.613
702	0.434
704	0.299
705	0.319
706	0.369
707	0.305
708	0.471
709	0.276
801	0.535
802	0.433
804	0.296
805	0.317
806	0.359

# UNOFFICIAL COPY

1001	0.561
1002	0.430
1004	0.299
1005	0.319
1006	0.369
1007	0.305
1008	0.471
1009	0.356
1010	0.460
1011	0.366
1012	0.402
1013	0.308
1014	0.319
1015	0.327
1016	0.321
1017	0.311
1018	0.505
1101	0.561
1102	0.430
1104	0.299
1105	0.319
1106	0.369
1107	0.305
1108	0.471
1109	0.356
1110	0.460
1111	0.366
1112	0.402
1113	0.308

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1114	0.319
1115	0.327
1116	0.321
1117	0.311
1118	0.505
1201	0.561
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P-450	0.067

# UNOFFICIAL COPY

P-451	0.067
<b>TOTAL</b>	<b>100.00%</b>

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0725003001

**EXHIBIT**

9-7-07

**ATTACHED TO**

Property of Cook County Clerk's Office

Doc#: 0725003001 Fee: \$178.00  
Eugene "Gene" Moore PHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2007 10:35 AM Pg. 1 of 35

30-PG  
5-X

30-PG  
5-X  
35-TOTAL

**DOCUMENT**

**SEE PLAT INDEX**