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MERCURY TITLE COMPANY, L.L.C. 2013893 19 (5975) 3898/0102 35 001 Page 1 of 10 1998-12-11 15:29:45 Cook County Recorder 75.00

THIS INSTRUMENT PREPARED BY:

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LLOYD E. GUSSIS

ATTORNEY AT LAW

2524 NORTH LINCOLN AVENUE

CHICAGO, IL 60614

ADDRESS OF PROPERTY:

2919 NCATH BURLING CHICAGO, 1 LINOIS

PTIN:

14-28-115-047-0000 14-28-115-006-0000



FIRST AMENDMENT TO THE

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE 2919 NORTH BURLING CONDOMINIUMS

CHICAGO, ILLINOIS

	THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIO	JM OWNER-
200	SHIA FOR THE 2919 NORTH BURLING CONDOMINIUMS is made and	entered
Ē	Tigo ciris of Mady of November, 1990 by bounced bornburg A	ND GENER-
	AL CONTRACTORS, INC., an Illinois corporation (hereinafte:	r re-
£	femred to as the "Declarant") as follows:	7500
enterior	repred to as the "Declarant") as lollows:  RECORDING FET	8 (3
	WITNESSETH: DATE 12/11/98	COPIES_C
er-on-er-ord er	WITNESSETH: DATE OF THE PARTY O	11/1 <sub>4</sub>
46	04,	[ AA]

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 <u>Limited Common Elements</u>. The Limited Common Elements are such parts of the Common Elements serving exclusively a single Unit as an inseparable appurcenance 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, dusts, flues, shafts, electrical wiring, conduits and the areas or cooms 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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serving Unit I as a limited common element. All roof decks are subject to those reasonable rules and regulations as may be adopted from time to time by the Board."

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

IN WITNESS WHEREOF, Dunmore Builders and General Contractors, Inc., an Illinois corporation, has caused its name to be signed to these presents on the day and year first above written.

DUNMORE BUILDERS AND GENERAL CONTRACTORS, INC.

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Its President

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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 Catrerine Boyle and Michael Boyle, 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 President and Secretary respectively of Dunmore Builders and General Contractors, Inc., they signed, sealed and delivered the said instrument as the free and voluntary act of said corporation, pursuant to authority given by the Board of Directors of Said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 30% day of normally

"OFFICIAL SEAL"

NANCY A. CRANDALL

Notary Public, State of Illinois

My Commission Expires 6/24/1999

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Novary Public

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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 PA'I 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 LYGING EAST OF HALSTED STREET AND NORTH OF THE NORTH LINE OF HAMMOMD AND CRAWFORD'S SUBDIVISION OF LOTS 12 AND 13 OF BIC CLICK AND STEELE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOL COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO INTO 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.