



Doc#: 0726215000 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2007 08:21 AM Pg: 1 of 11

**FIRST AMENDMENT
TO DECLARATION OF
CONDOMINIUM
OWNERSHIP
AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR
SHERIDAN PLACE IN
UPTOWN
CONDOMINIUM**

(FOR RECORDER'S USE ONLY)

This First Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium is made and entered into by the Sheridan Place in Uptown, L.P., an Illinois limited partnership ("Declarant").

RECITALS

A. By the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0715515066 on June 4, 2007 ("Declaration"), certain real estate comprising a portion of the real estate legally described on Exhibit A attached hereto and made a part hereof was submitted to the Illinois Condominium Property Act ("Act"), said condominium being known as Sheridan Place in Uptown Condominium ("Condominium");

B. Declarant reserved the right to annex certain Additional Property, as that term is defined in the Declaration, included within the real estate legally described on Exhibit A attached hereto, to the Condominium Property, as that term is defined in the Declaration, from time to time; and

C. Declarant is the legal title holder of and wishes to so annex and add to the Condominium Property and therefore submit to the Act as part of the Condominium Property Units 401, 402, 403, 404, 405, 406, 408, 412, P-7, P-26, P-29, P-34, P-42 and P-44 ("Annexed Property") as delineated on Exhibit C attached hereto and made a part hereof.

Now therefore, Declarant as legal title holder of the Additional Property, and for the purposes above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. The Annexed Property is hereby annexed to the Condominium Property as defined in Article 1 of the Declaration and is hereby submitted to the provisions of the Act as part of the Condominium Property in accordance with and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

RECORDING FEE \$44
DATE 9-19-07 COPIES 6X
OK BY C. J.

MTC 268314 1013 CP

11/26

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2. It is understood that each Unit in the Condominium Property consists of the space enclosed or bound by the horizontal and vertical planes set forth in the delineation thereof in Exhibit C. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit C. Exhibit B and C of the Declaration is hereby amended and restated in their entirety by Exhibit C attached hereto.

3. Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each Unit described in the said Exhibit D prior to this Amendment are hereby reduced to the respective percentages set forth in Exhibit D, as hereby amended.

4. The additional Common Elements are hereby granted and conveyed to the grantees of the Units heretofore conveyed, all as set forth in the Declaration.

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

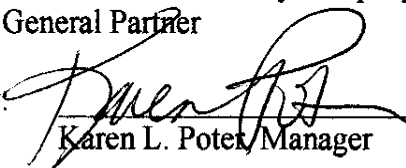
[Rest of page is intentionally left blank. Signature and notary are on the following two pages.]

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In witness whereof, Declarant has caused its name to be signed on
August 28, 2007

SHERIDAN PLACE IN UPTOWN, L.P.,
an Illinois limited partnership

By: Leshar, L.L.C.,
an Illinois limited liability company,
its General Partner

By: 
Karen L. Potter, Manager

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Anthony L. Frink, a Notary Public in and for Cook County, Illinois, do hereby certify that Karen L. Poter, Manager of Leshar, L.L.C., an Illinois limited liability company, the General Partner of Sheridan Place in Uptown, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said company on behalf of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand Notarial Seal this 28th day of August, 2007

Anthony L. Frink
Notary Public

My commission expires 08/09/09

SEAL



This instrument prepared by and mail to after recording to:

Anthony L. Frink
Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603

PIN No.: Part of 14-17-206-054-0000

ADDRESS 950 West Leland Avenue
OF PROPERTY: Chicago, Illinois 60640

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EXHIBIT A

TO FIRST AMENDMENT TO DECLARATION

SHERIDAN PLACE IN UPTOWN CONDOMINIUM

CONDOMINIUM PROPERTY

LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89° 16' 10" EAST, 31.11 FEET; THENCE NORTH 0° 44' 17" WEST, 53.33 FEET; THENCE SOUTH 89° 15' 43" WEST, 7.99 FEET; THENCE NORTH 0° 44' 17" WEST, 27.17 FEET; THENCE NORTH 89° 15' 43" EAST, 3.18 FEET; THENCE NORTH 0° 44' 17" WEST, 35.80 FEET; THENCE SOUTH 89° 15' 43" WEST, 12.33 FEET; THENCE SOUTH 0° 44' 17" EAST, 11.93 FEET; THENCE SOUTH 89° 15' 43" WEST, 13.79 FEET; THENCE SOUTH 0° 38' 21" EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PART OF P.I.N.: 14-17-206-054-0000

COMMON ADDRESS: 950 W. LELAND AVENUE, CHICAGO, ILLINOIS 60640

Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT D****TO FIRST AMENDMENT TO DECLARATION****SHERIDAN PLACE IN UPTOWN CONDOMINIUM****PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS**

<u>Residential</u> <u>Unit No.</u>	<u>%</u>	<u>Parking</u> <u>Space</u> <u>Unit No.</u>	<u>%</u>
301	7.690	P-7	1.117
305	6.763	P-26	1.124
306	7.719	P-29	1.124
309	7.695	P-34	1.112
311	5.645	P-40	1.117
401	7.835	P-41	1.155
402	6.431	P-42	1.285
403	5.023	P-43	1.117
404	5.045	P-44	1.124
405	6.767	P-50	1.173
406	7.530	P-59	1.126
408	5.773	Total	100.000
412	7.510		

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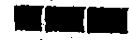
EXHIBIT

9-19-07

ATTACHED TO

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DOCUMENT

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5-X

11-TOTAL

SEE PLAT INDEX