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Doc#: 0730403042 Fee: \$110.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2007 12:43 PM Pg: 1 of 18

**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR KLEE PLAZA
AT SIX CORNERS CONDOMINIUM**

This document prepared by
and after recording return to:

Charles E. Alexander
40 Skokie Boulevard
Suite 630
Northbrook, Illinois 60062

Street Address:
4015 N. Milwaukee Avenue
Chicago, Illinois 60641

Permanent Index Numbers:
13-16-431-008; 13-16-431-009;
13-16-431-010; 13-16-431-011;
13-16-431-021; 13-16-431-022;
13-16-431-028

RECORDING FEE \$110 -
DATE 10-31-07 COPIES 6X
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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KLEE PLAZA AT SIX CORNERS CONDOMINIUM

This First Amendment to Declaration of Condominium Ownership for Klee Plaza at Six Corners Condominium (hereinafter referred to as the "First Amendment") is made as of the 2nd day of October, 2007 by Six Corners, L.L.C., an Illinois limited liability company (hereinafter referred to as the "Developer").

RECITALS:

A. Developer submitted certain real estate to the provisions of the Illinois Condominium Property Act by recording that certain Declaration of Condominium Ownership for Klee Plaza at Six Corners Condominium dated June 12, 2007 (hereinafter referred to as the "Declaration") and recorded on July 16, 2007 with the Recorder of Cook County, Illinois as Document Number 0719717024.

B. The Declaration created Klee Plaza at Six Corners Condominium (hereinafter referred to as the "Condominium"), which consisted of twenty-four (24) residential units, common elements and limited common elements as defined in the Declaration, together with covenants, agreements and easements as defined and described in the Original Declaration.

C. The Declaration, in Article XVI reserved to the Developer the right to annex and add to the Condominium all or any portion of the Additional Condominium Area legally described in Exhibit G to the Original Declaration.

D. The Developer now desires to so annex and add to the Condominium and submit to the provisions of the Illinois Condominium Property Act and the Declaration the Additional Condominium Area legally described in Exhibit G to the Declaration.

NOW, THEREFORE, Six Corners, L.L.C. as the legal title holder of the Additional Condominium Area, does hereby amend the Declaration as follows.

1. Annexation of Additional Condominium Area. The Additional Condominium Area legally described in Exhibit G to the Declaration is hereby annexed to the Condominium and is hereby submitted to the provisions of the Illinois Condominium Property Act as part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.

2. Legal Description. Exhibit B of the Declaration entitled "Legal Description of the Condominium Area" is hereby amended by deleting said Exhibit B and substituting in lieu thereof Amended Exhibit B attached hereto and incorporated hereby by this reference.

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3. Plat of Survey. Exhibit C of the Declaration entitled "Plat of Survey" is hereby amended by deleting said Exhibit C and substituting in lieu thereof Amended Exhibit C attached hereto and incorporated herein by this reference.
4. Percentage of Interest in Common Elements. Exhibit D of the Declaration entitled "Percentage of Interest in Common Elements" is hereby amended by deleting said Exhibit D and substituting in lieu thereof Amended Exhibit D attached hereto and incorporated herein by this reference.
5. Common Elements. The additional Common Elements annexed by this First Amendment are hereby granted and conveyed to the Unit Owners, including the grantees of Units heretofore conveyed, as set forth in the Declaration.
6. Operating Agreement. The Declaration, as amended by this First Amendment, shall be subject to the provisions contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Klee Plaza at Six Corners Condominium dated June 12, 2007 and recorded with the Recorder of Cook County, Illinois on July 16, 2007 as Document Number 0719717022.
7. Inconsistencies. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms. Any inconsistency between the Declaration and this First Amendment shall be resolved in favor of the provisions contained in this First Amendment.

[signature appears on the following page]

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AMENDED EXHIBIT B

Condominium Parcel 1

(Upper Limit 34.18 C. C. D. No Lower Limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a subdivision of that part East of Milwaukee Avenue of Lot 12 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying below the horizontal plane having an elevation of 34.18 feet Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Beginning at the intersection of a point 4.00 feet South of the North line of Lot 14 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 and on the East line of said Lot 14, thence South 00°00'00" West, 110.03 feet along said East line and along Lots 13, 12 and part of Lot 11 in said E. C. Dickinson's Milwaukee Avenue Subdivision to a point 9.00 feet South of the Northeast corner of Lot 11 aforesaid; thence North 89°56'32" West, 65.84 feet; thence South 40°41'07" West, 26.03 feet; thence South 24°36'31" East, 33.03 feet; thence North 40°41'07" East, 4.99 feet; thence South 89°29'18" East, 65.81 feet, along the South line of a vacated 16 foot wide alley to the Northeast corner of Lot 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3; thence South 00°00'00" West, 153.04 feet along East line of Lots 1, 2 and 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the South corner of said Lot 1; thence North 49°17'16" West, 280.10 feet along the Southwesterly line of Lots 1 to 8 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the Northwest corner of said Lot 8; thence North 40°41'07" East, 125.00 feet along the Northwesterly line of said Lot 8 to the Northeast corner aforesaid; thence North 20°06'52" East, 16.94 feet; thence North 00°00'00" West, 17.30 feet along the West line of said Lot 14; thence South 89°29'18" East, 41.17 feet along a line 4.00 feet South of the North line of said Lot 14; thence South 00°00'00" West, 48.54 feet; thence South 89°29'18" East, 22.00 feet; thence North 00°00'00" East, 48.54 feet to a line 4.00 feet South of the North line of said Lot 14; thence South 89°29'18" East, 61.83 feet to the point of beginning, in Cook County, Illinois.

Condominium Parcel 2

(Upper limit 50.31 C. C. D. Lower Limit 34.18 C. C. D.)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet and below the horizontal plane of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North 49°17'16" West, 133.89 feet along the Southwesterly line of Lots 1, 2 and part Lot 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the point of beginning; thence North 40°42'44" East, 40.00 feet; thence South 49°17'16" East, 1.75 feet; thence North 40°42'44" East, 8.75 feet; thence North 49°17'16" West, 16.75 feet; thence South 40°42'44" West, 48.75 feet to the Southwesterly line of said Lot 3; thence South 49°17'16" East, 15.00 feet along the Southwesterly of Lot 3 in said E. C. Dickinson's Milwaukee Subdivision, to the point of beginning, in Cook County, Illinois.

Condominium Parcel 3

(Upper limit 51.33 C. C. D. Lower Limit 34.18 C. C. D.)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet and below the

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horizontal plane of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows:

Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North $49^{\circ}17'16''$ West, 205.85 feet along the Southwesterly line of Lots 1 to 5 and part of Lot 6 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3; thence North $40^{\circ}42'44''$ East, 25.95 feet to the point of beginning; thence North $49^{\circ}17'16''$ West, 18.91 feet; thence North $40^{\circ}42'44''$ East, 8.50 feet; thence South $49^{\circ}17'16''$ East, 18.91 feet; thence South $40^{\circ}42'44''$ West, 8.50 feet to the point of beginning, in Cook County, Illinois.

Condominium Parcel 4

(Upper limit 50.31 C. C. D. Lower Limit 34.18 C. C. D.)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet and below the horizontal plane of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North $00^{\circ}00'00''$ East, 141.79 feet along the East line of Lots 1, 2 and part of Lot 3 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 to the point of beginning; thence South $89^{\circ}55'29''$ West, 26.00 feet; thence North $00^{\circ}00'00''$ East, 11.52 feet to the South line of a vacated 16 foot wide alley; thence North $89^{\circ}55'29''$ East, 26.00 feet along the South line aforesaid to the East line of said Lot 3; thence South $00^{\circ}00'00''$ West, 11.25 feet along the East line of said Lot 3 to the point to the point of beginning, in Cook County, Illinois.

Condominium Parcel 5

(Lower limit 34.18 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a subdivision of that part East of Milwaukee Avenue of Lot 12 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 34.18 feet Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the intersection of a point 4.00 feet South of the North line of Lot 14 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 and on the East line of said Lot 14, thence North $89^{\circ}29'18''$ West, 40.33 feet along a line 4.00 feet South of the North line of Lot 14 aforesaid to the point of beginning; thence continuing North $89^{\circ}29'18''$ West, 21.50 feet along a line 4.00 feet South of the North line of said Lot 14; thence South $00^{\circ}00'00''$ West, 14.00 feet; thence South $89^{\circ}29'18''$ East, 21.50 feet; thence North $00^{\circ}00'00''$ East, 14.00 feet to the point of beginning, in Cook County, Illinois.

Condominium Parcel 5A

Inclined plane (Lower limit 34.18 to 25.80 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3, being a subdivision of that part East of Milwaukee Avenue of Lot 12 (except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above a slanted plane defined by the hereinafter described points "A", "B" and "C" and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the intersection of a point 4.00 feet South of the North line of Lot 14 in said E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 and on the East line of said Lot 14, thence North $89^{\circ}29'18''$ West, 61.83 feet along a line 4.00 feet South of the North line of Lot 14 aforesaid to the point of beginning being also point "A" which has an elevation of +34.18 feet above Chicago city datum; thence continuing North $89^{\circ}29'18''$ West, 22.00 feet along a line 4.00 feet South of the North line of said Lot 14 to point "B" which has an elevation of +34.18 feet above Chicago city datum; thence south $00^{\circ}00'00''$ west, 48.54 feet horizontally to point "C" which has an elevation of +25.80 feet above Chicago city datum; thence South $89^{\circ}29'18''$ East, 22.00 feet; thence North $00^{\circ}00'00''$ East, 48.54 feet to the point of beginning, in Cook County, Illinois.

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Part of Condominium Parcel 6

Lower limit 50.31 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 50.31 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Beginning at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North 49°17'16" West, 148.89 feet along the Southwesterly line of Lots 1 to 3 in said E. C. Dickinson's Milwaukee Subdivision; thence North 40°42'44" East, 62.23 feet; thence South 49°17'16" East, 45.43 feet; thence North 00°00'00" East, 38.72 feet to the South line of a vacated alley; thence South 89°29'18" East, 37.83 feet along the South line aforesaid to the East line of said Lot 1; thence South 00°00'00" West, 153.04 feet along the East line of said Lots 1, 2 and 3 to point of beginning, in Cook County, Illinois.

Also

Lower limit 51.33 C. C. D. No upper limit)

A parcel of land lying within E. C. Dickinson's Milwaukee Avenue Subdivision Number 3 except the North 33 feet thereof) of School Trustees Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian recorded May 12, 1911 under document # 4757929, lying above the horizontal plane having an elevation of 51.33 feet in Chicago City Datum and lying within its horizontal boundary projected vertically, bounded and described as follows: Commencing at the South corner of Lot 1 in said E. C. Dickinson's Milwaukee Subdivision; thence North 49°17'16" West, 148.89 feet along the Southwesterly line of Lots 1 to 3 in said E. C. Dickinson's Milwaukee Subdivision to the point of beginning; Thence continuing North 49°17'16" West, 131.21 feet along the Southwesterly line of Lots 1 to 8 in said E. C. Dickinson's Milwaukee Subdivision to the northwest corner of lot 8; thence North 40°41'07" East, 66.00 feet along the northerly line of lot 8; thence South 49°17'16" East 131.24 feet; thence South 40°42'44" West 66.00 feet to the point of beginning; in Cook County, Illinois.

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AMENDED EXHIBIT D PERCENTAGE OF INTEREST IN COMMON ELEMENTS

<u>Unit</u>	<u>Percentage</u>	<u>Unit</u>	<u>Percentage</u>
201	1.75%	401	1.75%
202	1.80%	402	1.80%
203	2.23%	403	2.23%
204	1.70%	404	1.70%
205	1.47%	405	1.47%
206	1.61%	406	1.61%
207	1.23%	407	1.23%
208	1.08%	408	1.08%
209	2.00%	409	2.00%
210	1.31%	410	1.31%
211	1.31%	411	1.31%
212	2.05%	412	2.05%
213	1.80%	413	1.80%
214	1.13%	414	1.13%
215	1.14%	415	1.14%
216	1.39%	416	1.39%
301	1.75%	501	1.75%
302	1.80%	502	1.80%
303	2.23%	503	2.23%
304	1.70%	504	1.70%
305	1.47%	505	1.47%
306	1.61%	506	1.61%
307	1.23%	507	1.23%
308	1.08%	508	1.08%
309	2.00%	509	2.00%
310	1.31%	510	1.31%
311	1.31%	511	1.31%
312	2.05%	512	2.05%
313	1.80%	513	1.80%
314	1.13%	514	1.13%
315	1.14%	515	1.14%
316	1.39%	516	1.39%
		Total	100.00%

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CONSENT OF MORTGAGEE

The undersigned, as holder of:

(i) that certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated January 14, 2005 and recorded January 26, 2005 as Document No. 0502604071 and re-recorded on March 1, 2005 as Document No. 0506016073 made by Chicago Klee Development, LLC, an Illinois limited liability company and Six Corners, L.L.C., an Illinois limited liability company; (ii) Modification of Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing and Other Security Documents recorded April 10, 2007 as Document No. 0710010100; (iii) Assignment of Leases and Rents recorded January 26, 2005 as Document No. 0502604074 and re-recorded March 1, 2005 as Document No. 0506016074; and (iv) Financing Statement recorded on January 26, 2005 as Document No. 0502604072

hereby consents to the recording of the attached First Amendment to Declaration of Condominium Ownership for Klee Plaza at Six Corners Condominium and agrees that the above noted Mortgage and other instruments are subject and subordinate to the provisions thereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers on this 11th day of October, 2007.

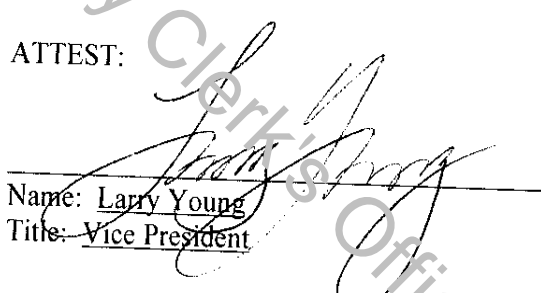
Fifth Third Bank (Chicago)

By: 

Name: Thomas W. O'Connell

Title: Vice President

ATTEST:


Name: Larry Young

Title: Vice President

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STATE OF ILLINOIS)
) SS.
 COUNTY OF ~~COOK~~)
 McHenry

The undersigned, a Notary Public in and for said County, in the State aforementioned, does hereby certify that THOMAS O'CONNELL, personally known to me to be the VICE PRESIDENT of Fifth Third Bank (Chicago), and LARRY YOUNG, personally known to me to be the VICE PRESIDENT of said banking association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such VICE PRESIDENT and VICE PRESIDENT of Fifth Third Bank (Chicago), pursuant to authority given by the Board of Directors of said banking association, as their free and voluntary act and as the free and voluntary act and deed of said banking association, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11TH day of October, 2007.



Heidi E. Mateo
 Notary Public

My Commission Expires: 05/23/10

Cook County Clerk's Office

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EXHIBIT

0730403042

ATTACHED TO

Doc#: 0730403042 Fee: \$110.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2007 12:43 PM Pg: 1 of 18

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8-X

18-TOTAL

DOCUMENT

10/31/07

SEE PLAT INDEX