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08065635

1998-11-24 12:35:36
Cook County Recorder 55.50

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HALE PARK EAST CONDOMINIUMS



08065635

This Declaration, made and entered into this October 15, 1998, by Sharko's West, Inc., a corporation of Illinois, as Declarant,;

WHEREAS, by a Declaration of Condominium (Declaration) recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 98637667, the Declarant submitted certain real estate to the provisions of the Illinois Condominium Property Act (Act); and

WHEREAS, the Declaration reserves to the Declarant (as defined in the Declaration) the right to make any amendment to the Declaration necessary to reallocate and reassign the Parking Garages theretofore assigned to such Units and if necessary to change the percentage of ownership interest in the Common Elements attributable to such Units (See Article XX, paragraph B of the Declaration);

WHEREAS, the legal description of the parcel submitted to the condominium plan and the legal description of the Units of the Condominium are described in Exhibit A;

WHEREAS, the Declarant now desires to so reallocate and reassign the parking Garages and to change the percentage of ownership interest in the Common Elements;

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

1. Exhibit B of the Declaration is hereby amended by deleting said Exhibit B and substituting therefor Exhibit B attached hereto.
2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

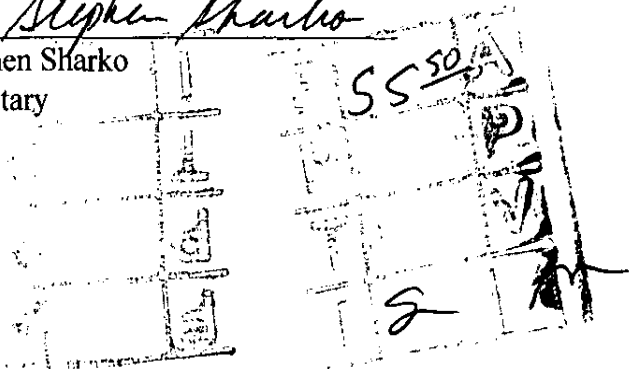
IN WITNESS WHEREOF, the said Sharko's West, Inc., as Declarant has caused its name to be signed to these presents by its President and attested by its Secretary as set their hands and seals this 15th day of October, 1998.

SHARKO'S WEST, INC.

BY: Donald Sharko
Donald Sharko, President

ATTEST:

BY: Stephen Sharko
Stephen Sharko
Secretary



RECORDING FEE \$ 55.50
DATE 11/24/98 COPIES 6
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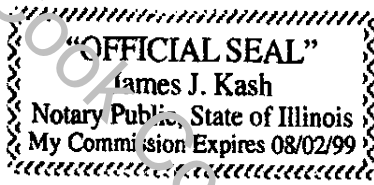
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Donald Sharko and Stephen Sharko respectively, of Sharko's West, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of October, 1998


NOTARY PUBLIC



Property of Cook County Clerk's Office

DEVELOPER

HALE PARK CONSTRUCTION COMPANY

BY: Donald Sharko
Donald Sharko, President

ATTEST:

BY: Donald Sharko
Donald Sharko, Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid Do Hereby Certify that Donald Sharko, of Hale Park Construction Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and Secretary 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 corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of October, 1998.

James J. Kash
NOTARY PUBLIC

“OFFICIAL SEAL”
James J. Kash
Notary Public, State of Illinois
My Commission Expires 08/02/99

This document prepared by:
JAMES J. KASH
6545 W. Archer Avenue
Chicago, Illinois 60638
(312)586-1050

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EXHIBIT A

LEGAL DESCRIPTION OF PARCELS SUBMITTED TO CONDOMINIUM ACT:

Lots 1 through 5 in Block 16 in Frederick H. Bartlett's Chicago Highlands Subdivision in the Northwest 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 19-20-100-018

19-20-100-019

19-20-100-020

19-20-100-021

19-20-100-022

LEGAL DESCRIPTIONS OF UNITS AS SUBMITTED UNDER ORIGINAL DECLARATION OF CONDOMINIUM:

Unit 6309-1A to 3A, 6309-1B to 3B, 6303-1C to-3C, 6303-1D to 3D in HALE PARK EAST CONDOMINIUMS, as delineated on Plat of Survey of the following described parcel of real estate: Lots 1 through 5 in Block 16 in Frederick H. Bartlett's Chicago Highlands Subdivision in the Northwest 1/4 of Section 20, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit A to Declaration of Condominium made by Sharko's West, Inc., and recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 98637667.

(NO PINS ASSIGNED TO UNITS YET.)

PROPERTY ADDRESS: 6303-09 West 63rd Street, Chicago, Illinois, 60638

This document prepared by:

JAMES J. KASH
6545 W. Archer Avenue
Chicago, Illinois 60638
(312)586-1050

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EXHIBIT B

UNITS	Parking Garage	Percent
6309-1A	No Garage	7.8541%
6303-1D	G-10	8.3769%
6309-2A	G-2	8.3769%
6303-2D	G-9	8.3769%
6309-3A	G-1	8.3769%
6303-3D	G-11	8.3769%
6309-1B	G-4	8.3769%
6303-1C	G-6	8.3769%
6309-2B	G-3	8.3769%
6303-2C	G-7	8.3769%
6309-3B	G-5	8.3769%
6303-3C	G-8	8.3769%
TOTAL PERCENTAGE		100.00000%

The Percentage of ownership interest in the Common Elements for each Unit includes .5228 % attributable to the parking Garage allocated to the Unit. Thus, for example, the total percentage of ownership interest in the Common Elements for Unit 6309-1D (8.3769 %) is allocated as follows:

Unit 6309-1A	7.8541%
Garage	.5228%
TOTAL	8.3769%

There is no parking garage G-12

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WHEREAS, the Declaration reserves to the Declarant (as defined in the Declaration) the right to make any amendment to the Declaration necessary to reallocate and reassign the Parking Garages theretofore assigned to such Units and if necessary to change the percentage of ownership interest in the Common Elements attributable to such Units (See Article XX, paragraph B of the Declaration);

WHEREAS, the legal description of the parcel submitted to the condominium plan and the legal description of the Unit of the Condominium are described in Exhibit A;

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2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the said Sharko's West, Inc., as Declarant has caused its name to be signed to these presents by its President and attested by its Secretary has set their hands and seals this 15th day of October, 1998.

SHARKO'S WEST, INC.

BY: Donald Sharko
Donald Sharko, President

ATTEST:

BY: Stephen Sharko
Stephen Sharko
Secretary

F	SS	A
F		P
T		V
M		M

REC'D 11-24-98
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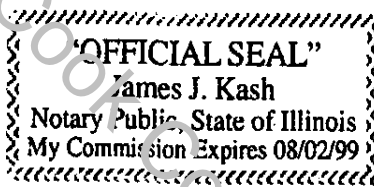
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

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NOTARY PUBLIC



County Clerk's Office

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DEVELOPER

HALE PARK CONSTRUCTION COMPANY

BY: Donald Sharko
Donald Sharko, President

ATTEST:

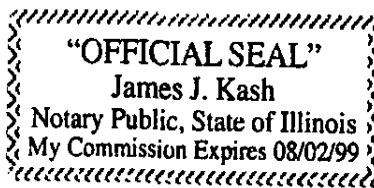
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Donald Sharko, Secretary

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James J. Kash
NOTARY PUBLIC



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