

# UNOFFICIAL COPY



Doc#: 0727515124 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/02/2007 01:15 PM Pg: 1 of 6

**SPECIAL AMENDMENT  
TO:**

**DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS  
AND EASEMENTS RECORDED  
OCTOBER 25, 2006 BY BELMONT,  
LLC, AN ILLINOIS LIMITED  
LIABILITY COMPANY**

**THIS SPECIAL AMENDMENT TO** that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded October 25, 2006 by Belmont, LLC, an Illinois limited liability company (the "Declaration") is made by Belmont L.L.C., an Illinois limited liability company (the "Declarant" as defined in the Declaration).

**WITNESSETH:**

**WHEREAS**, by a certain Declaration of Covenants, Conditions, Restrictions and Easements recorded in the office of the Cook County Recorder of Deeds on October 25, 2006, as Document Number 0629815171 the Declarant thereunder set forth covenants, conditions restrictions and easements with respect to the Commercial and Residential portions of the property commonly known as 6444 W. Belmont, Chicago, IL; and

**WHEREAS**, the Declaration reserves to the Declarant the right to amend the Declaration to correct errors in the legal description of the real estate affected by the Declaration and to correct typographical errors in the Declaration so as to conform the Declaration to the Plat of Survey attached to the Declaration as Exhibit "B".

**NOW THEREFORE**, the Declarant, for the purposes above set forth and pursuant to Article XXVII, Paragraph 27.4(B) of the Declaration, DECLARES AS FOLLOWS:

THIS INSTRUMENT PREPARED  
BY AND AFTER RECORDING  
MAIL TO:

KOLPAK AND LERNER  
6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714  
(847) 647-0336

PROPERTY ADDRESS AND P.I.N.

6444 WEST BELMONT AVE.  
CHICAGO, IL 60634

P.I.N. (S) 13-19-433-027; -028; -029; -030; -031

34  
DATE 10-02-07 COPIES 6  
OK BY De

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1. The legal description of the Condominium Property as set forth at Exhibit "D" to the Declaration is hereby amended as follows:

## "CONDOMINIUM PROPERTY

LOTS 51, 52, 53, 54 AND 55 IN OLIVER L WATSON'S SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPT THEREFROM:

### OFFICE -A-

That property and space contained within and between that certain horizontal plane located 63.89 feet above Chicago City Datum and that certain other plane located 75.90 feet above Chicago City Datum and which lies within the boundaries projected vertically of the following described plat of land: commencing at the Southwest corner of Lot 55, thence North a distance of 4.29 feet North and 0.12 feet East to the point of beginning, thence North a distance of 37.73 feet to a point, thence East a distance of 8.35 feet to a point, thence North a distance of 2.64 feet to a point, thence East a distance of 10.36 feet to a point, thence South a distance of 12.20 feet to a point, thence East a distance of 3.58 feet to a point, thence South a distance of 25.96 feet to a point thence West a distance of 22.90 feet to the point of beginning; and

Parking Space P-26 described as follows: Commencing at Southwest Corner of Lot 55, thence North 00 degrees, 12 minutes, 45 seconds West a distance of 125.00 feet to a point; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 27.44 feet to a point of beginning; thence East a distance of 8.00 feet; thence south a distance of 18.86 feet; thence west a distance of 8.00 feet; thence North a distance of 18.88 feet to the point of beginning; and

Parking Space P-30 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 59.44 feet to a point of beginning; thence East a distance of 8.00 feet; thence South a distance of 18.74 feet; thence West a distance of 8.00 feet; thence North a distance of 18.77 feet to the point of beginning, all in Cook County, Illinois;

And

### OFFICE -B-

That property and space contained within and between that certain horizontal plane located 63.89 feet above Chicago City Datum and that certain other plane located 75.90 feet above Chicago City Datum and which lies within the boundaries projected vertically of the following described plat of land: commencing at the Southwest corner of Lot 55, thence East a distance of 38.00 feet to the point of beginning, thence North a distance of 5.04 feet to a point, thence West a distance of 10.76 feet to a point, thence North a distance of 20.05 feet to a point, thence East a distance of 8.15 feet to a point, thence North a distance of 18.37 feet to a point, thence East a distance of 53.00 feet to a point, thence South a distance of 18.30 feet to a point, thence East a distance of 29.60 feet to a point, thence South a distance of 20.25 feet to a point, thence West a distance of 30.86 feet to a point, thence South a distance of 5.06 feet to a point, thence West a distance of 49.03 feet to the point of beginning; and

Parking Space P-31 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 67.44 feet to a point of beginning; thence East a distance of 8.00 feet; thence South a distance of 18.72 feet; thence West a distance of 8.00 feet; thence North a distance of 18.74 feet to the point of beginning; and

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Parking Space P-32 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 75.44 feet to a point of beginning; thence East a distance of 11.00 feet; thence South a distance of 18.68 feet; thence West a distance of 11.00 feet; thence North a distance of 18.72 feet to the point of beginning; and

Parking Space P-33 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 86.44 feet to a point of beginning; thence East a distance of 10.60 feet; thence South a distance of 18.64 feet; thence West a distance of 10.60 feet; thence North a distance of 18.68 feet to the point of beginning, all in Cook County, Illinois;

Commonly known as:

**6444 W. Belmont, CHICAGO, IL 60634**

PERMANENT REAL ESTATE INDEX NUMBER(S):

**13-19-433-027-0000  
13-19-433-028-0000  
13-19-433-029-0000  
13-19-433-030-0000  
13-19-433-031-0000"**

2. The legal description for the Commercial Property as set forth at Exhibit "C" to the Declaration is hereby amended as follows:

"COMMERCIAL PROPERTY:

THAT PART OF LOTS 51, 52, 53, 54 AND 55 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

OFFICE -A-

That property and space contained within and between that certain horizontal plane located 63.89 feet above Chicago City Datum and that certain other plane located 75.00 feet above Chicago City Datum and which lies within the boundaries projected vertically of the following described plat of land: commencing at the Southwest corner of Lot 55, thence North a distance of 4.29 feet North and 0.12 feet East to the point of beginning, thence North a distance of 37.73 feet to a point, thence East a distance of 8.35 feet to a point, thence North a distance of 2.64 feet to a point, thence East a distance of 10.36 feet to a point, thence South a distance of 12.39 feet to a point, thence East a distance of 3.58 feet to a point, thence South a distance of 25.96 feet to a point thence West a distance of 22.90 feet to the point of beginning; and

Parking Space P-26 described as follows: Commencing at Southwest Corner of Lot 55, thence North 00 degrees, 12 minutes, 45 seconds West a distance of 125.00 feet to a point; thence North 90 degrees, 00 minutes, 00 seconds East, a distance of 27.44 feet to a point of beginning; thence East a distance of 8.00 feet; thence south a distance of 18.86 feet; thence west a distance of 8.00 feet; thence North a distance of 18.88 feet to the point of beginning; and

Parking Space P-30 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 59.44 feet to a point of beginning; thence East a distance of 8.00 feet; thence South a distance of 18.74 feet; thence West a distance of 8.00 feet; thence North a distance of 18.77 feet to the point of beginning, all in Cook County, Illinois;

And

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OFFICE -B-

That property and space contained within and between that certain horizontal plane located 63.89 feet above Chicago City Datum and that certain other plane located 75.90 feet above Chicago City Datum and which lies within the boundaries projected vertically of the following described plat of land: commencing at the Southwest corner of Lot 55, thence East a distance of 38.00 feet to the point of beginning, thence North a distance of 5.04 feet to a point, thence West a distance of 10.76 feet to a point, thence North a distance of 20.05 feet to a point, thence East a distance of 8.15 feet to a point, thence North a distance of 18.37 feet to a point, thence East a distance of 53.00 feet to a point, thence South a distance of 18.30 feet to a point, thence East a distance of 29.60 feet to a point, thence South a distance of 20.25 feet to a point, thence West a distance of 30.86 feet to a point, thence South a distance of 5.06 feet to a point, thence West a distance of 49.03 feet to the point of beginning; and

Parking Space P-31 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 67.44 feet to a point of beginning; thence East a distance of 8.00 feet; thence South a distance of 18.72 feet; thence West a distance of 8.00 feet; thence North a distance of 18.74 feet to the point of beginning; and

Parking Space P-32 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 75.44 feet to a point of beginning; thence East a distance of 11.00 feet; thence South a distance of 18.68 feet; thence West a distance of 11.00 feet; thence North a distance of 18.72 feet to the point of beginning; and

Parking Space P-33 described as follows: Commencing at Southwest Corner of Lot 55 thence North 00 degrees, 12 minutes, 45 seconds West, a distance of 125.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 86.44 feet to a point of beginning; thence East a distance of 10.60 feet; thence South a distance of 18.64 feet; thence West a distance of 10.60 feet; thence North a distance of 18.68 feet to the point of beginning, all in Cook County, Illinois;

Commonly known as:

**6444 W. Belmont, CHICAGO, IL 60634**

PERMANENT REAL ESTATE INDEX NUMBER(S):

**13-19-433-027-0000**  
**13-19-433-028-0000**  
**13-19-433-029-0000**  
**13-19-433-030-0000**  
**13-19-433-031-0000"**

2. Attached hereto is the Amended Plat of Survey replacing and amending the Surveys attached to the Declaration as Exhibit "B".

3. Article V, Paragraph 5.1 is hereby amended by adding thereto the following subparagraph (K):

"(K) A non-exclusive easement in favor of the owner of Commercial Property A for the placement, use and maintenance of an air-compressor in the common area "Pump Room" of the Condominium Property as may be necessary for the use of the owner of such Commercial Property A."

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

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IN WITNESS WHEREOF, Belmont L.L.C., an Illinois limited liability company, Declarant as aforesaid, has caused its name to be signed in these presents by its duly authorized Member or Manager, this \_\_\_\_ day of September 2007.

**BELMONT L.L.C, AN ILLINOIS LIMITED LIABILITY COMPANY,**

BY: Teresa Slawek  
Its duly authorized Member or Manager

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Teresa Slawek the duly authorized Member or Manager of the BELMONT L.L.C., an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and signed and delivered as his/her own free and voluntary act and the free and voluntary act of said Company for the uses and purposes therein set forth,

GIVEN under my hand and notarial seal this 28<sup>th</sup> day of September 2007.

Jo Anne Stanislowski  
Notary Public



Notary Public of Cook County Clerk's Office

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# EXHIBIT

Doc#: 0727515124 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/02/2007 01:15 PM Pg: 1 of 6

## ATTACHED TO

072-7515124



10-02-07

## DOCUMENT

# SEE PLAT INDEX

Property of Cook County Clerk's Office

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