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



Doc#: 0822634086 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2008 01:47 PM Pg: 1 of 9

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

080005 R.W.M.T. /
CAK

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR
MOTOR ROW LOFTS AT
2301-2315 SOUTH MICHIGAN AVENUE CONDOMINIUM**

THIS FIRST AMENDMENT to Declaration of Covenants, Conditions, Restrictions, Party Walls and Easements 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 Covenants, Conditions, Restrictions, Party Walls and Easements for Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium (hereinafter referred to as the "Reciprocal Agreement") was previously recorded with the Cook County Recorder of Illinois on April 28, 2008, as Document Number 0811922075, which submitted certain real estate as legally described on Exhibit "A" attached thereto.

B. Through a scrivener's error, in Exhibit "C" to the Reciprocal Agreement, Description of Common Property Areas ("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 Reciprocal Agreement and as depicted on the Plat of Survey, Sheet 2 of 4.

C. Through a scrivener's error, in Exhibit "C" to the Reciprocal Agreement, 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 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.

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NOW, THEREFORE, the Developer hereby amends the Reciprocal Agreement as follows:

1. Amendment of Exhibit "B".

Exhibit "B" – Legal Description of Commercial Property, Parcel 2 (C-2), 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; | 10. SOUTH 29.52 FEET; |
| 2. SOUTH 0.21 FEET; | 11. WEST 1.62 FEET; |
| 3. EAST 1.52 FEET; | 12. SOUTH 0.65 FEET; |
| 4. NORTH 0.45 FEET; | 13. WEST 18.81 FEET; |
| 5. EAST 15.42 FEET; | 14. NORTH 2.30 FEET; |
| 6. SOUTH 2.06 FEET; | 15. WEST 2.34 FEET; |
| 7. WEST 9.25 FEET; | 16. NORTH 43.09 FEET; |
| 8. SOUTH 15.55 FEET; | 17. EAST 1.55 FEET; |
| 9. WEST 6.58 FEET; | 18. NORTH 2.61 FEET TO THE POINT OF BEGINNING. |

2. Amendment of Exhibit "C".

Exhibit "C" – Description of Common Property Areas 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 Property, Parcel 2 (C-2) of the Reciprocal Agreement, has been revised (see Legal listed above).

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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.

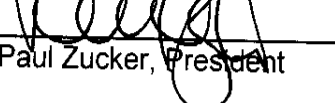
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DEVELOPER'S CONSENT

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

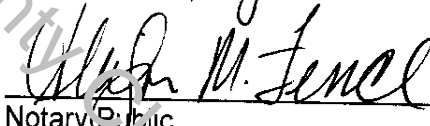
STATE OF ILLINOIS)

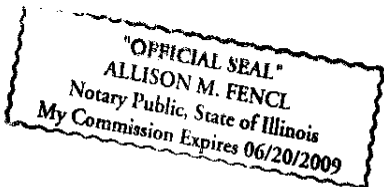
COUNTY OF COOK)

I, Allison M. Fencel

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.


Notary Public



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

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

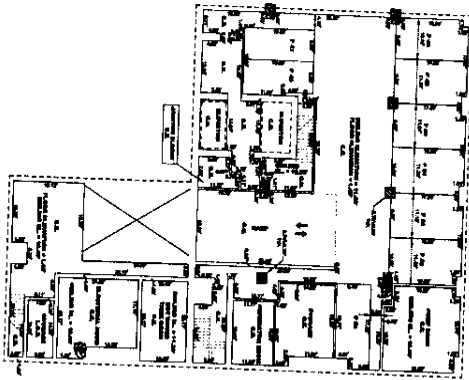
Property of Cook County Clerk's Office

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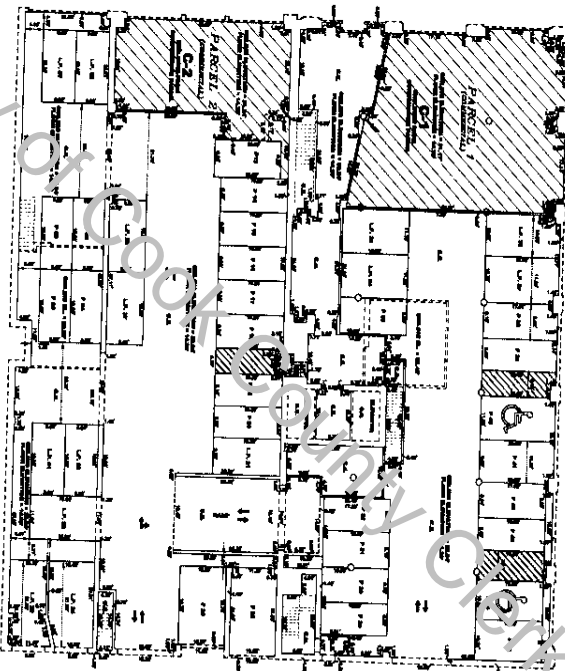
CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL SURVEYING FIRM LICENSE NO. 161-000000000000000000
1275 WEST WASHINGTON STREET, CHICAGO, ILLINOIS 60606 (773) 371-8447
CHICAGOLANDSURVEYING@GMAIL.COM

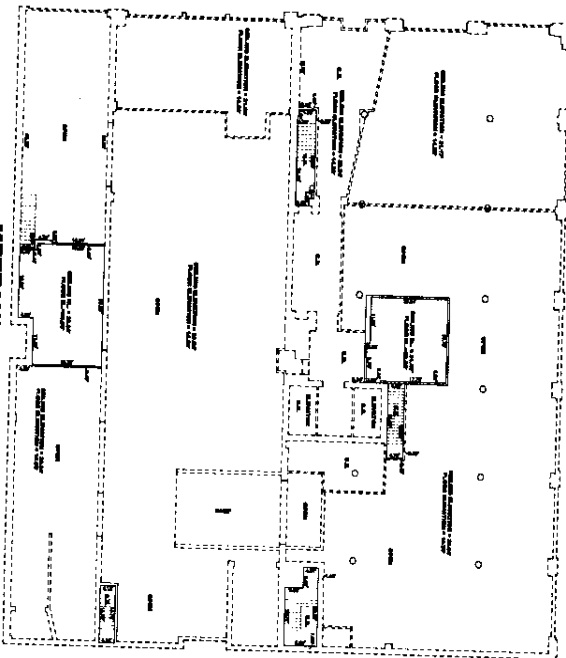
**EXHIBIT "B"
PLAT OF CONDOMINIUM
OF
MOTOR ROW LOFTS**



BASEMENT



FIRST FLOOR



**MEZZANINE PLAN
FIRST FLOOR**

NOTES:
 C.S. - COMMON ELEMENT
 L.C.E. - LIMITED COMMON ELEMENT
 U.A. - UNITS
 L.A. - LEFT HANDING LAIR

LEGEND:
 [Hatched Area] COMMON - EXCLUDED

NOTES:
 DIMENSIONS ARE BASED ON THE PLUMBED FINISH FLOOR OF EACH UNIT.

BENCHMARK:
 CITY BENCHMARK IS THE CORNER POINT OF 2200 STREET AND 1275 WEST WASHINGTON STREET. ELEVATION = 15.517 FEET ON 1/1/2008.

SCALE:
 1" = 12'-0"

DATE:
 04/11/2008

PROJECT:
 MOTOR ROW LOFTS



STATE OF ILLINOIS
 COUNTY OF COOK
 I, [Name], a duly Licensed Professional Land Surveyor, do hereby certify that the plat and the survey on which it is based were prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Illinois.

DATE: 04/11/2008

1275 WEST WASHINGTON STREET
 CHICAGO, ILLINOIS 60606
 (773) 371-8447
 CHICAGOLANDSURVEYING@GMAIL.COM