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Cook County Recorder of Deeds
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Prepared by; Return To:
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**SPECIAL AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS FOR
DOVER COURT CONDOMINIUM**

This Special Amendment is made and entered into as of this 15th day of September, 2008 to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and Bylaws for Dover Court Condominium (the "Declaration") and is made by 4601 N. Dover, LLC, an Illinois Limited Liability Company (the "Declarant") for the following purposes:

1. To create four (4) new residential units ("Residential Units") from four (4) previously designated commercial units ("Commercial Units") in order to comply with the City of Chicago current zoning classification for the Condominium Property which is RT-4 Residential; and
2. To induce the Federal Department of Housing and Urban Development (HUD) to approve the Condominium Property in order to insure and/or guarantee first mortgages covering unit ownership.

WITNESSETH:

WHEREAS, the Declaration of Condominium for the Dover Court Condominium was recorded in the office of the Recorder of Deeds on September 26, 2007 as document number 0726915004;

WHEREAS, the property (the "Property") which is subject to this Special Amendment is legally described as follows:

**PARCEL 1: LOTS 1, 2, 3, 4, 5, 10 AND 11, THE PRIVATE ALLEY
BETWEEN LOTS 1, 2, 3 AND 11, AND THE PRIVATE ALLEY
BETWEEN LOTS 10 AND 11, IN THE SUBDIVISION OF LOTS 263**

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AND 269, INCLUSIVE, IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH THREE-FOURTH'S OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 17 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS.

PERM. INDEX NUMBER: #14-17-108-009-0000 (underlying)
COMMONLY KNOWN AS: 4601-4617 N. Dover and 1360-1364 W. Wilson Ave., Chicago, IL 60640:

WHEREAS, the capitalized terms used in this Special Amendment shall have the same meanings as those in the Declaration;

WHEREAS, the Declarant has determined that the Condominium Property is located in an area currently zoned RT-4 Residential and that the four (4) units currently identified in the Declaration as Commercial Units are not compatible with such zoning and that the current variance permitting commercial use will lapse; and

WHEREAS, Section 17.05 of the Declaration provides that the Declarant may by Special Amendment amend the Declaration to create new units from units owned by Declarant provided that such amendment does not change the interest of any other Unit Owner in the Common Elements or the aggregate interest in the Common Elements of all such Units so created;

WHEREAS, Section 17.05 of the Declaration further provides that the Declarant may by Special Amendment amend the Declaration to induce any government agency that customarily insures or guarantees first mortgages covering unit ownership to make, purchase, sell, insure or guarantee first mortgages covering unit ownership;

WHEREAS, Declarant has determined that for the foregoing purposes, Declarant wishes to amend certain provisions of the Declaration in order to reconstitute the following four (4) Commercial Units in the Condominium Property owned by the Declarant as Residential Units:

Unit 1370 Wilson-GW
 Unit 1370 Wilson-GE
 Unit 1364 Wilson-G
 Unit 1360 Wilson-G

WHEREAS the Declarant wishes to delete all references in the Declaration to Commercial Units and reconstitute the entire Condominium Property and all Units as a 100% residential project.

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NOW THEREFORE, upon action signed and acknowledged by the Declarant, the Amended Declaration is amended as follows:

1. The following Commercial Units are hereby reconstituted and designated as Residential Units for the purposes and uses set forth in Article 6.1 of the Declaration:

- Unit 1370 Wilson-GW
- Unit 1370 Wilson-GE
- Unit 1364 Wilson-G
- Unit 1360 Wilson-G

2. All references and provisions in the Declaration referring or pertaining to Commercial Units are hereby deleted in their entirety including but not limited to the following Articles:

- Article 1.29 - Commercial Units
- Article 6.13 - Commercial Unit Permitted Uses
- Article 6.14 - Alteration of Commercial Units
- Article 6.15 - Commercial Unit Signage and Lighting


3. Exhibit C to the Declaration is hereby amended by deleting any reference to the four (4) Units identified in Section 1 above as being "Commercial Units".

4. The Unit designations and the Percentage of Ownership Interest in the Common Elements for each of the former Commercial Units shall be and remain the same and there shall be no change in the Percentage of Ownership for any other Unit in the Condominium Property.

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

IN WITNESS WHEREOF, the undersigned in his capacity as Manager of 4601 N. Dover, LLC, an Illinois Liability Company as the Declarant has caused this Special Amendment to be signed as of this 15th day of September, 2008.

4601 N. Dover, LLC ("Declarant"),

By: 
Shawn Clark, Manager

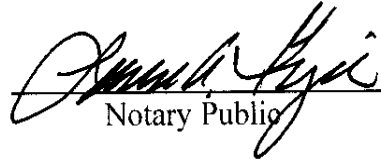
SEE NEXT PAGE FOR ACKNOWLEDGEMENT BY NOTARY PUBLIC

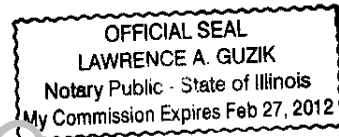
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, LAWRENCE GUZIK, a Notary Public in and for the County and State aforesaid, do hereby certify that Shawn Clark, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said Special Amendment as his own free and voluntary act, and as the free and voluntary act of said 4601 N. Dover, LLC, for the purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of September, 2008.


Notary Public



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CONSENT BY MORTGAGEE

CenTrust Bank, N.A. (the "Bank") as holder of a Mortgage on the Property dated December 14, 2007 and recorded on December 19, 2007 as Document No. 0735350014 hereby consents to the execution and recording of the within Special Amendment to Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Dover Court Condominium and agrees that said Mortgage is subject thereto and to the provisions of the Condominium Property Act of the State of Illinois.

IN WITNESS WHEREOF, the undersigned officer of the said Bank has caused this Consent of Mortgagee to be signed on its behalf, all done at Northbrook Illinois on this 19th day of September, 2008.

CenTrust Bank, N.A.

Andrew J. Hommon
Its President

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, Cynthia Carey, a Notary Public in and for said County and State, do hereby certify that Andrew Hommon appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of September, 2008.

[Signature]
Notary Public

