

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM
OWNERSHIP FOR GEORGE
COURT**



This Amendment made and entered into this 7th day of December, 1998, by American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under Trust Agreement dated September 13, 1996 and known as Trust No. 122114-05 (hereinafter referred to as "Owner as to Phase I") and ^{**}The Chicago Trust Company, not personally, but solely as Trustee under Trust Agreement dated September 5, 1997 and known as Trust No. 1104717 (hereinafter referred to as "Owner as to Phase II")

PLAT WITH THIS DOCUMENT

MTC 2013436

CHICAGO TITLE LAND TRUST COMPANY
SUCCESSOR TRUSTEE TO

WITNESSETH:

WHEREAS, by a Declaration of Condominium (hereinafter referred to as the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, as Document No. 98345277 on January 16, 1998, the Owner as to Phase I submitted certain real estate to the provisions of the Illinois Condominium Property Act (hereinafter referred to as the "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 property (as defined in the Declaration); and

WHEREAS, the Owner is being modified herein to include the Owner of the additional Add On Property; and

12/10/98
83

12/10
E 131 A
P
V
MUB

WHEREAS, the Owners at the direction of the Developer now desires to so annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration certain real estate ("Add-On Property") described in Exhibit A-1 attached to the Declaration;

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

1. A) The Owner in the Declaration of Condominium is hereby amended to add thereto The Chicago Trust Company, not personally but solely as Trustee under Trust Agreement dated September 5, 1997 and known as Trust No. 1104717.

B) The beneficiary of the additional owner is George Street, Inc., an Illinois Corporation, who also is the General Partner of George Street Limited Partnership, the beneficiary of the original Owner/Declarant.

C) The Developer remains as RDM Development and Investment Co., Inc.

D) The Add On Property (Phase II) hereinafter referred to, is adjacent to the Phase I property but was acquired by the additional owner after the acquisition of the Phase I property.

2. The Add-On Property described in Exhibit "A" of this Amendment is hereby modified by deleting the reference to Commercial Units C-3 and C-4 in Exhibit A-1 of the Declaration of Condominium and said revised schedule of the Add On Property is hereby annexed to the Parcel and Property as defined in the Declaration, and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with and to be governed in all respects to the terms and provisions of the Declaration. *Survey attached As Exhibit D.*

3. Exhibit "D" of the Declaration of Condominium, is hereby amended by substituting therefore Exhibit "B" of this Amendment as the revised Plat of Survey.

4. The survey attached to this Amendment as Exhibit "B" has been revised to relabel the Limited Common Element Storage Lockers previously designated in the Declaration of Condominium heretofore filed and further designating the specific proposed roof decks as now built.

5. Exhibit "B" of the Declaration is hereby amended by substituting therefore Exhibit "C" of this Amendment as the revised percentages of the common elements appurtenant to each unit after annexing the additional property.

6. 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 as hereby amended.

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

This instrument is executed by American National Bank and Trust Company of Chicago and The Chicago Trust Company, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by American National Bank and Trust Company and The Chicago Trust Company are undertaken by it solely as trustee, as aforesaid and not individually, and the personal liability shall be asserted or be enforceable against American National Bank and Trust Company of Chicago and The Chicago Trust Company by reason of any the the covenants, statements, representatives or warranties contained in this instrument.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago not personally, but as Trustee under Trust Agreement dated September 18, 1996 and known as Trust No. 122114-05 and The Chicago Trust Company, not personally, but as Trustee under Trust Agreement dated September 5, 1997 and known as Trust Number 1104717 has caused its corporate seal to

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ella Marina of The Chicago Trust Company, as Trustee as aforesaid and KAREN MICHELLE of said bank are 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 severally acknowledged that as such ASST. VICE PRESIDENT and Assistant Secretary they signed and delivered the said instruments ASST. VICE PRESIDENT and Assistant Secretary of said bank and caused the corporate seal of said bank to be affixed thereto, pursuant to authority given by the Board of Directors of said bank as their free and voluntary act, and as the free and voluntary act and deed of said bank, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of December, 1998.

Sheila Davenport
Notary Public

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Michael Brown
Brown, Udell and Pomerantz, Ltd.
2950 North Lincoln Ave.
Chicago, Illinois 60657



CONSENT OF MORTGAGEE

Prairie Bank and Trust Co., holder of a mortgage on the property, dated May 15, 1998 and recorded May 27, 1998 as Document 98439390 hereby consents to the execution and recording of the within provisions of said First Amendment to Declaration under the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the said Prairie Bank and Trust Co. has caused this instrument to be signed by its duly authorized officers on its behalf, on this 7th day of December, 1998.

By: Mark W. Trevor

ATTEST:

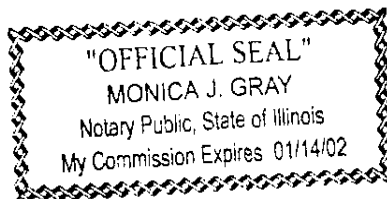
[Signature]

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Mark W. Trevor and Patrick Fanning, the Senior Vice President and Credit Officer respectively, of Prairie Bank and Trust Co. personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Credit Officer 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 Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of December, 1998.

Monica J. Gray
Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNITS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 213, 214, 215, 301, 302, 303, 401, 402, 403, C-1, C-2, PU-1, PU-2, PU-3, PU-4, PU-5, PU-6, PU-7, PU-8, PU-9, PU-10, PU-11, PU-12, PU-13, PU-14, PU-15, PU-16, PU-17, PU-18, PU-19, PU-20, PU-21, PU-22, PU-23, PU-24, PU-25, PU-26, PU-27, PU-28, PU-29, PU-30, PU-31, PU-32, PU-33, PU-34, PU-35, PU-36, PU-37, PU-38, PU-39, PU-40, AND PU-41 IN THE GEORGE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2 THROUGH 10, BOTH INCLUSIVE, IN ALBERT WISNER'S SUBDIVISION OF BLOCK 10 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98045277, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 1235-41 W. GEORGE STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBERS: 14-29-127-046-0000
14-29-127-002-0000
14-29-127-003-0000

Property of Cook County Clerk's Office

EXHIBIT "A"

Legal for Phase II

Lots 2 and 3 in Albert Wisner's Subdivision of Block 10 in the Subdivision of that part lying Northeast of the Center Line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

1241 W. George Street, Chicago, Illinois
P.I.N. 14-23-127-046-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

survey

Property of Cook County Clerk's Office

Exhibit D
Add-on Property
(Phase II)
Survey

EXHIBIT "C"

UNIT #	PERCENTAGES	STORAGE LOCKER
<u>Dwelling Units:</u>		
101	4.17%	S-101
102	4.17%	S-102
103	4.17%	S-103
104	4.92%	S-104
105	5.51%	S-105
106	3.25%	S-106
107	4.06%	S-107
108	4.06%	S-108
109	4.06%	S-109
110	4.23%	S-110
111	3.52%	S-111
112	3.48%	S-112
201	3.74%	S-201
202	3.14%	S-202
203	3.14%	S-203
213	3.67%	S-213
214	3.38%	S-214
215	3.38%	S-215
301	3.74%	S-301
302	3.14%	S-302
303	3.14%	S-303
401	3.74%	S-401
402	3.14%	S-402
403	3.14%	S-403
<u>Commercial Units:</u>		
C-1	2.495%	
C-2	2.495%	
<u>Parking Units:</u>		
PU-1	.12%	
PU-2	.12%	
PU-3	.12%	
PU-4	.12%	
PU-5	.12%	
PU-6	.12%	
PU-7	.12%	
PU-8	.12%	
PU-9	.12%	
PU-10	.12%	

PU-11	.12%
PU-12	.12%
PU-13	.12%
PU-14	.12%
PU-15	.12%
PU-16	.12%
PU-17	.12%
PU-18	.12%
PU-19	.12%
PU-20	.12%
PU-21	.12%
PU-22	.12%
PU-23	.12%
PU-24	.12%
PU-25	.12%
PU-26	.12%
PU-27	.12%
PU-28	.12%
PU-29	.12%
PU-30	.12%
PU-31	.12%
PU-32	.12%
PU-33	.12%
PU-34	.12%
PU-35	.12%
PU-36	.12%
PU-37	.12%
PU-38	.12%
PU-39	.12%
PU-40	.12%
PU-41	.12%

TOTAL: 100%

PROPERTY OF COOK COUNTY CLERK'S OFFICE