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4396039J
FIRST AMENDMENT TO:



**DECLARATION OF
CONDOMINIUM
OWNERSHIP AND OF
BY-LAWS, EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR THE
BALLARD POINTE OF NILES
CONDOMINIUM ASSOCIATION**

Doc#: 0823831023 Fee: \$90.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/25/2008 11:23 AM Pg: 1 of 10

THIS FIRST AMENDMENT TO the Declaration of Condominium Ownership and of By-Laws, Easements, Restrictions and Covenants for the Ballard Pointe of Niles Condominium Association is made and entered into by Ballard Pointe, LLC, an Illinois limited liability company (the "Developer" and "Declarant" as defined in the Declaration of Condominium).

WITNESSETH:

WHEREAS, by a Declaration of Condominium (the "Declaration") recorded in the office of the Cook County Recorder of Deeds on November 28, 2007, as Document Number 0733215087 the Declarant thereunder submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and

WHEREAS, the Declaration reserves to the Developer (as defined in the Declaration) the right to annex and add to the Property (as defined in the Declaration) and thereby add to the condominium created by the Declaration all or any portion of the additional property described at "Exhibit C" to the Declaration; and

WHEREAS, the Developer now desires to so annex and add to said Property and submit to the provisions of the Act and the Declaration certain Additional Property (the "Additional Property") described in Exhibit "A" attached hereto.

NOW THEREFORE, the Declarant and Developer, for the purposes above set forth, DECLARES AS FOLLOWS:

1. The following Units, designated as "Proposed" in the Plat attached to the Declaration at Exhibit "A" thereto shall be and are hereby submitted to the provisions of the Act:

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:	PROPERTY ADDRESS AND P.I.N.
KOLPAK AND LERNER 6767 N. MILWAUKEE AVE., SUITE 202 NILES, IL 60714 (847) 647-0336	8120 W. PARK AVENUE NILES, IL 60714 P.I.N. 09-14-404-014-0000

RECORDING FEE \$ 90
DATE 8/25/08 COPIES 6X
OK AE

BOX 333-CT

10 PS

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UNITS: 201, 202, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 and 408 IN BALLARD POINTE OF NILES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Lot 1 in Ballard Pointe Consolidation of lands in the South East ¼ of the South East ¼ of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded March 9, 2007 as Document No. 0706815046, in Cook County, Illinois.

Commonly known as: **8120 W. PARK AVENUE, NILES, IL 60714**

PERMANENT REAL ESTATE INDEX NUMBERS: **09-14-404-014-0000**

2. Exhibit "A" attached hereto consists of the legal description of the land already submitted to the provisions of the Act to include the Additional Property being annexed and a separate legal description of such addition.

3. Exhibit "A" of the Declaration is hereby amended by substituting therefore the Amended Exhibit "A" attached hereto which consists of a Plat of Survey showing the boundaries of such Additional Property and of the entire Parcel as amended.

4. Exhibit "B" of the Declaration is hereby amended by substituting therefore the Amended Exhibit "B" attached hereto. The percentage of ownership in the common elements for each Unit is hereby amended to the percentages set forth in the Amended Exhibit "B".

5. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, BALLARD POINTE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, as Declarant as aforesaid has caused its name to be signed in these presents by its duly authorized Manager this ____ day of August 2008.

BALLARD POINTE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,

BY: *Jack Wojtkowski*
Its duly authorized Member or Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that *JACK WOJTKOWSKI* the duly authorized Member or Manager of the Ballard Pointe, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and signed and delivered as his/her own free and voluntary act and the free and voluntary act of said Company for the uses and purposes therein set forth,

GIVEN under my hand and notarial seal this ____ day of August 2008.



JoAnne Stanislawski
Notary Public

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EXHIBIT A

Exhibit "A" which consists of the legal description of the land and property already submitted to the provisions of the Act and includes the additional property being added.

LEGAL DESCRIPTION

UNITS: 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 and 408 IN BALLARD POINTE OF NILES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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PERMANENT REAL ESTATE INDEX NUMBERS: **09-14-404-014-0000**

LEGAL DESCRIPTION OF ADDED PROPERTY

UNITS: 201, 202, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 and 408 IN BALLARD POINTE OF NILES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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UNOFFICIAL COPY**FIRST AMENDED EXHIBIT B****PERCENTAGE INTEREST IN COMMON ELEMENTS OF THE
BALLARD POINTE OF NILES CONDOMINIUM**

<u>UNIT NUMBER</u>	<u>% INTEREST</u>
UNIT 201	4.3581
UNIT 202	3.8638
UNIT 203	3.2236
UNIT 204	3.8750
UNIT 205	4.0211
UNIT 206	4.3131
UNIT 207	4.4816
UNIT 208	4.3805
UNIT 301	4.4367
UNIT 302	3.9312
UNIT 303	3.3471
UNIT 304	3.9424
UNIT 305	4.0397
UNIT 306	4.4021
UNIT 307	4.6613
UNIT 308	4.4816
UNIT 401	4.5265
UNIT 402	4.1334
UNIT 403	3.4819
UNIT 404	4.0211
UNIT 405	4.1783
UNIT 406	4.4704
UNIT 407	4.7297
UNIT 408	4.6388
TOTALS:	100.0000%

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EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office

Doc#: 0823831023 Fee: \$90.00
Eugene "Gene" Moore RHSP Fee: \$10.00
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DOCUMENT

0823831023

SEE PLAT INDEX

8/25/08