

Doc#: 0729115218 Fee: \$90.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2007 02:45 PM Pg: 1 of 13

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

RECORDING FEE \$90  
DATE 10-18-07 COPIES 6X  
DK BY C.F.

(FOR RECORDER'S USE ONLY)

MTC 268311 194 CP

This Second 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 ("Recorder's Office") as Document No. 0715515066, as amended by that certain First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0726215000 (together, the "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 301, 308, 501, 502, 503, 504, 508, P-12, P-21, P-25, P-32, P-37, P-39, P-40, P-52 as shown on the Plat attached hereto as Exhibit C and made a part hereof, any Limited Common Elements designated in the Declaration or on the Plat as being reserved for the use of those Units and any other Units previously submitted to the Act and Parking Spaces and all of the Common Elements on the first, second, third, fourth and fifth floors of the Building as shown on the Plat, to the extent not already submitted to the Act, and all easements, rights and appurtenances belonging thereto, and all fixtures and equipment intended for the mutual use, benefit or enjoyment of the Unit Owners (the "Annexed Property"), as the same may be added to from time to time in accordance with the Declaration. It is acknowledged and agreed that any Proposed Units or Proposed Parking Spaces shown on the Plat, and the floors above the fifth floor, are not included

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in the Condominium Property at this time, but may be added on to the Condominium Property in the future as provided in Declaration.

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.

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 C of the Declaration is hereby amended and restated in its 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 Second 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.

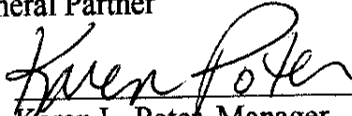
[Rest of page is intentionally left blank. Signature and notary are on the following two pages.]

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In witness whereof, Declarant has caused its name to be signed on  
October 5, 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. Poter, 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. Potter, 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 5<sup>th</sup> day of October, 2007



Anthony L. Frink  
Notary Public

My commission expires 8/9/09

SEAL

This instrument prepared by and mail to after recording to:

Anthony L. Frink  
Holland & Knight LLP  
131 South Dearborn Street, 30<sup>th</sup> 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 SECOND 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

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## EXHIBIT D

### TO SECOND 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 Unit</u> <u>No.</u>	<u>%</u>
301	5.086	P-7	0.739
302	4.276	P-12	0.765
305	4.473	P-21	0.761
306	5.106	P-22	0.761
308	3.843	P-25	0.740
311	3.734	P-26	0.743
312	4.928	P-29	0.744
401	5.132	P-32	0.742
402	4.254	P-34	0.735
403	3.322	P-37	0.744
404	3.337	P-39	0.744
405	4.476	P-40	0.739
406	4.980	P-41	0.764
408	3.818	P-42	0.850
412	4.968	P-43	0.739
501	5.105	P-44	0.744
502	4.264	P-49	0.825
503	3.323	P-52	0.743
504	3.356	P-59	0.745
508	3.801		
		Total	100.000

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# EXT.....

# ATTACHED TO

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# DOCUMENT

7-PG  
6-X  

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13-TOTAL

# SEE PLAT INDEX