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Doc#: 0802222046 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2008 11:42 AM Pg: 1 of 7

(2)

Prepared by; Return To:
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22285 Pepper Rd., Suite 308
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Cook
CST 0711523

(the space above is reserved for Recorder's use only)

**SPECIAL AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP; EASEMENTS, COVENANTS
AND RESTRICTIONS OF RECORD
216 S. JEFFERSON OFFICE CONDOMINIUM**

THIS SPECIAL AMENDMENT ("Amendment") is made and entered into by 216 S. Jeffersor, LLC, an Illinois Limited Liability Company (hereinafter referred to as the "Declarant") at 1205 N. Dearborn St., Chicago, IL 60610.

WITNESSETH:

WHEREAS, the Declarant holds legal title to that certain parcel of real estate situated in Chicago, Cook County, Illinois (hereinafter called the "Parcel" or the "Property") legally described as follows and commonly known as 216 S. Jefferson St., Chicago, IL 60661:

LOTS 9 AND 10 AND THE SOUTH ½ OF LOT 8 IN MAGIE AND MERIL'S SUBDIVISION OF THE EAST ½ OF BLOCK 27 IN SCHOOL SECTION'S ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Commonly known as: 216 South Jefferson Street, Chicago, IL 60661
Permanent Index Number: 17-16-111-021-0000**

WHEREAS, by a Declaration of Condominium (Declaration) recorded December 10, 2007 in the Recorder's Office of Cook County, Illinois, as Document No. 0734415001, Declarant submitted the above-indicated Property to the provisions of the Illinois Condominium Property Act (Act);

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Limited Common Elements in the Declaration or any Exhibit thereto and to provide for the combination, subdivision or reconfiguration of Units;

WHEREAS, the Declarant wishes to amend the Declaration in order to designate the Parking Spaces shown on the Plat of Survey as "Limited Common Elements" and to subdivide Unit #300 into three separate Units identified as Units: #301, #302 and #303.

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

1. Identification of Parking Spaces P-1 through P-7 as Limited Common Elements. Page 1 of the Plat of Survey to the recorded Declaration is hereby amended by deleting the designation of "Unit" to describe Parking Spaces P-1 through P-7 and substituting in place thereof the designation "LCE" which shall be an abbreviation of the words "Limited Common Element" as such term is defined in the Declaration. The legal description of each Limited Common Element Parking Space shall consist of the identifying symbol of such Parking Space as shown on said Plat of Survey and every such description shall be deemed good and sufficient for all purposes. The owner of each Unit served by a Limited Common Element Parking Space shall have the right and benefit appurtenant to his ownership of such Unit for his or her perpetual and exclusive use to park automobiles. Each deed, lease, mortgage or other instrument affecting such Unit shall include the perpetual and exclusive use of the Parking Space appurtenant thereto. Any such deed, lease, mortgage or other reference to the Parking Space appurtenant thereto shall be deemed and taken to include the said Parking Space and the perpetual and exclusive use thereof even though not expressly mentioned or described therein.
2. Subdivision of Unit #300 into Units #301, #302 and #303. Unit #300 as shown on the original Plat of Survey is hereby subdivided and reconfigured into the following separate identifiable Units with the Ownership Interests of each indicated below:

<u>Unit Number:</u>	<u>Ownership Interest:</u>
301	5.650%
302	3.060%
303	5.224%

The aggregate Ownership Interest of the above-indicated Units after this subdivision is the same as the aggregate Ownership Interest allocated to the original Unit #300 before subdivision with no change in the Ownership Interests of any other Unit Owner. The original Exhibit C to the Declaration is amended by substituting in place thereof the attached Amended Exhibit C.

3. 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, the undersigned in his capacity as Manager of Declarant, said Declarant has caused this Special Amendment to be signed as of this 2nd day of January, 2008.

216 S. Jefferson, LLC ("Declarant"),
an Illinois Limited Liability
Company

By: Shawn Clark
Its: Manager

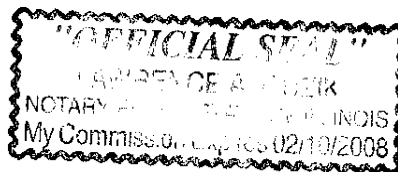
ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

I, LAWRENCE A. GURK, a Notary Public in and for the County and State aforesaid, do hereby certify that Shawn Clark, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said Amended Declaration as his own free and voluntary act, and as the free and voluntary act of said 216 S. Jefferson, LLC, for the purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of January 2008.

LAWRENCE A. GURK
Notary Public



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CONSENT BY MORTGAGEE

Crystal Lake Bank & Trust Co., N.A. (the "Bank") as holder of a Mortgage on the Property dated July 10, 2007 and recorded on July 12, 2007 as Document No. 0719315056 hereby consents to the execution and recording of the Special Amendment to Declaration of Condominium Ownership; Easements, Restrictions, Covenants for the 216 S. Jefferson Office Condominium and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois. This Consent may be signed in one or more counterparts which when taken together and attached to the Special Amendment will constitute the consent of the Mortgagee. A facsimile signature to this Consent shall be given the same legal effect as an original when attached to the original Special Amendment.

IN WITNESS WHEREOF, the undersigned officer of the said Bank has caused this Consent of Mortgagee to be signed on its behalf, all done at Algonquin, Illinois on this 2nd day of January, 2008.

Crystal Lake Bank & Trust Co, N.A.

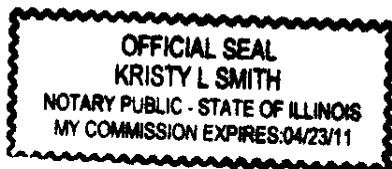
By: [Signature]
Its: Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF McHenry)

I, Kristy L Smith, a Notary Public in and for said County and State, do hereby certify that Michael Carlson of Crystal Lake Bank & Trust Co., N.A., appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of January, 2008.

[Signature]
Notary Public



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AMENDED EXHIBIT "C" PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS:

<u>Unit Number:</u>	<u>Percentage Ownership *:</u>
B001	1.703%
B002	.309
B003	.877
B004	1.032
B005	.413
B006	1.032
B007	.103
B008	.052
100	2.373
101	4.850
102	3.921
103	2.011
200	4.540
201	2.786
202	5.774
203	3.199
301	5.650
302	3.060
303	5.224
304	2.269
401	7.974
402	7.974
500	16.289
601	8.290
602	8.290
Total:	100.000%

* Percentages are based upon current floor plans and will be adjusted based upon combination or subdivision of units or floor plans.

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EXHIBIT

ATTACHED TO

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7- TOTAL

DOCUMENT

01-22-08

SEE PLAT INDEX