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Cook County Recorder of Deeds
Date: 02/11/2008 11:53 AM Pg: 1 of 17

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE WESTMINSTER CONDOMINIUM

PROPERTY INDEX NUMBER: 16-08-420-019-0000

COMMON ADDRESS:
36-50 N. MENARD
CHICAGO, ILLINOIS

PREPARED BY:
GAEL MORRIS, ESQUIRE
2835 N. SHEFFIELD AVE., SUITE 232
CHICAGO IL 60657

(Above Space for Recorder's Use Only)

This FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE WESTMINSTER CONDOMINIUM made and entered into this 6th day of February, 2008 by 36 N. MENARD, LLC, an Illinois limited liability company, (hereinafter referred to as "Declarant").

WHEREAS, by a Declaration of Condominium ("Declaration") recorded in the Recorder's Office of Cook County, Illinois, as Document number 0536245135, the Declarant submitted certain real estate to the provisions of the Illinois Condominium Property Act ("Act"); and

WHEREAS, the Declaration reserves to the Developer (as defined in the Declaration) the right to annex and add to the Parcel and Property (as defined in the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the Additional Parcel (as defined in the Declaration);

WHEREAS, the Declarant is not required to obtain any consent from Unit Owners (as defined in the Declaration) for amendments made to the Declaration as set forth in Sections e. and f. of Paragraph 28 of the Declaration; and

WHEREAS, the Declarant now desires to so annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration a portion of the certain real estate ("Phase VI Addition") set forth in Exhibit A-1 of the Declaration, which after adding said Phase VI Addition results in the Property described in Exhibit A attached hereto, which is the total of all Property being submitted to the Act and to the Declaration, as hereby amended.

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DATE 2/11/08 COPIES 6X
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NOW THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. PHASE VI ADDITION

The Phase VI Addition is hereby annexed to the Parcel and Property, as defined in the Declaration, and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.

Exhibit A of the Declaration is hereby amended by deleting said Exhibit A and substituting therefore Exhibit A attached hereto.

Exhibit A-1 of the Declaration is hereby amended by deleting said Exhibit A-1 and substituting therefore Exhibit A-1 attached hereto. As set forth in Paragraph 28 of the Declaration, the percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in the Exhibit B attached hereto.

Exhibit D of the Declaration is hereby amended by deleting said Exhibit D and substituting therefore Exhibit D attached hereto.

The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of 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.

SIGNATURE PAGE FOLLOWS – REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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IN WITNESS WHEREOF, the said Declarant has caused its seal to be affixed hereunto and has caused its name to be signed to these presents on the day and year first above written.

36 N. MENARD, LLC

By: *Marcela Avram*
MARCELA AVRAM, its Manager

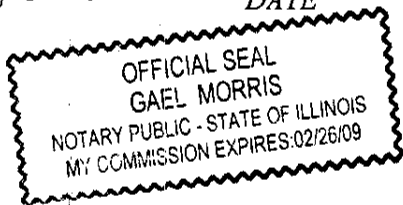
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MARCELA AVRAM, MANAGER OF 36 N. MENARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND LIMITED LIABILITY COMPANIES, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Given under my hand and official seal, this 6th day of February, 2008

Gael Morris
NOTARY PUBLIC

2-6-08
DATE



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CERTIFICATE

MARCELA AVRAM hereby certifies that:

1. She is the Manager of 36 N. Menard, LLC, the Developer of THE WESTMINSTER CONDOMINIUM (the "Condominium").
2. The Parcel described in Paragraph 2 of the Declaration of Condominium to which this certificate is attached is a Conversion Condominium as defined in the Illinois Condominium Property Act ("Act").
3. There were no tenants in the Phase VI Addition.

In witness whereof, the undersigned executed this certificate on the 6th day of February, 2008.

36 N. MENARD, LLC

By: *Marcela Avram*
MARCELA AVRAM, its Manager

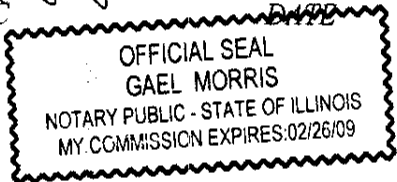
STATE OF ILLINOIS)
COUNTY OF COOK)SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MARCELA AVRAM, MANAGER OF 36 N. MENARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND LIMITED LIABILITY COMPANIES, FOR THE USES AND PURPOSES THEREIN SET FORTH.

Given under my hand and official seal, this 6th day of February, 2008

[Signature]
NOTARY PUBLIC

2-6-08



UNOFFICIAL COPY**EXHIBIT A**

PIN: 16-08-420-019-0000

UNITS 36 A-1, 36 A-2, 36 A-3, 36 B-1, 36 B-2, 36 B-3
 38 A-1, 38 A-2, 38 A-3, 38 B-1, 38 B-3, 38 B-3
 40 A-1, 40 A-2, 40 A-3, 40 B-G, 40 B-1, 40 B-2, 40 B-3
 42 A-1, 42 A-2, 42 A-3,
 44 A-1, 44 A-2, 44 A-3, 44 B-1, 44 B-2, 44 B-3
 46 A-1, 46 A-2, 46 A-3, 46 B-G, 46 B-1, 46 B-2, 46 B-3
 48 A-G, 48 A-1, 48 A-2, 48 A-3, 48 B-G, 48 B-1, 48 B-2, 48 B-3
 50 A-G, 50 A-1, 50 A-2, 50 A-3, 50 B-G, 50 B-1, 50 B-2, 50 B-3

IN THE WESTMINSTER CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WESTMINSTER CONDOMINIUM ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM: (36 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 52.30 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.52 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTHERLY, 4.61 FEET;
2. WESTERLY, 10.65 FEET;
3. NORTHERLY, 6.57 FEET;
4. EASTERLY, 5.52 FEET;
5. NORTHERLY, 3.36 FEET;
6. EASTERLY, 8.28 FEET;
7. NORTHERLY, 21.33 FEET;
8. EASTERLY, 26.20 FEET;
9. SOUTHERLY, 13.13 FEET;
10. EASTERLY, 1.89 FEET;
11. SOUTHERLY, ALONG AN ARC HAVING A RADIUS OF 12.00 FEET, MORE OR LESS, ON AN ARC LENGTH OF 12.29 FEET;
12. WESTERLY, 1.93 FEET;
13. SOUTHERLY, 9.92 FEET;
14. AND WESTERLY, 28.77 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: (36 B-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 86.00 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.81 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHTEEN (18) COURSES:

1. NORTHERLY, 13.00 FEET;
2. WESTERLY, 8.43 FEET;
3. NORTHERLY, 22.39 FEET;
4. EASTERLY, 12.00 FEET;
5. NORTHERLY, 1.40 FEET;
6. EASTERLY, 0.40 FEET;
7. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.90 FEET;
8. EASTERLY, 0.40 FEET;
9. SOUTHERLY, 1.40 FEET;
10. EASTERLY, 6.24 FEET;
11. SOUTHERLY, 11.81 FEET;
12. WESTERLY, 1.00 FOOT;

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13. SOUTHERLY, 9.33 FEET;
14. EASTERLY, 5.75 FEET;
15. SOUTHERLY, 2.31 FEET;
16. WESTERLY, 5.62 FEET;
17. SOUTHERLY, 11.85 FEET;
18. AND WESTERLY, 21.43 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: (38 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 116.26 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.15 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTHERLY, 16.58 FEET;
2. WESTERLY, 5.32 FEET;
3. NORTHERLY, 5.51 FEET;
4. WESTERLY, 7.20 FEET;
5. NORTHERLY, 14.41 FEET;
6. EASTERLY, 15.86 FEET;
7. NORTHERLY, 1.30 FEET;
8. EASTERLY, 0.40 FEET;
9. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.50 FEET;
10. EASTERLY, 0.40 FEET;
11. SOUTHERLY 1.39 FEET;
12. EASTERLY, 10.57 FEET;
13. SOUTHERLY, 22.27 FEET;
14. SOUTHWESTERLY, 4.40 FEET;
15. SOUTHERLY, 10.00 FEET;
16. AND WESTERLY, 19.48 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: (38 B-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 148.23 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTHERLY, 12.95 FEET;
2. WESTERLY, 4.01 FEET;
3. NORTHERLY, 24.90 FEET;
4. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50, MORE OR LESS, ON AN ARC LENGTH OF 11.80 FEET;
5. EASTERLY, 0.40 FEET;
6. SOUTHERLY, 16.88 FEET;
7. EASTERLY, 3.73 FEET;
8. SOUTHERLY, 8.53 FEET;
9. EASTERLY, 14.91 FEET;
10. NORTHERLY, 2.97 FEET;
11. EASTERLY, 4.27 FEET;
12. SOUTHERLY, 15.50 FEET;
13. AND WESTERLY, 30.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: (40 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 176.57 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.98 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTHERLY, 12.50 FEET;
2. EASTERLY, 6.97 FEET;
3. NORTHERLY, 9.55 FEET;
4. EASTERLY, 6.15 FEET;
5. NORTHERLY, 14.38 FEET;

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6. EASTERLY, 10.35 FEET;
7. NORTHERLY, 1.35 FEET;
8. EASTERLY, 0.50 FEET;
9. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.84 FEET;
10. SOUTHERLY, 24.99 FEET;
11. WESTERLY, 4.05 FEET;
12. SOUTHERLY, 12.80 FEET;
13. AND WESTERLY, 19.26 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: (42 G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 225.24 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.43 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING NINETEEN (19) COURSES:

1. EASTERLY, 12.96 FEET;
2. SOUTHERLY, 0.70 FEET;
3. EASTERLY, 1.04 FEET;
4. NORTHERLY, 4.22 FEET;
5. WESTERLY, 0.90 FEET;
6. NORTHWESTERLY, 2.80 FEET;
7. NORTHERLY, 1.91 FEET;
8. EASTERLY, 8.70 FEET;
9. SOUTHERLY, 4.67 FEET;
10. EASTERLY, 4.61 FEET;
11. SOUTHERLY, 8.42 FEET;
12. EASTERLY, 1.90 FEET;
13. SOUTHERLY, 9.06 FEET;
14. EASTERLY, 2.85 FEET;
15. SOUTHERLY, ALONG AN ARC HAVING A RADIUS OF 14.00 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.90 FEET;
16. WESTERLY, 16.93 FEET;
17. SOUTHERLY, 13.03 FEET;
18. WESTERLY, 13.04 FEET;
19. AND NORTHERLY, 39.17 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: (UNDETERMINED EXCLUDED AREAS)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 225.24 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.39 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHT (8) COURSES:

1. EASTERLY, 16.96 FEET;
2. SOUTHERLY, 11.44 FEET;
3. EASTERLY, 7.40 FEET;
4. SOUTHERLY, 3.29 FEET;
5. WESTERLY, 17.84 FEET;
6. SOUTHERLY, 7.76 FEET;
7. WESTERLY, 6.45 FEET;
8. NORTHERLY, 22.33 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 196.54 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHT (8) COURSES:

1. EASTERLY, 19.28 FEET;
2. SOUTHERLY, 12.54 FEET;
3. WESTERLY, 8.14 FEET;
4. SOUTHERLY, 3.61 FEET;
5. WESTERLY, 14.59 FEET;
6. NORTHERLY, 3.2 FEET;
7. EASTERLY, 3.45 FEET;
8. NORTHERLY, 12.90 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND

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DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 188.49 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.11 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING FOUR (4) COURSES:

1. EASTERLY, 12.02 FEET;
2. SOUTHERLY, 15.91 FEET;
3. WESTERLY ON AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 12.26 FEET;
4. NORTHERLY, 15.92 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 188.80 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 26.97 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIX (6) COURSES:

1. NORTHERLY, 16.08 FEET;
2. EASTERLY, 0.48 FEET;
3. EASTERLY ON AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.75 FEET;
4. EASTERLY, 0.40 FEET;
5. SOUTHERLY, 16.13 FEET;
6. WESTERLY, 12.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 197.01 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.88 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING TWELVE (12) COURSES:

1. NORTHERLY, 9.81 FEET;
2. WESTERLY, 3.32 FEET;
3. NORTHERLY, 7.07 FEET;
4. EASTERLY, 1.40 FEET;
5. NORTHERLY, 4.11 FEET;
6. EASTERLY, 5.00 FEET;
7. SOUTHERLY, 4.69 FEET;
8. EASTERLY, 9.64 FEET;
9. SOUTHERLY, 3.82 FEET;
10. EASTERLY, 6.77 FEET;
11. SOUTHERLY, 12.44 FEET;
12. WESTERLY, 19.46 FEET TO THE POINT OF BEGINNING.

UNOFFICIAL COPY**EXHIBIT A-1****ADDITIONAL LAND****LEGAL DESCRIPTION:****THAT PART OF:**

THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DESCRIBED AS FOLLOWS:**(36 A-G)**

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 52.30 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.52 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTHERLY, 4.61 FEET;
2. WESTERLY, 10.65 FEET;
3. NORTHERLY, 6.57 FEET;
4. EASTERLY, 5.52 FEET;
5. NORTHERLY, 3.36 FEET;
6. EASTERLY, 8.28 FEET;
7. NORTHERLY, 21.33 FEET;
8. EASTERLY, 26.20 FEET;
9. SOUTHERLY, 13.13 FEET;
10. EASTERLY, 1.89 FEET;
11. SOUTHERLY, ALONG AN ARC HAVING A RADIUS OF 12.00 FEET, MORE OR LESS, ON AN ARC LENGTH OF 12.29 FEET;
12. WESTERLY, 1.93 FEET;
13. SOUTHERLY, 9.92 FEET;
14. AND WESTERLY, 28.77 FEET TO THE POINT OF BEGINNING.

(36 B-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 86.00 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.81 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHTEEN (18) COURSES:

1. NORTHERLY, 13.00 FEET;
2. WESTERLY, 8.43 FEET;
3. NORTHERLY, 22.39 FEET;
4. EASTERLY, 12.00 FEET;
5. NORTHERLY, 1.40 FEET;
6. EASTERLY, 0.40 FEET;
7. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.90 FEET;
8. EASTERLY, 0.40 FEET;
9. SOUTHERLY, 1.40 FEET;
10. EASTERLY, 6.24 FEET;
11. SOUTHERLY, 11.81 FEET;
12. WESTERLY, 1.00 FOOT;
13. SOUTHERLY, 9.33 FEET;
14. EASTERLY, 5.75 FEET;
15. SOUTHERLY, 2.31 FEET;
16. WESTERLY, 5.62 FEET;
17. SOUTHERLY, 11.85 FEET;
18. AND WESTERLY, 21.43 FEET TO THE POINT OF BEGINNING.

(38 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON

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AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 116.26 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.15 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTHERLY, 16.58 FEET;
2. WESTERLY, 5.32 FEET;
3. NORTHERLY, 5.51 FEET;
4. WESTERLY, 7.20 FEET;
5. NORTHERLY, 14.41 FEET;
6. EASTERLY, 10.86 FEET;
7. NORTHERLY, 1.30 FEET;
8. EASTERLY, 0.40 FEET;
9. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.50 FEET;
10. EASTERLY, 0.40 FEET;
11. SOUTHERLY 1.39 FEET;
12. EASTERLY, 10.57 FEET;
13. SOUTHERLY, 22.27 FEET;
14. SOUTHWESTERLY, 4.40 FEET;
15. SOUTHERLY, 10.00 FEET;
16. AND WESTERLY, 19.48 FEET TO THE POINT OF BEGINNING.

(38 B-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 148.23 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTHERLY, 12.95 FEET;
2. WESTERLY, 4.01 FEET;
3. NORTHERLY, 24.90 FEET;
4. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50, MORE OR LESS, ON AN ARC LENGTH OF 11.80 FEET;
5. EASTERLY, 0.40 FEET;
6. SOUTHERLY, 16.88 FEET;
7. EASTERLY, 3.73 FEET;
8. SOUTHERLY, 8.53 FEET;
9. EASTERLY, 14.91 FEET;
10. NORTHERLY, 2.97 FEET;
11. EASTERLY, 4.27 FEET;
12. SOUTHERLY, 15.50 FEET;
13. AND WESTERLY, 30.94 FEET TO THE POINT OF BEGINNING.

(40 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 176.57 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.98 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTHERLY, 12.50 FEET;
2. EASTERLY, 6.97 FEET;
3. NORTHERLY, 9.55 FEET;
4. EASTERLY, 6.15 FEET;
5. NORTHERLY, 14.38 FEET;
6. EASTERLY, 10.35 FEET;
7. NORTHERLY, 1.35 FEET;
8. EASTERLY, 0.50 FEET;
9. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.84 FEET;
10. SOUTHERLY, 24.99 FEET;
11. WESTERLY, 4.05 FEET;
12. SOUTHERLY, 12.80 FEET;
13. AND WESTERLY, 19.26 FEET TO THE POINT OF BEGINNING.

(42 G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

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COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 225.24 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.43 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING NINETEEN (19) COURSES:

1. EASTERLY, 12.96 FEET;
2. SOUTHERLY, 0.70 FEET;
3. EASTERLY, 1.04 FEET;
4. NORTHERLY, 4.22 FEET;
5. WESTERLY, 0.90 FEET;
6. NORTHWESTERLY, 2.80 FEET;
7. NORTHERLY, 1.99 FEET;
8. EASTERLY, 8.70 FEET;
9. SOUTHERLY, 4.67 FEET;
10. EASTERLY, 4.61 FEET;
11. SOUTHERLY, 8.42 FEET;
12. EASTERLY, 1.90 FEET;
13. SOUTHERLY, 9.06 FEET;
14. EASTERLY, 2.85 FEET;
15. SOUTHERLY, ALONG AN ARC HAVING A RADIUS OF 14.00 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.90 FEET;
16. WESTERLY, 13.93 FEET;
17. SOUTHERLY, 13.03 FEET;
18. WESTERLY, 13.04 FEET;
19. AND NORTHERLY, 39.17 FEET TO THE POINT OF BEGINNING.

(UNDETERMINED EXCLUDED AREAS)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 225.24 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.39 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHT (8) COURSES:

1. EASTERLY, 16.96 FEET;
2. SOUTHERLY, 11.44 FEET;
3. EASTERLY, 7.40 FEET;
4. SOUTHERLY, 3.29 FEET;
5. WESTERLY, 17.84 FEET;
6. SOUTHERLY, 7.76 FEET;
7. WESTERLY, 6.45 FEET;
8. NORTHERLY, 22.33 FEET TO THE POINT OF BEGINNING.

AND THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 196.54 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHT (8) COURSES:

1. EASTERLY, 19.28 FEET;
2. SOUTHERLY, 12.54 FEET;
3. WESTERLY, 8.14 FEET;
4. SOUTHERLY, 3.61 FEET;
5. WESTERLY, 14.59 FEET;
6. NORTHERLY, 3.2 FEET;
7. EASTERLY, 3.45 FEET;
8. NORTHERLY, 12.90 FEET TO THE POINT OF BEGINNING.

AND THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'20"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 188.49 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.11 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING FOUR (4) COURSES:

1. EASTERLY, 12.02 FEET;
2. SOUTHERLY, 15.91 FEET;
3. WESTERLY ON AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 12.26 FEET;
4. NORTHERLY, 15.92 FEET TO THE POINT OF BEGINNING.

AND THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS

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TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF $S0^{\circ}03'48''W$, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF $N89^{\circ}44'36''W$ ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 188.80 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 26.97 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIX (6) COURSES:

1. NORTHERLY, 16.08 FEET;
2. EASTERLY, 0.48 FEET;
3. EASTERLY ON AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.75 FEET;
4. EASTERLY, 0.40 FEET;
5. SOUTHERLY, 16.13 FEET;
6. WESTERLY, 12.00 FEET TO THE POINT OF BEGINNING.

AND THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION AT THE GARDEN FLOOR OF 36.74 AND 46.54 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF $S0^{\circ}03'48''W$, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF $N89^{\circ}44'36''W$ ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 197.01 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.88 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING TWELVE (12) COURSES:

1. NORTHERLY, 9.81 FEET;
2. WESTERLY, 3.32 FEET;
3. NORTHERLY, 7.07 FEET;
4. EASTERLY, 1.40 FEET;
5. NORTHERLY, 4.11 FEET;
6. EASTERLY, 5.00 FEET;
7. SOUTHERLY, 4.69 FEET;
8. EASTERLY, 9.64 FEET;
9. SOUTHERLY, 3.82 FEET;
10. EASTERLY, 6.77 FEET;
11. SOUTHERLY, 12.44 FEET;

AND SUCH OTHER PROPERTY AS THE DEVELOPER DETERMINES IN DEVELOPER'S DISCRETION.

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EXHIBIT B

PERCENTAGE OWNERSHIP IN THE COMMON ELEMENTS: WESTMINSTER CONDOMINIUM

| | |
|--------|---------|
| 36 A-1 | 2.4% |
| 36 A-2 | 2.9% |
| 36 A-3 | 3.2% |
| 36 B-1 | 2.3% |
| 36 B-2 | 2.3% |
| 36 B-3 | 2.3% |
| 38 A-1 | 2.0% |
| 38 A-2 | 2.2% |
| 38 A-3 | 2.3% |
| 38 B-1 | 2.2% |
| 38 B-2 | 2.2% |
| 38 B-3 | 2.3% |
| 40 A-1 | 1.6% |
| 40 A-2 | 1.7% |
| 40 A-3 | 1.8% |
| 40 B-G | 1.4% |
| 40 B-1 | 1.6% |
| 40 B-2 | 1.6% |
| 40 B-3 | 1.8% |
| 42 A-1 | 1.6% |
| 42 A-2 | 1.6% |
| 42 A-3 | 1.7% |
| 44 A-1 | 1.6% |
| 44 A-2 | 1.7% |
| 44 A-3 | 1.8% |
| 44 B-1 | 1.6% |
| 44 B-2 | 2.0% |
| 44 B-3 | 2.0% |
| 46 A-1 | 1.2% |
| 46 A-2 | 1.4% |
| 46 A-3 | 1.4% |
| 46 B-G | 1.9% |
| 46 B-1 | 1.9% |
| 46 B-2 | 1.4% |
| 46 B-3 | 1.6% |
| 48 A-G | 1.4% |
| 48 A-1 | 2.0% |
| 48 A-2 | 1.9% |
| 48 A-3 | 2.0% |
| 48 B-G | 1.4% |
| 48 B-1 | 2.2% |
| 48 B-2 | 1.9% |
| 48 B-3 | 2.0% |
| 50 A-G | 1.6% |
| 50 A-1 | 2.2% |
| 50 A-2 | 2.0% |
| 50 A-3 | 1.9% |
| 50 B-G | 2.2% |
| 50 B-1 | 2.8% |
| 50 B-2 | 2.9% |
| 50 B-3 | 3.1% |
| | 100.00% |

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EXHIBIT D

PLAT OF SURVEY
OF
THE WESTMINSTER CONDOMINIUM

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink is written across the center of the page, overlapping the diagonal watermark text.

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0804222069

EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office

Doc#: 0801222069 Fee: \$
Eugene "Gene" Moore RHSP Fee



DOCUMENT

02-11-08

SEE PLAT INDEX

15 pg
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+ 38
106