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Doc#: 0915934059 Fee: \$106.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/08/2009 03:09 PM Pg: 1 of 14

Property of Cook County Clerk's Office

FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT

BELLE PLAINE VIEW CONDOMINIUM

This instrument Prepared By and Return To:

Douglas G. Shreffler
4653 North Milwaukee Avenue
Chicago, Illinois 60630

Address of Property: 1518-26 W. Belle Plaine Ave.
Chicago, Illinois 60613

Permanent Index Numbers: 14-17-308-017-0000 (undivided)

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FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

BELLE PLAINE VIEW CONDOMINIUM

This First Amendment to Declaration ("First Amendment") is made and entered into this 14th day of November, 2008, by JB BELLE PLAINE, LLC, an Illinois limited liability company (hereinafter sometimes referred to as the "Declarant");

WITNESSETH:

WHEREAS, the Declarant, by Declaration of Condominium for the Belle Plaine View Condominium dated July 9, 2008 and recorded in the Recorder's Office of Cook County, Illinois on July 25, 2008 as Document No. 08207451555 submitted the real estate commonly known as 1518-26 W. Belle Plaine Ave., Chicago, Illinois 60613 to the provisions of the Illinois Condominium Property Act as more fully set forth therein. Capitalized words not defined in this First Amendment have the meaning ascribed to such terms in the Declaration; and

WHEREAS, pursuant to Section 16 of the Declaration the Declarant has reserved the right to and add Additional Property to the Condominium Property and Declarant now desires to amend the Declaration to reflect and submit to the provisions of the Act and the Declaration the addition of certain real estate described in Exhibit A-1 attached hereto.

NOW, THEREFORE, pursuant to the power coupled with the interest reserved by Declarant in the Declaration, the Declarant does hereby amend the Declaration as follows:

1. The Additional Property described in Exhibit A-1 attached hereto is hereby annexed to the Parcel and Property and is hereby submitted to the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.
2. Exhibit A of the Declaration is hereby amended by deleting said Exhibit A in its entirety and substituting therefor Exhibit A attached to this First Amendment; and
3. Exhibit B of the Declaration is hereby amended by deleting said Exhibit B in its entirety and substituting therefor Exhibit B attached to this First Amendment. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in Exhibit B attached hereto

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4. Exhibit D of the Declaration is hereby amended by deleting said Exhibit D in its entirety and substituting therefor Exhibit D attached hereto.

5. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

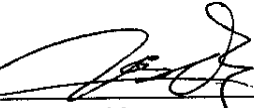
7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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IN WITNESS WHEREOF, the Declarant as aforesaid, has caused its name to be signed to these presents on the day and year first above written.

JB BELLE PLAINE, LLC
an Illinois limited liability company

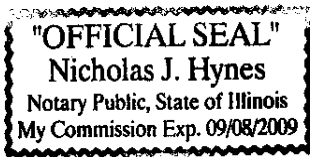
By: 
Jay Ok


Its: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jay Ok, Manager of JB BELLE PLAINE, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of JB BELLE PLAINE, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of November, 2008




Notary Public



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EXHIBIT A

(legal description)

PARCEL 1: UNITS 1518-1, 1518-2, 1518-3, 1520-1, 1520-2, 1520-3, 1522-1, 1522-2, 1522-3, 1524-1, 1524-2, 1524-3, 1526-G, 1526-1, 1526-2, 1526-3 IN THE BELLE PLAINE VIEW CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 13 (EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10498959 FOR WIDENING ASHLAND AVENUE) IN BLOCK 6 OF ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION OF THAT PART, SOUTHWEST OF GREEN BAY ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 325 FEET OF THE WEST 200 FEET THEREOF) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 25, 2008 AS DOCUMENT NUMBER 0820745155, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0820745155.

COMMONLY KNOWN AS: 14-17-308-017-0000

P.I.N.: 1518-26 W. BELLE PLAINE
CHICAGO, IL 60613

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EXHIBIT A-1

(legal description of Additional Property)

PARCEL 1: UNITS 1518-1, 1518-3, 1520-2, 1520-3, 1522-1, 1522-2, 1522-3, OF LOT 13 (EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10498959 FOR WIDENING ASHLAND AVENUE) IN BLOCK 6 OF ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION OF THAT PART, SOUTHWEST OF GREEN BAY ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 325 FEET OF THE WEST 200 FEET THEREOF) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0820745155.

COMMONLY KNOWN AS: 14-17-308-017-0000

P.I.N.: 1518-26 W. BELLE PLAINE
CHICAGO, IL 60618

Cook County Clerk's Office

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EXHIBIT B

<u>Unit</u>	<u>Percentage Interest In Common</u> <u>Elements</u>
1518-1	7.22%
1518-2	6.30%
1518-3	6.54%
1520-1	7.22%
1520-2	5.98%
1520-3	6.09%
1522-1	5.98%
1522-2	5.98%
1522-3	6.09%
1524-1	5.98%
1524-2	5.98%
1524-3	6.09%
1526-G	5.41%
1526-1	6.30%
1526-2	6.30%
1526-3	6.54%
	100.00%

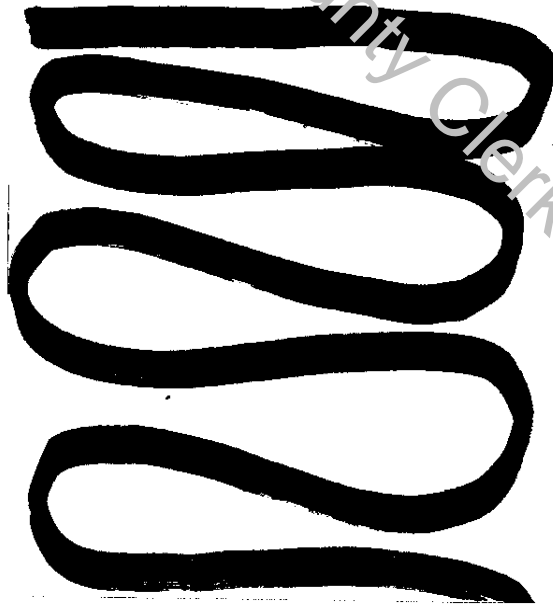
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EXHIBIT D

(Plat of Survey)

Attached

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EXHIBIT

ATTACHED TO

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*8 pages
in exhibit*

14 pages



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DOCUMENT

6-8-09

SEE PLAT INDEX