



MERCURY TITLE COMPANY, L.L.C.
2013893 1 of 1 (SMS)

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1998-12-11 15:29:45
Cook County Recorder 75.00

THIS INSTRUMENT PREPARED BY:

and mail to
LLOYD E. GUSSIS
ATTORNEY AT LAW
2524 NORTH LINCOLN AVENUE
CHICAGO, IL 60614

ADDRESS OF PROPERTY:

2919 NORTH BURLING
CHICAGO, ILLINOIS

PTIN:
14-28-115-047-0000
14-28-115-006-0000

PLAT WITH THIS DOCUMENT

FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE 2919 NORTH BURLING CONDOMINIUMS
CHICAGO, ILLINOIS

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNER-
SHIP FOR THE 2919 NORTH BURLING CONDOMINIUMS is made and entered
into this 30th day of November, 1998 by DUNMORE BUILDERS AND GENER-
AL CONTRACTORS, INC., an Illinois corporation (hereinafter re-
ferred to as the "Declarant") as follows:

F	A
P	B
T	V
	(M)

WITNESSETH:

RECORDING FEE \$ 75.00
DATE 12/11/98 COPIES 6
OK [Signature]

WHEREAS, a Declaration of Condominium Ownership for the 2919 North Burling Condominiums, Chicago, Illinois (the "Declaration") has been previously recorded with the Recorder of Deeds of Cook County, Illinois as Document Number 98776802, by which the real estate commonly known as 2919 North Burling, Chicago, Illinois (hereinafter referred to as the "real estate") was submitted to the provisions of the Condominium Act of the State of Illinois, said real estate being legally in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, under paragraph 14.05 of the Declaration, the right was reserved in the Declarant to record a Special Amendment for certain specified purposes; and

WHEREAS, Declarant wishes to amend the Declaration by correcting the Plat of Survey attached to the Declaration as

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Exhibit "A" to accurately set forth the parking spaces currently located on the real estate, to set forth the roof deck for Unit I as a limited common element for the sole and exclusive use of Unit I and to allow a roof deck to be constructed for Unit J, as hereinafter set forth.

NOW, THEREFORE, the Declarant hereby declares that The Declaration of Condominium Ownership for The 2919 North Burling Condominiums, Chicago, Illinois be and is hereby amended as follows:

1. The Plat of Survey attached as Exhibit "A" to the Declaration is hereby amended by substituting therefore the Plat of Survey attached hereto.

2. Paragraph 3.03 of the Declaration is hereby deleted in its entirety and the following paragraph 3.03 is hereby inserted in lieu thereof:

"3.03 Limited Common Elements. The Limited Common Elements are such parts of the Common Elements serving exclusively a single Unit as an inseparable appurtenance thereto, as designated as such in this Declaration, including the Plat of Survey or which by the nature or location thereof, or by the terms of this Declaration are clearly intended to be reserved for or for the use of one Unit to the exclusion of other Unit. The Limited Common Elements appertaining to or designated or reserved for or for the use of, or serving for the use of, or serving any Unit are hereinafter from time to time referred to as the Limited Common Elements of such Unit. The Limited Common Elements shall include: (a) the parking spaces; (b) the interior surface of the perimeter walls, ceilings, and floors which define the boundary lines of the Unit; (c) perimeter doors and windows which serve exclusively a single Unit; (d) any system or component part thereof (including, without limitation, the furnaces, boilers, fittings, housings, ducts, flues, shafts, electrical wiring, conduits and the areas or rooms containing them) which serves a Unit exclusively to the extent that such system or component part is located outside the boundaries of a Unit; (e) decks; and (f) roof deck for Unit # I as shown on the Plat attached hereto."

3. Paragraph 3.04 is hereby added to the Declaration as follows:

"3.04 Roof Rights and Roof Deck for Unit J. Unit J has been constructed to accommodate a roof deck to be located on the roof area above such Unit. The Plat attached hereto does not set forth the roof area above Unit J as a limited common element for the sole and exclusive use of Unit J. The Declarant reserves the right at a later date, to amend the Plat to set forth the roof area above Unit J as a limited common element for Unit J, and to construct a roof deck in the roof area above said Unit J without the approval of the Board, such roof deck to be similar in size and design to the roof deck presently constructed and exclusively

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LEGAL DESCRIPTION

PARCEL 1:

UNIT A, B, C, D, E, F, G, H, I, AND J IN THE 2919 NORTH BURLING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: THAT PART OF LOT 3 LYING WESTERLY OF A LINE DRAWN 120 FEET EASTERLY OF AND PARALLEL TO WESTERLY LINE OF SAID LOT 3 IN COUNTY CLERK'S DIVISION OF THAT PART OF LOTS 12 AND 13 LYING EAST OF HALL (BURLING) STREET AND NORTH LINE OF HAMMOND AND CRAWFORD SUBDIVISION OF PART OF SAID LOT 12, ALL IN BICKERDIKE AND STEELE'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 5 IN COUNTY CLERK'S DIVISION OF THAT PART LYING EAST OF HALSTED STREET AND NORTH OF THE NORTH LINE OF HAMMOND AND CRAWFORD'S SUBDIVISION OF LOTS 12 AND 13 OF BICKERDIKE AND STEELE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, 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 98776802, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER _____, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98776802.

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