

# UNOFFICIAL COPY



Doc#: 0820431094 Fee: \$102.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/22/2008 03:15 PM Pg: 1 of 13

4383456c

1/1 all

Et

**SECOND AMENDMENT TO  
OPERA LOFTS CONDOMINIUM  
DECLARATION OF CONDOMINIUM OWNERSHIP**

This Instrument Prepared by and Return To:  
Jason B. Erlich  
Kluever & Platt, LLC  
65 E. Wacker Place, Suite 2300  
Chicago, Illinois 60601

Address of Property:  
2545 S. Dearborn  
Chicago, Illinois 60616

Permanent Index Number:  
17-28-237-028-0000

RECORDING FEE \$ 702  
DATE 7/22/08 COPIES 6X  
OK AC

13/28

# UNOFFICIAL COPY

This Second Amendment to the Opera Lofts Condominium Declaration of Condominium Ownership recorded as Document No. 0733815135 on December 4, 2007 with the Cook County Recorded of Deeds, as amended from time to time (the "Declaration"), is executed by LOACQ, LLC, an Illinois limited liability company, (hereinafter referred to as "Declarant").

## WITNESSETH

**WHEREAS**, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois (the "Submitted Parcel") has been submitted to the Condominium Property Act of the State of Illinois, as amended (the "Act") pursuant to the Declaration; and

**WHEREAS**, pursuant to the Act, in Article 12 of the Declaration, the Declarant reserved the right from time to time to annex and add to the Submitted Parcel and thereby add to the plan of condominium ownership created by the Declaration; and

**WHEREAS**, the Declarant pursuant to Article 12 of the Declaration, desires to annex and add to the "Property" (as defined in the Declaration), and to the plan of condominium ownership and submit to the Act the real estate legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Additional Parcel"), the street address and Permanent Real Estate Number of the Additional Parcel being as set forth therein; and

**WHEREAS**, the Additional Parcel is a portion of the Future Development Parcel described in Exhibit C to the Declaration; and

**WHEREAS**, the Declarant desires to amend the Declaration as it relates to the Plat of Survey (Exhibit "A" thereto) and to the percentage of ownership interest in the common elements for condominium units (Exhibit "B" thereto).

**NOW, THEREFORE**, the Declarant, as the holder of legal title to the Additional Parcel, for the purposes above set forth, hereby declares that the Declaration is amended as follows:

1. The Additional Parcel is hereby annexed to the Submitted Parcel and, together with all improvements and structures now or hereafter erected, constructed or contained thereon or therein, is submitted to the Act.
2. Exhibit "A" of the Declaration, "Plat of Survey", is hereby amended by deleting in their entirety pages one (1) through six (6), inclusive, and substituting, in their place the pages on Exhibit A attached hereto and by this reference made a part hereof.
3. Exhibit "B" of the Declaration, "Percentage of Ownership Interest in the Common Elements", is deleted and an amended Exhibit "B", attached hereto and by this reference made a part hereof, is submitted in lieu thereof.

# UNOFFICIAL COPY

4. All the unit owners and mortgage holders, by the Declarant, hereby consent to this Second Amendment to the Declaration pursuant to the powers set forth in Article 12 of the Declaration.

5. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between this Second Amendment and the Declaration, this Second Amendment shall control.

[INTENTIONALLY LEFT BLANK, SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, LOACQ, L.L.C., an Illinois limited liability company, has caused its name to be signed to this Amendment this 21 day of July, 2008.

LOACQ, L.L.C., an Illinois limited liability company

By: C.B PEWTER, L.L.C., an Illinois limited liability company  
Its: Authorized Agent

By: [Signature]  
Its: Authorized Signatory

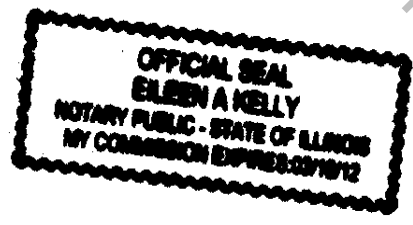
STATE OF ILLINOIS )  
                                  )     SS  
COUNTY OF COOK )

I, the undersigned a Notary Public in and for the County of Cook in the State of Illinois, DO HEREBY CERTIFY that Leigh Ballen, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such duly authorized signatory of C.B. PEWTER, L.L.C., a member of LOACQ, L.L.C., whose name is subscribed to the foregoing instrument as owner, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his free and voluntary act, and as the free an voluntary act of the owner for the uses and purposes therein set forth.

200B Given under my hand and Notarial Seal this 21<sup>st</sup> day of July,

[Signature]  
Notary Public

My Commission Expires: 03/10/12



# UNOFFICIAL COPY

**EXHIBIT A  
TO  
SECOND AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR  
OPERA LOFTS CONDOMINIUM**

**LEGAL DESCRIPTION OF SUBMITTED PARCEL**

That part of Lots 25 to 38, both inclusive, and Lot 39 (except that part of said Lot 39 lying Northerly of a straight line drawn from a point in the East line of Lot 39, 19.33 feet North of the Southeast corner of said Lot 39 to a point in said Lot 39, 50.33 feet West of the East line of said Lot 39 and 19.33 feet North of the South line of said Lot 39; thence Westerly along a straight line to a point in the West line of said Lot 39, 17 feet North of the Southwest corner of said Lot 39, all in Block 1 in G.W. Gerrish's Subdivision of part of the East ½ of the Northeast ¼ of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, taken as a tract, described as follows: that part lying below a ceiling elevation of 30.96 feet, CCD, (excepting therefrom that part depicted as "Proposed Future Parking Area" and "Proposed Storage" on Page 2 and Page 3 of the survey attached to this Exhibit "A");

also,

all that part of said tract lying above a floor elevation of 33.97 feet, CCD and below a ceiling elevation of 70.57 feet, CCD, (excepting therefrom that part lying South of a line described as follows: beginning at a point on the East line of said tract, 218.82 feet South of the Northeast corner thereof; thence N 89°47'41" W, 53.16 feet; thence N 0°12'19" E, 1.54 feet; thence N 89°47'41" W, 19.65 feet; thence S 0°12'19" W, 3.0 feet; thence N 89°47'41" W, 32.22 feet to a point on the West line of said tract 217.27 feet South of the Northwest corner thereof);

also,

all that part of said tract lying above a floor elevation of 70.57 feet, CCD, (excepting therefrom that part lying South of a line described as follows: beginning at a point on the East line of said tract, 202.41 feet South of the Northeast corner thereof; thence N 89°47'41" W, 17.87 feet; thence S 0°12'19" W, 15.76 feet; thence N 89°47'41" W, 50.03 feet; thence N 0°12'19" E, 15.76 feet; thence N 89°47'41" W, 16.25 feet; thence N 0°12'19" E, 16.36 feet; thence N 89°47'41" W, 21.32 feet to a point on the West line of said tract 182.97 feet South of the Northwest corner thereof);

also,

all that part of said tract lying above a floor elevation of 51.65 feet, CCD, below a ceiling elevation of 69.0 feet, CCD, and lying West of a line described as follows: beginning at a point on the South line of said tract, 52.86 feet West of the Southwest corner thereof; thence N 0°12'19" E, 51.09 feet; thence N 89°47'41" W, 4.23 feet; thence N 0°12'19" E, 101.20 feet; thence N 89°47'41" W, 16.93 feet; thence S 0°12'19" W, 3.0 feet; thence N 89°47'41" W, 32.22 feet to a point on the West line of said tract 217.27 feet South of the Northwest corner thereof;

also,

all that part of said tract lying above a floor elevation of 58.06 feet, CCD, below a ceiling elevation of 74.0 feet, CCD, and lying East of a line described as follows: beginning at a point on the South line of said tract, 52.86 feet West of the Southwest corner thereof; thence N 0°12'19" E, 51.09 feet; thence N 89°47'41" W, 4.23 feet; thence N 0°12'19" E, 101.20 feet; thence S 89°47'41" E, 2.72 feet; thence S 0°12'19" W, 1.54 feet; thence S 89°47'41" E, 53.16 feet to a point on the East line of said tract 218.82 feet South of the Northeast corner thereof; (excepting therefrom that part lying above a ceiling elevation of 69.0 feet CCD lying North of the South 73.42 feet thereof), all in Cook County, Illinois

# UNOFFICIAL COPY

## EXHIBIT B

### PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

UNIT	% interest in common area
301	2.0019%
302	1.6871%
303	1.6871%
304	1.6871%
305	1.6871%
306	1.6871%
307	1.6871%
308	1.6299%
323	1.6871%
324	1.4297%
325	1.4297%
326	1.4297%
327	1.4297%
328	1.4583%
329	1.1162%
330	1.4583%
331	1.8673%
332	1.9445%
333	1.8301%
501	2.0589%
502	2.6310%
503	2.5738%
504	2.5738%
505	1.7157%
506	1.7157%
507	1.7157%
508	1.6585%
509	1.7157%
510	1.7157%
511	1.7157%
512	1.7157%
513	1.7157%
514	2.0305%
515	1.9445%
516	1.7157%
517	1.7729%
518	1.7729%
519	1.7729%
520	1.7729%
521	1.7729%

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

522	1.8015%
523	1.7157%
524	1.8587%
525	1.8587%
526	1.8587%
527	1.8587%
528	1.9445%
529	2.7455%
530	1.9445%
531	2.5167%
532	2.0019%
533	1.8873%
P-12	0.1287%
P-13	0.1287%
P-14	0.1287%
P-15	0.1287%
P-16	0.1287%
P-17	0.1287%
P-18	0.1287%
P-19	0.1287%
P-20	0.1287%
P-21	0.1287%
P-22	0.1287%
P-23	0.1287%
P-24	0.1287%
P-25	0.1287%
P-26	0.1287%
P-27	0.1287%
P-28	0.1287%
P-29	0.1287%
P-30	0.1287%
P-31	0.1287%
P-32	0.1287%
P-33	0.1287%
P-34	0.1287%
P-35	0.1287%
P-36	0.1287%
P-37	0.1287%
P-38	0.1287%
P-39	0.1287%
P-40	0.1287%
P-41	0.1287%
P-42	0.1287%
P-43	0.1287%
P-44	0.1287%
P-45	0.1287%
Total =	100.0000%

Property of Cook County Clerk's Office

UNOFFICIAL COPY

# EXHIBIT

# ATTACHED TO

Property of Cook County Clerk's Office

7 ex  
6 ps  
TB detail



Doc#: 0820431094 Fee: \$102.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/22/2008 03:15 PM Pg: 1 of 13



# DOCUMENT

08 20431094

# SEE PLAT INDEX

7/22/08