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Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/28/2007 01:53 PM Pg: 1 of 8

CT 8367433 OP K

Property of Cook County Clerk's Office

FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS FOR
BERWYN STATION CONDOMINIUMS

5336-5344 N. Winthrop, Chicago Illinois 60640

PIN

14-08-207-010-0000

This instrument was prepared by
and after recording return to:

Pittacora & Crotty, LLC
Bernard F. Crotty
9550 W. Bormet Dr., Suite 205
Mokena, IL 60448

RECORDING FEE 70
DATE 9/28/07 COPIES 6X 1
OK BY AE

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR BERWYN STATION CONDOMINIUMS

This First Amendment to that certain Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Berwyn Station Condominiums recorded with the Recorder of Deeds of Cook County, Illinois on May 23, 2007 as Document No. 0714322087, as amended from time to time (the "Declaration") is executed by 907 Margate THC, LLC, an Illinois limited liability company ("Declarant").

WITNESSETH

WHEREAS, the Property (as defined in the Declaration) of the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Berwyn Station Condominiums recorded with the Recorder of Deeds of Cook County, Illinois on May 23, 2007 as Document No. 0714322087, as amended from time to time, and also attached hereto as "**Exhibit A**" to this First Amendment to the Declaration, located in the County of Cook and State of Illinois (the "Submitted Property") has been subjected to the terms of the Declaration; and

WHEREAS, pursuant to Section 14.15 of the Declaration, the Declarant reserved the right from time to time, within a period of seven (7) years after the date of recording of the Declaration, to annex and add to the Submitted Property; and

WHEREAS, the Declarant, pursuant to Section 14.15 of the Declaration, desires to annex and add to the Property, the real estate legally described in "**Exhibit B**" attached hereto to this First Amendment to the Declaration ("Additional Units and Property"); and

WHEREAS, the Declarant, pursuant to Section 14.15 and section 14.13 of the Declaration, desires to amend the assignment of storage spaces to each unit as limited common elements.

NOW, THEREFORE, Declarant, as the holder of legal title to the Additional Units and Property for the purposes above set forth, hereby declares that the Declaration is amended as follows:

1. Exhibit A to the Declaration (legal description of the Submitted Property) is hereby amended by deleting that legal description and inserting in its place the legal description of the Submitted Property as set forth in "**Exhibit A**" to this First Amendment to the Declaration.
2. The Additional Units and Property legally described "**Exhibit B**" to this First Amendment to the Declaration is hereby annexed to the Submitted Property and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is subject to the terms of the Declaration.
3. Exhibit D to the Declaration (legal description of the Additional Units and Property) is hereby amended by deleting that legal description and inserting in its place the legal description of the Additional Units and Property as set forth in "**Exhibit B**" to this First Amendment to the Declaration.
4. Exhibit B to the Declaration (percentages of undivided ownership interest in the common elements) is hereby amended such that the attached "**Exhibit C**" to this First Amendment to the Declaration

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EXHIBIT A

TO

**FIRST AMENDMENT TO Declaration Of Condominium Ownership and of
Easements, Restrictions, Covenants and By-Laws for
BERWYN STATION Condominiums**

SUBMITTED PROPERTY

LOTS 4 AND 5 (EXCEPT THAT PART OF SAID LOT 4 AND 5 LYING ABOVE AN ELEVATION OF 14.78' (CITY OF CHICAGO DATUM) AND LYING WEST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, 39.19 FEET TO A POINT OF BEGINNING ON THE NORTHERLY EXTENSION OF THE NORTH EDGE OF A WOOD DECK; THENCE SOUTH 0 DEGREE 00 MINUTES 00 SECONDS EAST, ALONG SAID EXTENSION AND EDGE, 6.87 FEET TO A POINT ON A NORTH WALL OF A BRICK BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH WALL, 10.82 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, 12.65 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID CENTER LINE, 5.19 FEET TO A POINT ON A CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, SOUTHERLY EXTENSION, AND SECOND CENTER LINE OF A COMMON WALL, 60.86 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, 5.49 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE 12.60 FEET TO A POINT ON A SOUTH WALL OF AFORESAID BRICK BUILDING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH WALL, 10.96 FEET TO A POINT ON THE NORTH EDGE OF WOOD DECK; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EDGE AND WESTERLY EXTENSION THEREOF, 7.02 FEET TO A POINT OF TERMINUS ON THE SOUTH LINE OF AFORESAID LOT 5 (SAID POINT BEING 39.24 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5) ALL IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

TO

**FIRST AMENDMENT TO Declaration Of Condominium Ownership and of
Easements, Restrictions, Covenants and By-Laws for
BERWYN STATION Condominiums**

ADDITIONAL UNITS AND PROPERTY

LOTS 4 AND 5 LYING ABOVE AN ELEVATION OF 14.78' (CITY OF CHICAGO DATUM) AND LYING WEST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, 39.19 FEET TO A POINT OF BEGINNING ON THE NORTHERLY EXTENSION OF THE NORTH EDGE OF A WOOD DECK; THENCE SOUTH 0 DEGREE 00 MINUTES 00 SECONDS EAST, ALONG SAID EXTENSION AND EDGE, 6.87 FEET TO A POINT ON A NORTH WALL OF A BRICK BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH WALL, 10.82 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, 12.65 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID CENTER LINE, 5.19 FEET TO A POINT ON A CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, SOUTHERLY EXTENSION, AND SECOND CENTER LINE OF A COMMON WALL, 60.86 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, 5.49 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE 12.60 FEET TO A POINT ON A SOUTH WALL OF AFORESAID BRICK BUILDING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH WALL, 10.96 FEET TO A POINT ON THE NORTH EDGE OF WOOD DECK; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EDGE AND WESTERLY EXTENSION THEREOF, 7.02 FEET TO A POINT OF TERMINUS ON THE SOUTH LINE OF AFORESAID LOT 5 (SAID POINT BEING 39.24 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5) ALL IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT C

TO

**FIRST AMENDMENT TO Declaration Of Condominium Ownership and of
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BERWYN STATION Condominiums**

**FIRST AMENDED OF PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST IN
THE COMMON ELEMENTS AND ASSIGNMENT OF STORAGE SPACES AS LIMITED
COMMON ELEMENTS**

Unit Number	Percentage Ownership	Assignment of Storage Spaces as Limited Common Element
5336-1E	4.05%	S-4
5336-2E	4.05%	S-12
5336-3E	4.05%	S-8
5336-1W	2.94%	S-17
5336-2W	2.94%	S-5
5336-3W	2.94%	S-7
5338-1E	2.94%	S-3
5338-2E	2.94%	S-1
5338-3E	2.94%	S-15
5338 1W	2.94%	S-6
5338 2W	2.94%	S-9
5338 3W	2.94%	S-10
5340-1S	3.32%	S-13
5340-2S	3.32%	S-7 S-11
5340-3S	3.32%	S-29
5340-1N	3.32%	S-30
5340-2N	3.32%	S-31
5340-3N	3.32%	S-28
5342-G	2.86%	S-18
5342-1W	2.94%	S-14
5342-2W	2.94%	S-16
5342-3W	2.94%	S-11 S-27
5342-1E	2.94%	S-19
5342-2E	2.94%	S-21
5342-3E	2.94%	S-2
5344-1W	2.94%	S-22
5344-2W	2.94%	S-24
5344-3W	2.94%	S-23
5344-1E	4.05%	S-26
5344-2E	4.05%	S-20
5344-3E	4.05%	S-25
Total	100.00%	

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EXHIBIT D

TO

**FIRST AMENDMENT TO Declaration Of Condominium Ownership and of
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BERWYN STATION Condominiums**

SURVEY OF ADDITIONAL UNITS AND PROPERTY

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ATTACHED TO

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7 PS
2 EX

9 TOTAL



9-28-07

DOCUMENT

SEE PLAT INDEX