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Doc#: 0727122092 Fee: \$70.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 09/28/2007 01:53 PM Pg: 1 of 8

8367433 OP K

FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

AND OF

EASEMENTS, RESPRICTIONS, COVENANTS

AND BY-LAWS FOR

BERWYN STATION COMPOMINIUMS

5336-5344 N. Winthrop, Chicago Illinois 606,40 750 OFFICO

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

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DATE <u>9/28/0</u>	COPIES 6X
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

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 Decide 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 "Exhilit L" 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 commen 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:

- Exhibit A to the Declaration (legal description of the Submitted Property) is hereby amended 1. 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.
- 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.
- Exhibit D to the Declaration (legal description of the Additional Units and Property) is hereby 3. 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.
- 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

shall be the First Amer of Ownership and First Amended assignment of Storage Spaces as Limited Common Elements.

- The Submitted Property is amended by adding thereto the legal description of the Additional Units and Property as set forth in "Exhibit B" to this First Amendment to the Declaration.
- That attached hereto as "Exhibit D" to this First Amendment to the Declaration is a survey of the 6. Additional Units and Property.
- Other than as set forth herein, there is no more Additional Units and Property to be 7. annexed or added to the Property and the add-on is complete.
- Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of 8. any inconsistency between this First Amendment and the Declaration, this First Amendment shall control

IN WITNESS WHEREOF, the duly authorized officers of this Declarant have executed this instrument on the 28th day of September 2007.

Declarant:

907 Margate THC LLC, an Illinois limited liability company

By: 907 Margate, LLC, Manager of 907 Margate THC LLC

) SS.

By:

STATE OF ILLINOIS)

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Rob Walker, as Manager of 907 Margate, LLC, an Illinois limited liability company, which is the Manager of 907 Margate THC LLC (the "Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and that of the Company, for the uses and purposes

Given under my hand and Notarial Seal this

OFFICIAL SEAL LISA M. BANT Notary Public - State of Illinois Commission Expires Oct 30, 2010

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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 COANER 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 NORTH EDGE OF A WOOD DECK; THENSE SOUTH 0 DEGRESS 00 MINUTES 05 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 CCMMON 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 MENUTES 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 POIN 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 O'N THE NORTH EDGE OF WOOD DECK; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, LONG 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 EDG & OF A WOOD DECK; THENSE SOUTH 0 DEGRESS 00 MINUTES 00 SECONDS EAST, ALONG SAID EXTENSION AND FDGE, 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 MOUTES 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 CFLITER LINE OF A COMMON WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SALL ENTER LINE, 5.49 FEET TO A POINT ON THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 20 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 PUNCIPAL MERIDIAN, IN COOK 750

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TO

FIRST AMENDMENT TO Declaration Of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 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	Percentage	Assignment of Storage Spaces as
0		Limited Common
Tumber	Ownership	Element
533 <i>6</i> -1½	4.05%	0.4
5336-2F	4.05%	S-4
5336-3E	4.05%	S-12
5336-1W	2.94%	S-8
5336-2W	2.94%	S-17
5336-3W	2.94%	S-5
5338-1E	2.94%	S-7
5338-2E	2.94%	S-3
5338-3E	2.94%	S-1
5338 1W	2.94%	S-15
5338 2W	2.94%	S-6
5338 3W	2.94%	S-9
5340-1S	3.32%	S-10
5340-2S	3.32%	S-13
5340-3S	3.32%	€97 5-1]
5340-1N	3.32%	S-29
5340-2N	3.32%	S-30
5340-3N	3.32%	S-31
5342-G		S-28
5342-1W	2.86%	S-18
5342-2W	2.94%	S-14
5342-3W	2.94%	S-16
5342-1E	2.94%	8-11 \$ -27
5342-2E	2.94%	S-19
5342-3E	2.94%	S-21
5344-1W	2.94%	S-2
5344-2W	2.94%	S-22
5344-3W	2.94%	S-24
5344-1E	2.94%	S-23
5344-2E	4.05%	S-26
5344-3E	4.05%	S-20
Total	4.05%	S-25
	100.00%	

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EXHIBIT D

TO

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

Property of Cook County Clerk's Office

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OPPENDED 92 EXHIBIT

ATTACHED TO

Poc#: 0727122092 Fee: \$70.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Crok County Recorder of Deeds Date: 09/28/2007 01:53 PM Pg: 1 of 8

2EX 9 totAL

9-28-07 DOCUMENT

SEE PLAT INDEX