



Doc#: 0821234128 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/30/2008 02:00 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 E. Woodfield Road
Second Floor
Schaumburg, Illinois 60173

ABOVE SPACE FOR RECORDER'S USE ONLY

07/09/08

**SPECIAL AMENDMENT NO. 2 TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE
PRINTERS CORNER CONDOMINIUM ASSOCIATION**

This Special Amendment is made by and entered into by Printers Corner Inc., an Illinois corporation ("Declarant").

RECITALS:

Declarant Recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Printers Corner Condominium Association on November 6, 2007, in the Office of the Recorder of Deeds for Cook County, Illinois as Document No. 0731003139 (the "Declaration") with respect to the real estate which is legally described in Exhibit A attached hereto (the "Parcel"). The Declaration submitted the Parcel to the provisions of the Condominium Property Act of the State of Illinois (the "Act") and subjected such real estate to the Declaration.

In Section 21 of the Declaration, Declarant reserved the right and power to unilaterally record an Amendment to the Declaration to comply with the legal requirements of the Act. Declarant exercised the right and power reserved in Section 21 of the Declaration by Recording Amendment No. 1 to the Declaration on March 4, 2008 as Document No. 080641004.

In Section 23 of the Declaration, Declarant reserved the right and power to record a Special Amendment to the Declaration to, among other things, (i) comply with requirements of the Federal Housing Association ("FHA") or any other governmental agency or any other public, quasi-public or private entity which performs functions similar to those currently performed by such entities and to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee first mortgages covering Unit Ownerships, and (ii) to correct clerical or typographical errors in the Declaration or any Exhibit thereto. Declarant exercised the right and power reserved in Section 23 of the Declaration by Recording Special Amendment No. 1 to the Declaration on June 13, 2008, as Document No. 0816545191.

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Declarant once again desires to exercise the right and power reserved in Section 23 of the Declaration in order to comply with the requirements of FHA and to correct an error which was contained in the Declaration when the Declaration was initially Recorded.

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

1. Terms. All terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.

2. Amendment of Section 27. In order to comply with the requirements of FHA, Section 27 of the Declaration is hereby amended and restated, to be and read, in its entirety, as follows:

“**SECTION 27**. At the time the initial sale of each Unit is closed, the purchaser of the Unit shall pay to the Association amounts equal to (i) two (2) months’ assessments for that Unit, which amount shall be held and used by the Association for its working capital needs, plus (ii) one (1) month’s assessment for that Unit, which amount shall be used to fund the reserves referred to in Article IV, Section 1 of the By-Laws. The payments provided for in this Section 27 shall not be refundable or applied as a credit against the Unit Owner’s monthly assessment.”

3. Amendment Exhibit D, Plat of Survey. To correct typographical errors which were contained on the Plat which was attached to the Declaration when the Declaration was initially recorded, references on the Plat to “Exhibit D” are hereby corrected and replaced with “Exhibit C”.

4. Covenants to Run With Land. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Special Amendment, shall run with and bind the Property.

5. Continuation. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

Dated: 7/23, 2008

DECLARANT:

PRINTERS CORNER INC., an Illinois corporation

By: 
Robert Horner, President

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EXHIBIT A TO SPECIAL AMENDMENT NO. 2 TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE
PRINTERS CORNER CONDOMINIUM ASSOCIATION

The Parcel

PARCEL 1:

THE SOUTH 11 FEET OF LOT 34 (EXCEPT THE EAST 4 FEET THEREOF) AND LOTS 39, 40, 45 AND 46 (EXCEPT THE EAST 4 FEET OF SAID LOTS) IN THE SUBDIVISION OF BLOCK 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2:

THAT PART OF LOT 34 IN THE SUBDIVISION OF BLOCK 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT WITH THE NORTH LINE OF THE SOUTH 11.00 FEET OF SAID LOT; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE WEST LINE THEREOF 3.44 FEET TO THE WESTERLY EXTENSION OF THE SOUTH FACE OF A 9 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST ALONG SAID EXTENSION AND THE SOUTH FACE OF SAID 9 STORY BRICK BUILDING FOR A DISTANCE OF 101.94 FEET TO THE WEST LINE OF THE EAST 4.00 FEET OF LOT 34 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE OF THE EAST 4.00 FEET FOR A DISTANCE OF 3.61 FEET TO THE NORTH LINE OF THE SOUTH 11.00 FEET OF LOT 34 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 11.00 FEET OF LOT 34 FOR A DISTANCE OF 101.94 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL SPACES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMERCIAL SPACE #1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.45 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.25 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 11.58 FEET NORTH AND 0.49 FEET EAST OF THE SOUTHWEST CORNER OF LOT 46; THENCE NORTH, A DISTANCE OF 25.18 FEET; THENCE WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH, A DISTANCE OF 3.05 FEET; THENCE EAST, A DISTANCE OF 0.33 FEET; THENCE NORTH, A DISTANCE OF 15.00 FEET; THENCE WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH, A DISTANCE OF 2.02 FEET; THENCE EAST, A DISTANCE OF 0.33 FEET; THENCE NORTH, A DISTANCE OF 15.00 FEET; THENCE WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH, A DISTANCE OF 1.29 FEET; THENCE EAST, A DISTANCE OF 26.94 FEET; THENCE SOUTH, A DISTANCE OF 25.42 FEET; THENCE EAST, A DISTANCE OF 8.94 FEET; THENCE SOUTH, A DISTANCE OF 11.44 FEET; THENCE SOUTHEAST, A DISTANCE OF 6.83 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 4.35 FEET; THENCE EAST, A DISTANCE OF 17.96 FEET; THENCE SOUTH, A DISTANCE OF 19.85 FEET; THENCE WEST, A DISTANCE OF 0.27 FEET; THENCE SOUTH, A DISTANCE OF 3.85 FEET; THENCE EAST, A DISTANCE OF 0.52 FEET; THENCE SOUTH, A DISTANCE OF 2.73 FEET; THENCE WEST, A DISTANCE OF 6.74 FEET; THENCE SOUTH, A DISTANCE OF 0.35 FEET; THENCE WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH, A DISTANCE OF 0.35 FEET; THENCE WEST, A DISTANCE OF 13.55 FEET; THENCE SOUTH, A DISTANCE OF 0.35 FEET; THENCE WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH, A DISTANCE OF 0.35 FEET; THENCE WEST, A

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DISTANCE OF 17.00 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET; THENCE WEST, A DISTANCE OF 16.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMERCIAL SPACE #2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.45 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +26.00 FEET (CHICAGO CITY DATUM), ALSO LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.45 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.33 FEET (CHICAGO CITY DATUM), ALSO LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.45 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.75 FEET (CHICAGO CITY DATUM), AND ALSO LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.45 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +31.25 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 72.12 FEET NORTH AND 0.16 FEET EAST OF THE SOUTHWEST CORNER OF LOT 46; THENCE EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH, A DISTANCE OF 26.05 FEET; THENCE WEST, A DISTANCE OF 8.79 FEET; THENCE SOUTH, A DISTANCE OF 8.56 FEET; THENCE WEST, A DISTANCE OF 26.90 FEET; THENCE NORTH, A DISTANCE OF 2.71 FEET; THENCE EAST, A DISTANCE OF 0.33 FEET; THENCE NORTH, A DISTANCE OF 31.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 170 West Polk, Chicago, Illinois

PINs: 17-16-402-045, 17-16-402-054

Property of Cook County Clerk's Office