

UNOFFICIAL COPY



Doc#: 0824216028 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2008 11:39 AM Pg: 1 of 16

4383450C 10/11
pat

THIRD 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 \$ 108
DATE 8/29/08 COPIES 60
OK AE

16 ps

UNOFFICIAL COPY

This Third 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

**EXHIBIT A
TO
THIRD 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, (excepting therefrom that part labeled as "Proposed Future Parking Area" and "Proposed Storage" on the following Pages 2 and 3 of this Exhibit and also excepting therefrom the East 44.50 feet of the South 76.0 feet thereof lying between a floor elevation of 43.66 feet CCD and a ceiling elevation of 57.19 feet CCD), all in Cook County, Illinois

CLERK'S OFFICE
of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

UNIT	% interest in common area
301	1.1341%
302	0.9558%
303	0.9558%
304	0.9558%
305	0.9558%
306	0.9558%
307	0.9558%
308	0.9234%
309	0.8748%
310	0.8748%
311	0.8748%
312	0.8748%
313	0.8748%
314	1.0692%
315	1.0692%
316	0.9558%
317	0.8424%
318	0.8424%
319	0.8424%
320	0.8424%
321	0.8424%
322	0.8424%
323	0.9558%
324	0.8100%
325	0.8100%
326	0.8100%
327	0.8100%
328	0.8262%
329	1.1989%
330	0.8262%
331	1.0692%
332	1.1017%
333	1.0368%
501	1.1665%
502	1.4906%
503	1.4582%
504	1.4582%
505	0.9720%
506	0.9720%
507	0.9720%

Property of Cook County Clerk's Office

UNOFFICIAL COPY

508	0.9396%
509	0.9720%
510	0.9720%
511	0.9720%
512	0.9720%
513	0.9720%
514	1.1503%
515	1.1017%
516	0.9720%
517	1.0044%
518	1.0044%
519	1.0044%
520	1.0044%
521	1.0044%
522	1.0206%
523	0.9720%
524	1.0530%
525	1.0530%
526	1.0530%
527	1.0530%
528	1.1017%
529	1.5555%
530	1.1017%
531	1.4258%
532	1.1341%
533	1.0692%
601	1.6203%
602	1.5231%
603	1.5231%
604	0.9720%
605	0.9720%
606	1.1665%
607	1.1341%
608	0.9720%
609	1.0368%
610	1.0368%
611	1.0368%
612	1.6203%
701	1.6203%
702	1.5555%
703	1.5555%
704	1.0044%
705	1.0044%
706	1.1989%
707	2.2036%
708	2.3657%
709	2.7542%
P-1	0.0729%
P-2	0.0729%
P-3	0.0729%

Property of Cook County Clerk's Office

UNOFFICIAL COPY

P-4	0.0729%
P-5	0.0729%
P-6	0.0729%
P-7	0.0729%
P-8	0.0729%
P-9	0.0729%
P-10	0.0729%
P-11	0.0729%
P-12	0.0729%
P-13	0.0729%
P-14	0.0729%
P-15	0.0729%
P-16	0.0729%
P-17	0.0729%
P-18	0.0729%
P-19	0.0729%
P-20	0.0729%
P-21	0.0729%
P-22	0.0729%
P-23	0.0729%
P-24	0.0729%
P-25	0.0729%
P-26	0.0729%
P-27	0.0729%
P-28	0.0729%
P-29	0.0729%
P-30	0.0729%
P-31	0.0729%
P-32	0.0729%
P-33	0.0729%
P-34	0.0729%
P-35	0.0729%
P-36	0.0729%
P-37	0.0729%
P-38	0.0729%
P-39	0.0729%
P-40	0.0729%
P-41	0.0729%
P-42	0.0729%
P-43	0.0729%
P-44	0.0729%
P-45	0.0729%
P-57	0.0729%
P-58	0.0729%
Total =	100.0000%

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office

8 pg
8 EX

16 TOTAL

Doc#: 0824216028 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2008 11:39 AM Pg: 1 of 16



DOCUMENT

0824216028

SEE PLAT INDEX

8/29/08