

UNOFFICIAL COPY

This document has been prepared by
and after recording should be mailed to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, Illinois 60622



Doc#: 0917031003 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/19/2009 09:27 AM Pg: 1 of 6

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR 2452 WEST CORTEZ CONDOMINIUMS

This document is executed on this the 16 day of June, 2009 and is being recorded for the purpose of amending the Declaration of Condominium (hereafter referred to as "Declaration") for 2452 West Cortez Condominiums ("Condominium"), which Declaration was made and entered into by 2450-52 W. Cortez, Inc., an Illinois corporation ("Developer") and recorded on August 18, 2006, as Document No. 0623039036 in the Office of the Recorder of Deeds of Cook County, Illinois against the Property (hereafter referred to as "Property") legally described in Exhibit A attached hereto.

This Amendment is adopted pursuant to the provisions of the Illinois Condominium Property Act, Section 18.5(h) (1) ("the Act") and the Declaration which provide a method to change or modify the condominium Declaration.

RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Illinois Condominium Property Act; and

WHEREAS, the Act provides for a procedure for amending the Declaration if a unit has not been designated as owning an appropriate undivided share of the common areas; and

WHEREAS, a meeting of the unit owners was held for the purpose of voting on an amendment to correct the percentage interests of the units in the common areas and a majority of the unit owners approved this amendment, those unit owners approving having executed this amendment.

NOW THEREFORE, the Declaration for 2452 West Cortez Condominiums is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

RECORDING FEE \$ 46
DATE 6-19-09 COPIES 6
OK PC

UNOFFICIAL COPY

Amendment 1.

Exhibit B of the declaration is being amended to correct the percentage interests to accurately reflect the values of each of the respective units. The corrected percentage interests and Exhibit B has been corrected are as follows:

EXHIBIT B

1	49.16% 37.74%
2	24.30% <u>29.92%</u>
3	<u>26.54%</u> 32.34%
Total	100.0%

Except to the extent expressly set forth above, the remaining provisions of the Declaration shall continue in effect without change.

IN WITNESS WHEREOF, the said Owners have executed this Declaration of Condominium on the day and year first written above.

(SIGNATURE PAGES TO FOLLOW)

UNOFFICIAL COPY

UNIT 1 OWNERS:

Oleg Zelenyi
OLEG ZELENYI

Roksolyana Zelena
ROKSOLYANA ZELENA

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 Oleg Zelenyi and Roksolyana Zelena, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

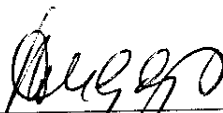
Given under my hand and seal, this 7th day of March, 2009.

Commission expires: 04.30.2009 Irena Klisz
Notary Public




UNOFFICIAL COPY

UNIT 3 OWNERS:



MYKOLA SYDOR




LIUBOV SYDOR

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 Mykola Sydor and Liubov Sydor, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 7th day of March, 2009.

Commission expires: 04.30.2009 

Notary Public



UNOFFICIAL COPY

EXHIBIT A

Units 1, 2 and 3 in 2452 West Cortez Condominiums as delineated on a survey of the following described real estate:

Lot 47 in Block 1 in Charles Counselman's Subdivision of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0623039036 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 16-01-411-048-1001
16-01-411-048-1002
16-01-411-048-1003

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Unit	Percentage of Ownership Interest in Common Elements
1	37.74%
2	29.92%
3	<u>32.34%</u>
Total	100.0%

Property of Cook County Clerk's Office

