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This document prepared by and after recording return to:

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1st Floor
Chicago, IL 60661



Doc#: 0836445137 Fee: \$86.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2008 01:22 PM Pg: 1 of 9

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF WESTERN-SHAKESPEARE CONDOMINIUMS

This First Amendment to the Declaration of Condominium of Western-Shakespeare Condominiums (this "First Amendment") is made and entered into this 29th day of December, 2008, by Western-Shakespeare, LLC, an Illinois limited liability company (hereinafter referred to as "Owner"). Capitalized terms used herein shall have the meanings ascribed to them in the Declaration (hereinafter defined).

WITNESSETH:

WHEREAS, the Declaration of Condominium of Western-Shakespeare Condominiums, dated March 22, 2007, which was recorded in the Office of the Cook County Recorder of Deeds on March 23, 2007 as Document Number 0708215192 as amended (the "Declaration"); and

WHEREAS, pursuant to the terms of Section 28 of the Declaration and in accordance with the Illinois Condominium Property Act, Owner now desires to amend the definition and designation of the Parking Areas as described in Section 1, Section 4, Section 7, and Appendix D from Limited Common Elements to individually deeded Parking Areas.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Section 1(s) of the Declaration is hereby amended to reflect that the Plat, as amended, depicts the Parking Areas as individually deeded parking spaces, and not as a Limited Common Element.

2. Section 4(c) of the Declaration is hereby amended so as to omit Section 4(c)(v), the parking spaces, as included within the definition of Limited Common Elements.

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3. Section 7 of the Declaration is hereby amended to state that the areas used to park automobiles is to no longer be designated on the Plat as Limited Common Elements, but as individually deeded parking spaces.

4. Appendix D to the Declaration (Plat of Survey) is hereby amended by amending sheet 2 of 3 thereof, as stated above, and made a part hereof.

5. The underlying legal description is attached hereto as Appendix A.

6. The Percentage Ownership Interest is hereby amended as attached hereto as Amended Appendix B, to adjust percentage ownership in the Common Elements to reflect the Parking Units Percentage Interest.

7. The labeling of the limited common element parking spaces which are now deeded parking spaces are shown on the attached Exhibit A attached hereto.

8. Except as expressly amended hereby, the Declaration shall remain in full force and effect in accordance with its terms. This First Amendment shall be effective from and after the date of its recording with Recorder of Deeds of Cook County, Illinois.

[Signature Page to follow]

Cook County Clerk's Office

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IN WITNESS WHEREOF, the Association has caused this Amendment of Declaration to be duly executed on the day and year first written above.

WESTERN-SHAKESPEARE, LLC, an Illinois limited liability company

Man Wrypple
By: ~~Self managed by below parties~~
Its Manager

Unit Owners of Western-Shakespeare Condominiums

R Daly
Ryan Daly, Unit 2A

J Lee Jiye Lee, Unit 2B *R Lee* Raymond Lee, Unit 2B

Bruce Stender
Bruce Stender, Unit 2C

Scott Shafer Scott Shafer, Unit 3A *Mindy Shafer* Mindy Shafer, Unit 3A

Damon Loop Damon Loop, Unit 3B *Christy Oleson* Christy Oleson, Unit 3B

Julie Zakarias
Julie Zakarias, Unit 3C

Erin Shanahan
Erin Shanahan, Unit 4A

Mark Faloni
Mark Faloni, Unit 4B

Jerry Hammer
Jerry Hammer, Unit 4C

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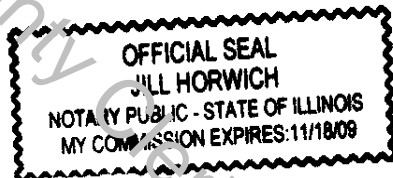
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MARIA J. WHIPPLE, as Manager of Western-Shakespeare, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Member, appeared before me this day 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 this 29th day of Dec, 2008.

Jill Horwich
Notary Public



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APPENDIX A

LEGAL DESCRIPTION (Underlying Land)

PARCEL 1:

LOTS 2, 3 AND 4 (EXCEPT THAT PORTION OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO WEST LINE OF SECTION 31 FOR THE WIDENING OF WESTERN AVENUE) IN EDWARD STEINBRECHER'S SUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 12 IN HOLSTEIN BEING THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, **EXCEPTING THEREFROM PARCEL (UNIT C-1) MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.18 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 34.03 FEET CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 9.10 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, THENCE ALONG THE ARC OF THE CIRCLE HAVING A RADIUS OF 9.00 FEET AND WHOSE CHORD BEARS NORTH 00°00'00" EAST, 28.27 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 14.41 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 9.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 26.55 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 7.30 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 13.08 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 34.43 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 26.63 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 0.52 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 1.38 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 8.30 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 30.41 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 0.64 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 5.37 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 32.79 FEET, TO THE POINT OF BEGINNING;

AND ALSO,

PARCEL 2:

LOT 17 IN BLOCK 12 IN HOLSTEIN IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-31-118-024-0000, 14-31-118-025-0000 & 14-31-026-0000

Common Address: 2352 W. Shakespeare Avenue, Chicago, IL 60647

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AMENDED – APPENDIX B

PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS

<u>Unit</u>	<u>% Ownership</u>
2A	10.14%
2B	10.24%
2C	9.98%
3A	10.24%
3B	10.39%
3C	9.98%
4A	11.77%
4B	12.32%
4C	11.52%
P-1	0.38%
P-2	0.38%
P-3	0.38%
P-4	0.38%
P-5	0.38%
P-6	0.38%
P-7	0.38%
P-8	0.38%
P-9	0.38%
TOTAL	100%

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EXHIBIT A

LIMITED COMMON ELEMENT

DEEDED PARKING SPACE

LCE-1

P-1

LCE-2

P-2

LCE-3

P-3

LCE-4

P-4

LCE-5

P-5

LCE-6

P-6

LCE-7

P-7

LCE-8

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LCE-9

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EXHIBIT

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DOCUMENT

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SEE PLAT INDEX

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9- TOTAL

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