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**SEVENTH AMENDMENT  
TO DECLARATION OF  
CONDOMINIUM OWNERSHIP  
AND BY-LAWS, EASEMENTS,  
RESTRICTIONS AND  
COVENANTS FOR  
SHERIDAN PLACE IN UPTOWN  
CONDOMINIUM**



Doc#: 0819931029 Fee: \$64.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2008 11:25 AM Pg: 1 of 15

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This Seventh Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium is made and entered into by the Sheridan Place in Uptown, L.P., an Illinois limited partnership ("Declarant").

## RECITALS

A. By the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office") as Document No. 0715515066 and re-recorded in the Recorder's Office as Document No. 0811216064 (the "Original Declaration"), as amended by that certain First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0726215000 and re-recorded in the Recorder's Office as Document No. 0811216065 (the "First Amendment"), that certain Second Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0729115218 (the "Second Amendment"), that certain Third Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0803216005, that certain Fourth Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0804415002, that certain Fifth Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0811218066 (the "Fifth Amendment"), and that certain Sixth Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Sheridan Place in Uptown Condominium recorded in the Recorder's Office as Document No. 0813622040 (the "Sixth Amendment"; the Original Declaration, as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment and the Sixth Amendment, are hereinafter referred to collectively as the "Declaration"), certain real estate comprising a portion of the real estate legally described on Exhibit B attached hereto and made a part hereof was submitted to the Illinois Condominium Property Act ("Act"), said condominium being known as Sheridan Place in Uptown Condominium ("Condominium");

B. Declarant reserved the right to annex certain Additional Property, as that term is defined in the Declaration, included within the real estate legally described on Exhibit B attached hereto, to the Condominium Property, as that term is defined in the Declaration, from time to time; and

C. Declarant is the legal title holder of and wishes to so annex and add to the Condominium Property and therefore submit to the Act as part of the Condominium Property residential Units 310, 505,

RECORDING FEE \$ 64  
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605, 609 and 710 and parking space Units P-1 and P-57 as shown on the Plat attached hereto as Exhibit C and made a part hereof, any Limited Common Elements designated in the Declaration or on the Plat as being reserved for the use of that Unit and any other Units and Parking Space Units previously submitted to the Act and all of the Common Elements of the Building as shown on the Plat, to the extent not already submitted to the Act, and all easements, rights and appurtenances belonging thereto, and all fixtures and equipment intended for the mutual use, benefit or enjoyment of the Unit Owners (the "Annexed Property"), as the same may be added to from time to time in accordance with the Declaration. It is acknowledged and agreed that any Proposed Units or Proposed Parking Space Units shown on the Plat are not included in the Condominium Property at this time, but may be added on to the Condominium Property in the future as provided in the Declaration.

Now therefore, Declarant as legal title holder of the Additional Property, and for the purposes above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. The Annexed Property is hereby annexed to the Condominium Property as defined in Article 1 of the Declaration and is hereby submitted to the provisions of the Act as part of the Condominium Property in accordance with and shall be deemed to be governed in all respects by the terms and provisions of the Declaration.

2. It is understood that each Unit in the Condominium Property consists of the space enclosed or bound by the horizontal and vertical planes set forth in the delineation thereof in Exhibit C. The legal description of each such Unit shall consist of the identifying number for such Unit as shown in Exhibit C. Exhibit C of the Declaration and the First, Second, Third, Fourth, Fifth and Sixth Amendments are hereby amended and restated in their entirety by Exhibit C attached hereto.

3. Exhibit D attached to the Declaration is hereby amended and superseded in its entirety by Exhibit D attached hereto, and respective percentages of ownership in the Common Elements appurtenant to each Unit described in the said Exhibit D prior to this Seventh Amendment are hereby reduced to the respective percentages set forth in Exhibit D, as hereby amended.

4. The additional Common Elements, if any, are hereby granted and conveyed to the grantees of the Units and Parking Space 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.

[Rest of page is intentionally left blank. Signature and notary are on the following two pages.]

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IN WITNESS WHEREOF, Declarant has caused its name to be signed on

*July 16, 2008.*

**SHERIDAN PLACE IN UPTOWN, L.P.,**  
an Illinois limited partnership

By: Leshar, L.L.C.,  
an Illinois limited liability company,  
its General Partner

By: *Karen L. Poter*  
Karen L. Poter, Manager

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## EXHIBIT B

TO SEVENTH AMENDMENT TO DECLARATION

SHERIDAN PLACE IN UPTOWN CONDOMINIUM

CONDOMINIUM PROPERTY

LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89° 16' 10" EAST, 31.11 FEET; THENCE NORTH 0° 44' 17" WEST, 53.33 FEET; THENCE SOUTH 89° 15' 42" WEST, 7.99 FEET; THENCE NORTH 0° 44' 17" WEST, 27.17 FEET; THENCE NORTH 89° 15' 43" EAST, 3.18 FEET; THENCE NORTH 0° 44' 17" WEST, 35.80 FEET; THENCE SOUTH 89° 15' 43" WEST, 12.33 FEET; THENCE SOUTH 0° 44' 17" EAST, 11.93 FEET; THENCE SOUTH 89° 15' 43" WEST, 13.79 FEET; THENCE SOUTH 0° 38' 21" EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PART OF P.I.N.: 14-17-206-054-0000

COMMON ADDRESS: 950 W. LELAND AVENUE, CHICAGO, ILLINOIS 60640

CLERK OF COOK COUNTY Clerk's Office

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## EXHIBIT C

TO SEVENTH AMENDMENT TO DECLARATION  
SHERIDAN PLACE IN UPTOWN CONDOMINIUM  
CONDOMINIUM PROPERTY

See attached

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**UNOFFICIAL COPY****EXHIBIT D****TO SEVENTH AMENDMENT TO DECLARATION****SHERIDAN PLACE IN UPTOWN CONDOMINIUM****PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS**

<u>Residential</u> <u>Unit No.</u>	<u>%</u>	<u>Parking</u> <u>Space Unit</u> <u>No.</u>	<u>%</u>
301	2.768%	P-1	0.418%
302	2.327%	P-6	0.402%
304	1.788%	P-7	0.402%
305	2.434%	P-10	0.416%
306	2.778%	P-12	0.416%
308	2.091%	P-17	0.403%
310	1.567%	P-21	0.414%
311	2.032%	P-22	0.414%
312	2.682%	P-25	0.403%
401	2.820%	P-26	0.405%
402	2.315%	P-29	0.405%
403	1.808%	P-30	0.402%
404	1.816%	P-32	0.404%
405	2.435%	P-33	0.399%
406	2.710%	P-34	0.400%
408	2.078%	P-35	0.402%
412	2.703%	P-37	0.405%
501	2.778%	P-39	0.405%
502	2.321%	P-40	0.402%
503	1.808%	P-41	0.416%
504	1.826%	P-42	0.452%
505	2.439%	P-43	0.402%
506	2.765%	P-44	0.405%
508	2.069%	P-48	0.434%
509	2.746%	P-49	0.449%
510	1.515%	P-50	0.422%
602	2.324%	P-52	0.404%
603	1.796%	P-56	0.405%
605	2.427%	P-57	0.405%
606	2.779%	P-59	0.405%
608	2.063%	P-60	0.478%
609	2.743%		
702	2.329%	Total	100.000%
703	1.795%		
705	2.417%		
706	2.768%		
709	2.788%		
710	1.548%		

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# **EXHIBIT**

# **ATTACHED TO**

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# **DOCUMENT**

# **SEE PLAT INDEX**