

# UNOFFICIAL COPY



Doc#: 0801803151 Fee: \$122.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2008 03:08 PM Pg: 1 of 21

THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:

Victoria C. Bresnahan  
MELTZER, PURTILL & STELLE LLC  
300 South Wacker Drive  
Suite 3500  
Chicago, Illinois 60606

ABOVE SPACE FOR RECORDER'S USE ONLY

17-22-315-018-0000

01/10/08

## SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR CHESS LOFTS CONDOMINIUM

This Supplemental Declaration is made and entered into by Chess Lofts LLC, an Illinois limited liability company ("Declarant").

### RECITALS:

Declarant Recorded the Declaration of Condominium Ownership for Chess Lofts Condominium in the Office of the Recorder of Deeds for Cook County, Illinois on December 6, 2007, as Document No. 0734015061 (the "Declaration"). The Declaration submitted certain real estate to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Declaration.

In Article Eight of the Declaration, Declarant reserved the right and power to add portions of the Premises from time to time to the Declaration and submit such portion to the provisions of the Act. Declarant desires to exercise the right and power reserved in Article Eight of the Declaration to add and submit certain real estate to the provisions of the Act and the Declaration.

NOW, THEREFORE, Declarant does hereby supplement and amend the Declaration as follows:

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.
2. Added Property/Amendment of Exhibit B. The portion of the Premises which is legally described in the First Amendment to Exhibit B attached hereto is hereby made subject to the Declaration as "Added Property" and is also submitted to the provisions of the

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Act. Exhibit B to the Declaration is hereby amended to include the Added Property which is legally described in the First Amendment to Exhibit B attached hereto.

3. The Added Units/Amendment of Exhibit C. Exhibit C to the Declaration is hereby amended by adding to and making a part of Exhibit C the plats of the Added Property which are attached hereto. Exhibit C, as hereby amended and supplemented, identifies each Added Unit in the Property and assigns to it an identifying symbol.

4. Amendment of Exhibit D. To reflect the addition of the Added Units, the list of the Undivided Interests of the Units as shown in Exhibit D to the Declaration is hereby amended to be as set forth in the First Amended and Restated Exhibit D, which is attached hereto.

5. Covenants to Run With Land. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Supplemental Declaration, shall run with and bind the Condominium Property, including the Added Property and Added Units.

6. Continuation. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

SIGNATURE PAGE TO FOLLOW





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## FIRST AMENDMENT TO EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR CHESS LOFTS CONDOMINIUM

### The Parcel

THAT PART OF LOTS 16 AND 17 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING IN A HORIZONTAL PLANE LOCATED BETWEEN 76.00 FEET AND 89.00 FEET ABOVE CHICAGO CITY DATUM.

EXCEPTING THEREFROM THE FOLLOWING:

### EXCEPTION 6

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.50 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.70 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 176.64 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 23.35 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES, ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 8.85 FEET;  
SOUTH, A DISTANCE OF 2.45 FEET;  
EAST, A DISTANCE OF 1.80 FEET;  
NORTH, A DISTANCE OF 2.45 FEET;  
EAST, A DISTANCE OF 8.40 FEET;  
SOUTH, A DISTANCE OF 1.02 FEET;  
EAST, A DISTANCE OF 2.40 FEET;  
SOUTH, A DISTANCE OF 1.85 FEET;  
EAST, A DISTANCE OF 1.85 FEET;  
SOUTH, A DISTANCE OF 27.73 FEET;  
EAST, A DISTANCE OF 2.50 FEET;  
SOUTH, A DISTANCE OF 10.27 FEET;

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WEST, A DISTANCE OF 3.85 FEET;  
 NORTH, A DISTANCE OF 3.00 FEET;  
 WEST, A DISTANCE OF 1.60 FEET;  
 SOUTH, A DISTANCE OF 14.51 FEET;  
 WEST, A DISTANCE OF 9.52 FEET;  
 NORTH, A DISTANCE OF 12.97 FEET;  
 WEST, A DISTANCE OF 10.98 FEET;  
 NORTH, A DISTANCE OF 1.08 FEET;  
 WEST, A DISTANCE OF 0.80 FEET;  
 NORTH, A DISTANCE OF 7.50 FEET;  
 EAST, A DISTANCE OF 2.22 FEET;  
 NORTH, A DISTANCE OF 1.73 FEET;  
 WEST, A DISTANCE OF 2.20 FEET;  
 NORTH, A DISTANCE OF 5.28 FEET;  
 EAST, A DISTANCE OF 0.94 FEET;  
 NORTH, A DISTANCE OF 5.00 FEET;  
 WEST, A DISTANCE OF 0.39 FEET;  
 NORTH, A DISTANCE OF 0.27 FEET;  
 WEST, A DISTANCE OF 1.00 FEET;  
 NORTH, A DISTANCE OF 17.43 FEET;  
 EAST, A DISTANCE OF 0.92 FEET;  
 NORTH, A DISTANCE OF 1.31 FEET TO THE POINT OF BEGINNING

**EXCEPTION 6-A**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.50 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 28.70 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 173.02 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 17.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 11.92 FEET;  
 SOUTH, A DISTANCE OF 5.35 FEET TO THE EXTERIOR FACE OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO; THENCE WEST ALONG THE SAID EXTERIOR FACE OF BUILDING A DISTANCE OF 11.95 FEET;  
 NORTH, A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING.

**UNOFFICIAL COPY****EXCEPTION 7**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.34 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.52 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 111.21 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE A DISTANCE OF 24.43 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 8.63 FEET;  
 SOUTH, A DISTANCE OF 2.30 FEET;  
 EAST, A DISTANCE OF 1.80 FEET;  
 NORTH, A DISTANCE OF 2.33 FEET;  
 EAST, A DISTANCE OF 9.25 FEET;  
 SOUTH, A DISTANCE OF 0.77 FEET;  
 EAST, A DISTANCE OF 0.92 FEET;  
 SOUTH, A DISTANCE OF 16.95 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1.27 FEET AND A CHORD MAKING AN ANGLE OF 167 DEGREES 10 MINUTES 19 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.40 FEET; THENCE SOUTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 192 DEGREES 49 MINUTES 41 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 18.08 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1.23 FEET AND A CHORD MAKING AN ANGLE OF 193 DEGREES 26 MINUTES 16 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.38 FEET; THENCE SOUTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 166 DEGREES 33 MINUTES 44 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 5.40 FEET;

WEST, A DISTANCE OF 18.85 FEET;

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NORTH, A DISTANCE OF 3.52 FEET;  
 WEST, A DISTANCE OF 1.40 FEET;  
 NORTH, A DISTANCE OF 4.35 FEET;  
 WEST, A DISTANCE OF 1.08 FEET;  
 NORTH, A DISTANCE OF 6.00 FEET;  
 EAST, A DISTANCE OF 2.35 FEET;  
 NORTH, A DISTANCE OF 3.43 FEET;  
 WEST, A DISTANCE OF 2.35 FEET;  
 NORTH, A DISTANCE OF 8.15 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE CONVEX TO THE EAST, HAVING A RADIUS OF 1.23 FEET AND A CHORD MAKING AN ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 3.20 FEET; THENCE NORTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 178 DEGREES 59 MINUTES 55 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 16.82 FEET; EAST, A DISTANCE OF 0.75 FEET; NORTH, A DISTANCE OF 0.78 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 7A

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.52 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 107.31 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 18.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 11.92 FEET;  
 SOUTH, A DISTANCE OF 5.35 FEET TO THE EXTERIOR FACE OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO; THENCE WEST ALONG THE SAID EXTERIOR FACE OF BUILDING A DISTANCE OF 11.95 FEET;  
 NORTH, A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 8

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.27 FEET ABOVE CHICAGO CITY DATUM AND



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THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.37 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 89.16 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 24.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 8.60 FEET;  
 SOUTH, A DISTANCE OF 2.05 FEET;  
 EAST, A DISTANCE OF 2.00 FEET;  
 NORTH, A DISTANCE OF 2.30 FEET;  
 EAST, A DISTANCE OF 9.25 FEET;  
 SOUTH, A DISTANCE OF 0.78 FEET;  
 EAST, A DISTANCE OF 0.93 FEET;  
 SOUTH, A DISTANCE OF 17.16 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1.20 FEET AND A CHORD MAKING AN ANGLE OF 166 DEGREES 06 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.40 FEET; THENCE SOUTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 193 DEGREES 54 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 18.23 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1.20 FEET AND A CHORD MAKING AN ANGLE OF 192 DEGREES 07 MINUTES 54 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.44 FEET; THENCE SOUTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 167 DEGREES 52 MINUTES 06 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 5.45 FEET;

EAST, A DISTANCE OF 18.80 FEET;  
 NORTH, A DISTANCE OF 3.53 FEET;  
 WEST, A DISTANCE OF 1.45 FEET;  
 NORTH, A DISTANCE OF 4.35 FEET;  
 WEST, A DISTANCE OF 1.06 FEET;  
 NORTH, A DISTANCE OF 6.00 FEET;

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EAST, A DISTANCE OF 2.30 FEET;  
 NORTH, A DISTANCE OF 3.43 FEET;  
 WEST, A DISTANCE OF 2.30 FEET;  
 NORTH, A DISTANCE OF 8.13 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE CONVEX TO THE EAST, HAVING A RADIUS OF 1.05 FEET AND A CHORD MAKING AN ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.40 FEET; THENCE NORTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 17.25 FEET; EAST, A DISTANCE OF 0.80 FEET; NORTH, A DISTANCE OF 0.90 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 8A

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.27 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.37 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 85.26 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 18.21 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 11.92 FEET;  
 SOUTH, A DISTANCE OF 5.35 FEET TO THE EXTERIOR FACE OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO; THENCE WEST ALONG THE SAID EXTERIOR FACE OF BUILDING A DISTANCE OF 11.95 FEET;  
 NORTH, A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 9

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.19 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.34 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE

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NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 67.21 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 24.39 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 8.85 FEET;  
 SOUTH, A DISTANCE OF 2.30 FEET;  
 EAST, A DISTANCE OF 1.70 FEET;  
 NORTH, A DISTANCE OF 2.30 FEET;  
 EAST, A DISTANCE OF 9.10 FEET;  
 SOUTH, A DISTANCE OF 0.50 FEET;  
 EAST, A DISTANCE OF 0.81 FEET;  
 SOUTH, A DISTANCE OF 17.20 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1.13 FEET AND A CHORD MAKING AN ANGLE OF 168 DEGREES 33 MINUTES 10 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.42 FEET; THENCE SOUTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 191 DEGREES 26 MINUTES 50 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 18.23 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1.20 FEET AND A CHORD MAKING AN ANGLE OF 190 DEGREES 46 MINUTES 23 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.54 FEET; THENCE SOUTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 159 DEGREES 13 MINUTES 37 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 5.40 FEET;

EAST, A DISTANCE OF 18.88 FEET;  
 NORTH, A DISTANCE OF 3.53 FEET;  
 WEST, A DISTANCE OF 1.43 FEET;  
 NORTH, A DISTANCE OF 4.35 FEET;  
 WEST, A DISTANCE OF 1.05 FEET;  
 NORTH, A DISTANCE OF 6.00 FEET;  
 EAST, A DISTANCE OF 2.32 FEET;  
 NORTH, A DISTANCE OF 3.40 FEET;  
 WEST, A DISTANCE OF 2.32 FEET;

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NORTH, A DISTANCE OF 8.27 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE CONVEX TO THE EAST, HAVING A RADIUS OF 1.06 FEET AND A CHORD MAKING AN ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 2.44 FEET; THENCE NORTH ALONG THE INTERIOR FACE OF A WALL THAT MAKES AN ANGLE OF 180 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED CHORD, A DISTANCE OF 17.18 FEET; EAST, A DISTANCE OF 0.72 FEET; NORTH, A DISTANCE OF 0.80 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 9a

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.11 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.34 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 63.28 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 18.24 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE THE FOLLOWING COURSES AND DISTANCES: ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 11.92 FEET;  
SOUTH, A DISTANCE OF 5.35 FEET TO THE EXTERIOR FACE OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO; THENCE WEST ALONG THE SAID EXTERIOR FACE OF BUILDING A DISTANCE OF 11.95 FEET;  
NORTH, A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 10

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.45 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 37.88 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SAID

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NORTH LINE, A DISTANCE OF 24.70 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21<sup>st</sup> STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

EAST, A DISTANCE OF 12.40 FEET;  
 SOUTH, A DISTANCE OF 0.78 FEET;  
 EAST, A DISTANCE OF 2.32 FEET;  
 NORTH, A DISTANCE OF 0.78 FEET;  
 EAST, A DISTANCE OF 2.64 FEET;  
 SOUTH, A DISTANCE OF 0.77 FEET;  
 EAST, A DISTANCE OF 14.43 FEET;  
 SOUTH, A DISTANCE OF 2.5 FEET;  
 EAST, A DISTANCE OF 3.03 FEET;  
 SOUTH, A DISTANCE OF 14.40 FEET;

THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 139 DEGREES 00 MINUTES 55 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED LINE, A DISTANCE OF 1.14 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 220 DEGREES 59 MINUTES 05 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED LINE A DISTANCE OF 1.70 FEET.

THENCE WEST, A DISTANCE OF 19.60 FEET;  
 NORTH, A DISTANCE OF 2.52 FEET;  
 WEST, A DISTANCE OF 2.55 FEET;  
 SOUTH, A DISTANCE OF 2.52 FEET;  
 WEST, A DISTANCE OF 5.32 FEET;  
 SOUTH, A DISTANCE OF 1.00 FEET;  
 WEST, A DISTANCE OF 2.80 FEET;  
 NORTH, A DISTANCE OF 2.00 FEET;  
 WEST, A DISTANCE OF 5.80 FEET;  
 NORTH, A DISTANCE OF 13.10 FEET;  
 EAST, A DISTANCE OF 3.88 FEET;  
 NORTH, A DISTANCE OF 2.00 FEET;  
 WEST, A DISTANCE OF 1.98 FEET;  
 NORTH, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 11

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.34 FEET ABOVE CHICAGO CITY DATUM AND

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THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.52 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF SOUTH CALUMET AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 135.76 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SAID SOUTH LINE, A DISTANCE OF 7.56 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21st STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

NORTH, A DISTANCE OF 32.30 FEET;  
 EAST, A DISTANCE OF 0.60 FEET;  
 THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 1.47 FEET AND A CHORD MAKING AN ANGLE OF 204 DEGREES 29 MINUTES 41 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 3.30 FEET; THENCE EAST ALONG THE INTERIOR FACE WALL THAT MAKES AN ANGLE OF 155 DEGREES 30 MINUTES 19 SECONDS MEASURED COUNTER-CLOCKWISE, A DISTANCE OF 0.42 FEET; THENCE NORTH, A DISTANCE OF 2.33 FEET;  
 EAST, A DISTANCE OF 5.40 FEET;  
 NORTH, A DISTANCE OF 0.62 FEET;  
 WEST, A DISTANCE OF 1.00 FEET;  
 NORTH, A DISTANCE OF 3.00 FEET;  
 EAST, A DISTANCE OF 2.97 FEET;  
 NORTH, A DISTANCE OF 0.70 FEET;  
 EAST, A DISTANCE OF 11.47 FEET;  
 SOUTH, A DISTANCE OF 38.45 FEET;  
 WEST, A DISTANCE OF 8.37 FEET;  
 NORTH, A DISTANCE OF 7.04 FEET;  
 WEST, A DISTANCE OF 1.85 FEET;  
 SOUTH, A DISTANCE OF 2.04 FEET;  
 WEST, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING.

## EXCEPTION 11A

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 76.50 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 88.70 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16, BEING ALSO A POINT ON THE WEST LINE OF

# UNOFFICIAL COPY

SOUTH CALUMET AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 133.98 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SAID NORTH LINE, A DISTANCE OF 2.26 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A NINE STORY BRICK BUILDING COMMONLY KNOWN AS 320 EAST 21<sup>st</sup> STREET IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

NORTH, A DISTANCE OF 4.75 FEET;  
EAST, A DISTANCE OF 20.66 FEET;  
SOUTH, A DISTANCE OF 4.55 FEET;

THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 146 DEGREES 59 MINUTES 20 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED LINE A DISTANCE OF 0.80 FEET; THENCE WEST ALONG AN INTERIOR FACE OF WALL THAT MAKES AN ANGLE OF 122 DEGREES 54 MINUTES 19 SECONDS MEASURED COUNTER-CLOCKWISE, A DISTANCE OF 18.50 FEET; THENCE NORTHWESTERLY ALONG AN INTERIOR FACE OF WALL THAT MAKES AN ANGLE OF 134 DEGREES 52 MINUTES 07 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED LINE A DISTANCE OF 0.80 FEET; THENCE WEST ALONG AN INTERIOR FACE OF WALL THAT MAKES AN ANGLE OF 225 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE A DISTANCE OF 1.03 FEET TO THE POINT OF BEGINNING.

Part of PIN: 17-22-315-018-0000

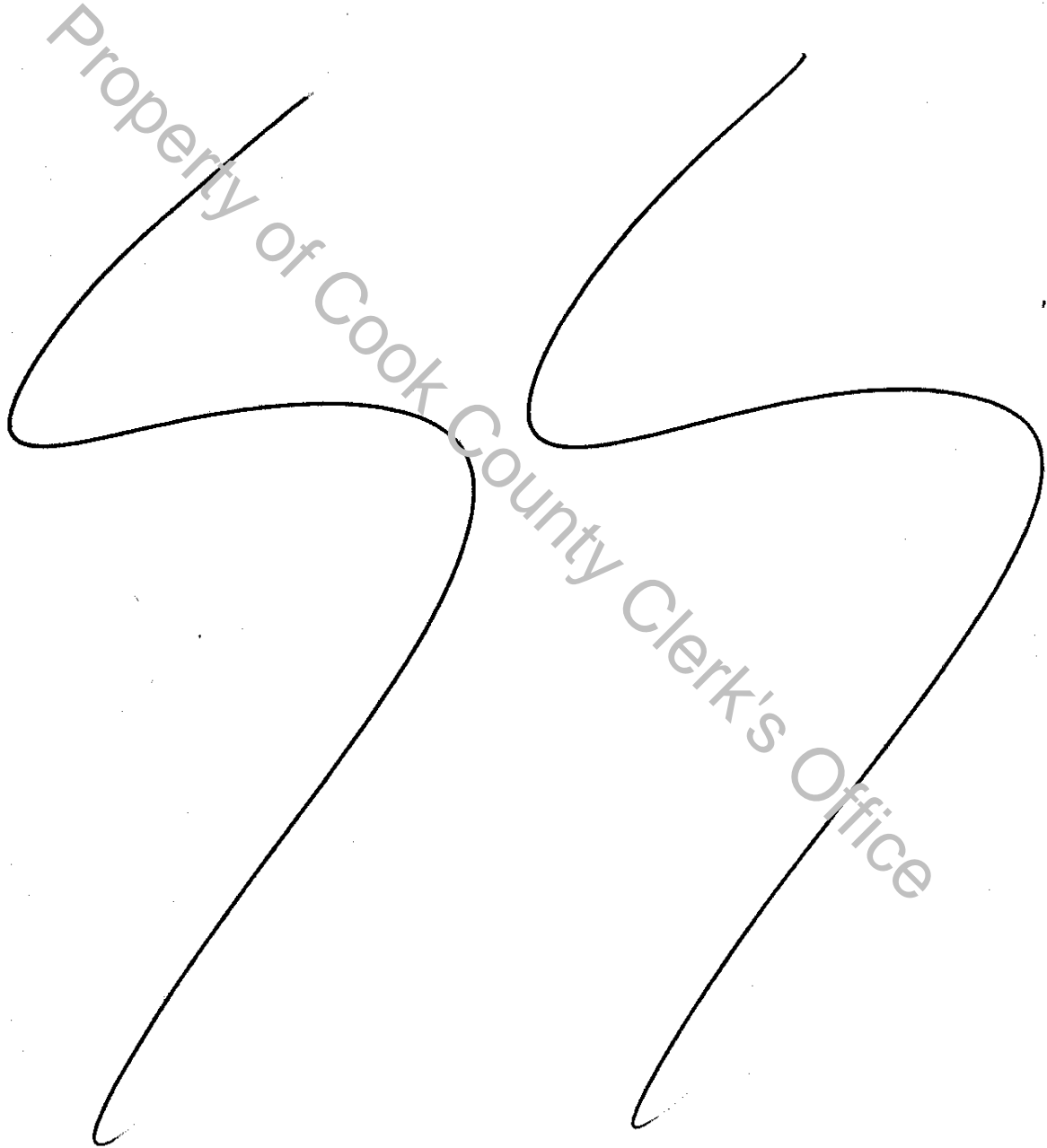
ADDRESS: 320 East 21<sup>st</sup> Street, Chicago, IL

# UNOFFICIAL COPY

**EXHIBIT C TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
CHESS LOFTS CONDOMINIUM**

Plat of Survey

*[See attached]*





**UNOFFICIAL COPY****FIRST AMENDED AND RESTATED EXHIBIT D TO  
DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
CHESS LOFTS CONDOMINIUM**Undivided Interests

UNIT	PERCENT INTEREST	UNIT	PERCENT INTEREST	UNIT	PERCENT INTEREST	UNIT	PERCENT INTEREST
201	1.845%	407	1.326%	G14	0.256%	G51	0.256%
202	1.372%	408	1.235%	G15	0.256%	G52	0.256%
203	1.486%	409	1.208%	G16	0.256%	G53	0.256%
204	1.643%	410	1.817%	G17	0.256%	G54	0.256%
207	1.326%	411	1.670%	G18	0.256%	G55	0.256%
208	1.235%	412	1.002%	G19	0.256%	G56	0.256%
209	1.208%	413	1.002%	G20	0.256%	G57	0.256%
210	1.817%	414	1.002%	G21	0.256%	G58	0.256%
211	1.670%	415	1.328%	G22	0.256%	G59	0.256%
212	1.002%	416	1.304%	G23	0.256%	G60	0.256%
213	1.002%	502	1.372%	G24	0.256%	G61	0.256%
214	1.002%	503	1.486%	G25	0.256%	G62	0.256%
215	1.328%	508	1.235%	G26	0.256%	G63	0.256%
216	1.304%	509	1.208%	G27	0.256%	G64	0.256%
217	1.455%	510	1.817%	G28	0.256%	G65	0.256%
302	1.372%	511	1.670%	G29	0.256%	G66	0.256%
303	1.486%	512	1.002%	G30	0.256%	G67	0.256%
304	1.643%	513	1.002%	G31	0.256%	G68	0.256%
305	1.643%	514	1.002%	G32	0.256%	G69	0.256%
306	1.666%	516	1.328%	G33	0.256%	G70	0.256%
307	1.326%	517	1.304%	G35	0.256%	G71	0.256%
308	1.235%	G00	0.256%	G36	0.256%	G72	0.256%
309	1.208%	G0	0.256%	G37	0.256%	G73	0.256%
310	1.817%	G1	0.256%	G38	0.256%	G74	0.256%
311	1.670%	G2	0.256%	G39	0.256%	G75	0.256%
312	1.002%	G3	0.256%	G40	0.256%	G76	0.256%
313	1.002%	G4	0.256%	G41	0.256%	G77	0.256%
314	1.002%	G5	0.256%	G42	0.256%	G78	0.256%
315	1.328%	G6	0.256%	G43	0.256%	G79	0.256%
316	1.304%	G7	0.256%	G44	0.256%	G80	0.256%
317	1.455%	G8	0.256%	G45	0.256%	G81	0.256%
402	1.372%	G9	0.256%	G46	0.256%	G82	0.256%
403	1.486%	G10	0.256%	G47	0.256%	G83	0.256%
404	1.643%	G11	0.256%	G48	0.256%	G84	0.256%
405	1.643%	G12	0.256%	G49	0.256%	G85	0.256%
406	1.666%	G13	0.256%	G50	0.256%		<b>100.000%</b>

**UNOFFICIAL COPY**

# EXHIBIT

## ATTACHED TO

Property of Cook County Clerk's Office

17 PS  
4 EX  

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21 TOTAL

x 9  

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84  
+ 38  

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122

Doc#: 0801803151 Fee: \$122.00  
Eugene "Gene" Morris THP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2008 09:08 PM Pg: 1 of 21

## DOCUMENT

0801803151

## SEE PLAT INDEX

1/18/08