

THIS DOCUMENT
WAS PREPARED
BY AND UPON
RECORDING, MAIL
TO:



Doc#: 0822634085 Fee: \$86.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2008 01:42 PM Pg: 1 of 9

Wendy Reutebuch
Much Shelist
Denenberg Ament &
Rubenstein, P.C.
191 N. Wacker Drive
Suite 1800
Chicago, Illinois 60606

080005 P.W.N.T.E.
LAK

RECORDING FEE \$ 86 **FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM**
OWNERSHIP AND OF EASEMENTS, RESTRICTIONS,
DATE 8-13-08 COPIES 6 **COVENANTS AND BY-LAWS FOR**
OK C.F. **MOTOR ROW LOFTS AT**
2301-2315 SOUTH MICHIGAN CONDOMINIUM

THIS FIRST AMENDMENT to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium is made as of the 5th day of August, 2008, (hereinafter referred to as the "First Amendment") by Motor Row Development Corporation, (hereinafter referred to as the "Developer").

RECITALS

A. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium (hereinafter referred to as the "Declaration") was previously recorded with the Cook County Recorder of Illinois on April 28, 2008, as Document Number 0811922074, which submitted certain real estate as legally described on Exhibit "B" attached hereto to the provisions of the Illinois Condominium Property Act and creating Motor Row Lofts pursuant thereto.

B. Through a scrivener's error, Exhibit "B" to the Declaration, Plat of Condominium of Motor Row Lofts, Plat of Survey ("Plat of Survey"), Sheet 1 of 4, the Legal Description of the Commercial Parcel did not state that Parcel 1 and Parcel 2 were "Excluded" from the Condominium Parcel. It was the intention of the Developer for these parcels to be excluded as defined in the Declaration of Covenants, Conditions, Restrictions, Party Walls and Easements for Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium previously recorded with the Cook County Recorder of Deeds on April 28, 2008, as Document Number 0811922075 and as depicted on the Plat of Survey, Sheet 2 of 4.

C. Through a scrivener's error, Exhibit "B" to the Declaration, Plat of Survey, Sheet 2 of 4, the Commercial Parcel C-2 did not include a small area located behind and adjacent to Parking Unit P13 in the Condominium Portion of the plat. It was the intention of the Developer for this area to be included with Commercial Parcel C-2. To

UNOFFICIAL COPY

correct the scrivener's error, the Legal Description for Parcel 2 on Sheet 2 of the Survey has been revised to include this area as part of the Commercial Parcel.

NOW, THEREFORE, the Developer hereby amends the Declaration as follows:

1. Amendments.

Exhibit "B" – Plat of Survey for the Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium is hereby amended as follows:

1. Sheet 1 - The term "Excluded Parcel" has been added to the Legal Description of the Commercial Parcel;
2. Sheet 1 – The phrase, "but excluding the Commercial Parcel" has been added to the legal description for the Plat of Condominium.
3. Sheet 1 – The Legal Description for Parcel 2 of the Commercial Parcel has been revised as follows:

THAT PART OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 14.33 AND 31.24 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTH ALONG THE WEST LINE OF LOT 2 A DISTANCE OF 76.03 FEET, THENCE EAST AT THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.56 FEET TO THE POINT OF BEGINNING:
THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHTEEN (18) COURSES:

- | | |
|-----------------------|----------------------------------|
| 1. EAST 20.10 FEET; | 11. WEST 1.62 FEET; |
| 2. SOUTH 0.21 FEET; | 12. SOUTH 0.65 FEET; |
| 3. EAST 1.52 FEET; | 13. WEST 18.81 FEET; |
| 4. NORTH 0.45 FEET; | 14. NORTH 2.30 FEET; |
| 5. EAST 15.42 FEET; | 15. WEST 2.34 FEET; |
| 6. SOUTH 2.06 FEET; | 16. NORTH 43.09 FEET; |
| 7. WEST 9.25 FEET; | 17. EAST 1.55 FEET; |
| 8. SOUTH 15.55 FEET; | 18. NORTH 2.01 FEET TO THE POINT |
| 9. WEST 6.58 FEET; | OF BEGINNING. |
| 10. SOUTH 29.52 FEET; | |

UNOFFICIAL COPY

4. Sheet 2 – The small area located behind and adjacent to Parking Unit P13 has been included with Commercial Parcel C-2.
2. Recitals and Defined Terms. The Recitals set forth above are hereby incorporated as though fully set forth herein. Capitalized terms used in this First Amendment which are not otherwise defined herein shall have the same meanings ascribed to such terms in the Declaration.
3. Other Terms in Effect. Except as set forth herein, all other terms of the Declaration and First Amendment are hereby ratified, approved and confirmed.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

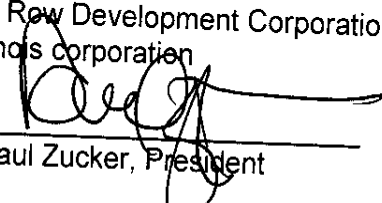
Property of Cook County Clerk's Office

UNOFFICIAL COPY

DEVELOPER'S CONSENT

IN WITNESS WHEREOF, the Developer has caused this First Amendment to be executed as of the date above first written.

Motor Row Development Corporation,
an Illinois corporation

By: 
Paul Zucker, President

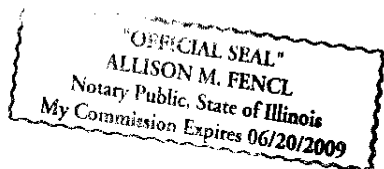
STATE OF ILLINOIS)

COUNTY OF COOK)

I, Allison M. Fencl

a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Zucker, as President of Motor Row Development Corporation, Inc., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of August, 2008.



Allison M. Fencl
Notary Public

UNOFFICIAL COPY

FEE OWNER CONSENT

Agora Michigan Avenue, LLC, an Illinois limited liability company, as fee owner of the Property ("**Fee Owner**"), hereby consents to the execution and recording of the First Amendment Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Motor Row Lofts Condominium (the "**Declaration**") and hereby joins in the foregoing First Amendment of the Declaration and agrees that its interest in and to the Property is subject to the provisions of the Declaration.

IN WITNESS WHEREOF, Agora Michigan Avenue, LLC has caused this instrument to be executed as of August 5, 2008.

AGORA MICHIGAN AVENUE, LLC, an Illinois
limited liability company

By: Agora Realty, Ltd.,
an Illinois corporation, member

By: Agora Realty Ltd.
Name: Susan Haerr Zucker
Title: PRESIDENT

STATE OF ILLINOIS)

COUNTY OF COOK)

) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Susan Haerr Zucker, President of Agora Realty, Ltd., a member of Agora Michigan Avenue, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of August 5, 2008.

Muhammad A. Jemel
Notary Public

UNOFFICIAL COPY

**AMENDED SHEETS 1 AND 2 OF
EXHIBIT "B"**

PLAT OF SURVEY
MOTOR ROW LOFTS AT
2301-2315 SOUTH MICHIGAN AVENUE CONDOMINIUM

(ATTACHED HERETO AND MADE A PART HEREOF)

Property Address: 2301-2315 South Michigan Avenue, Chicago, Illinois

Pins: 17-27-110-001-0000; 17-27-110-002-0000 and 17-27-110-003-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT

ATTACHED TO

Doc#: 0822634085 Fee: \$86.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/13/2008 01:42 PM Pg: 1 of 9



7-PG
2-X

9-TOTAL

DOCUMENT

SEE PLAT INDEX

Property of Cook County Clerk's Office