

UNOFFICIAL COPY



THIS INSTRUMENT PREPARED
BY AND RETURN TO:
GARY L. PLOTNICK
Schain, Burney, Ross & Citron Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

Doc#: 0919034082 Fee: \$146.01
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2009 11:23 AM Pg: 1 of 24

MTC
2080065 JH

**SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE
235 W. VAN BUREN CONDOMINIUMS**

RECORDING FEE \$ 146
DATE 7/10/09 COPIES 6
OK AE

THIS SECOND AMENDMENT TO DECLARATION ("Second Amendment") is made and entered into this 10th day of July, 2009 by the **235 W. VAN BUREN DEVELOPMENT CORPORATION**, an Illinois corporation (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums dated the 5th day of June, 2009 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on the 8th day of June, 2009, as Document Number 0915934034 (hereinafter referred to as the "Original Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois (hereinafter referred to as the "Act"), said real estate being commonly known as the 235 W. Van Buren Condominiums (hereinafter referred to as the "Condominium"); and

WHEREAS, by a First Amendment to Declaration of Condominium Ownership and of Easement, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums dated June 22, 2009 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 23, 2009 as Document Number 0917434052 (hereinafter referred to as the First Amendment; the Original Declaration and the First Amendment shall be collectively referred to as the "Declaration") certain real estate was submitted to the Act and the Condominium; and

WHEREAS, the Declarant is the legal holder of and pursuant to Article XIV of the Declaration wishes to annex and add to the Parcel and the Property, as these terms are defined in the Declaration, and thereby submit same to the Act, the real estate described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Additional Parcel").

NOW, THEREFORE, the Declarant, as the legal title holder of the Additional Property, and for the purposes set forth hereinabove, hereby declares that the

10 EX
24 PS 14

UNOFFICIAL COPY

Declaration be, and the same is hereby, amended as follows:

1. The Additional Parcel described in Exhibit "A" attached hereto and made a part hereof, is hereby added to the Parcel and the Property, and is hereby submitted to the provisions of the Act, and shall be deemed to be governed by in all respects by the terms and provisions of the Declaration.

2. It is understood that the Added Units, as this term is defined in the Declaration, being hereby added and annexed consists of space enclosed or bounded by the horizontal and vertical planes set forth in Exhibit "B", attached hereto and made a part hereof. Exhibit "B" to the Declaration is hereby amended by the addition thereto of Exhibit "B", which is attached hereto.

3. Exhibit "C" to the Declaration is hereby amended and superseded in its entirety by Exhibit "C", which is attached hereto and made a part hereof, and the respective percentages of ownership in the Common Elements appurtenant to each Unit described in former Exhibit "C" prior to this Amendment are hereby adjusted to the respective percentages set forth in the attached Exhibit "C".

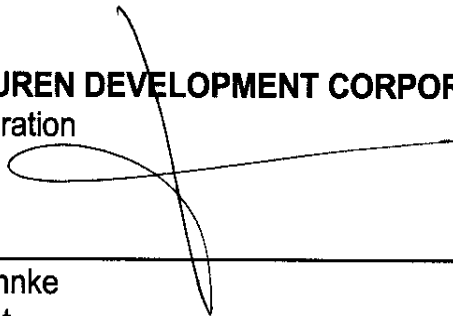
4. The Added Common Elements, as that term is defined in the Declaration, are hereby granted and conveyed to the grantees of Units heretofore conveyed, all as set forth in the Declaration.

[SIGNATURES APPEAR ON NEXT PAGE]

UNOFFICIAL COPY

IN WITNESS WHEREOF, 235 W. VAN BUREN DEVELOPMENT CORPORATION, an Illinois corporation, executed this document as of the 31st day of July, 2009.

235 W. VAN BUREN DEVELOPMENT CORPORATION,
an Illinois corporation



By: _____
Name: Colin Kihnke
Its: President

F:\GLP\DECLARAT\235 Van Buren\CONDO-DEC-TOWNHOME-2ND-AMD.doc

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Christine Bricker a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT **Colin Kihnke**, as President of **235 W. VAN BUREN DEVELOPMENT CORPORATION**, an Illinois corporation, 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 same instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of July, 2009.



Christine Bricker
Notary Public

Cook County Clerk's Office

UNOFFICIAL COPY

CONSENT OF MORTGAGEE

Cole Taylor Bank ("Bank"), holder of: (i) a Mortgage dated as of July 19, 2007 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on September 6, 2007 as Document Number 0724918034; (ii) a Mortgage dated as of July 19, 2007 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 6, 2007 as Document Number 0724918035; and (iii) Amended and Restated Mortgage dated as of June 8, 2009 and recorded in the Office of the Recorder of Deeds of Cook County as Document Number 0915916043 and re-recorded June 9, 2009 as Document Number 0916018025 hereby consents to the execution and recording of the attached the First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, the said Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf in Chicago, Illinois, on this 1st day of July, 2009.

COLE TAYLOR BANK

By: William F. Krasky
Name: William F. Krasky
Title: Senior Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Donna K. Krick, a Notary Public in and for said County and State, DO HEREBY CERTIFY that William Krasky as SVP of COLE TAYLOR BANK, as such _____, 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 said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1 day of July, 2009.

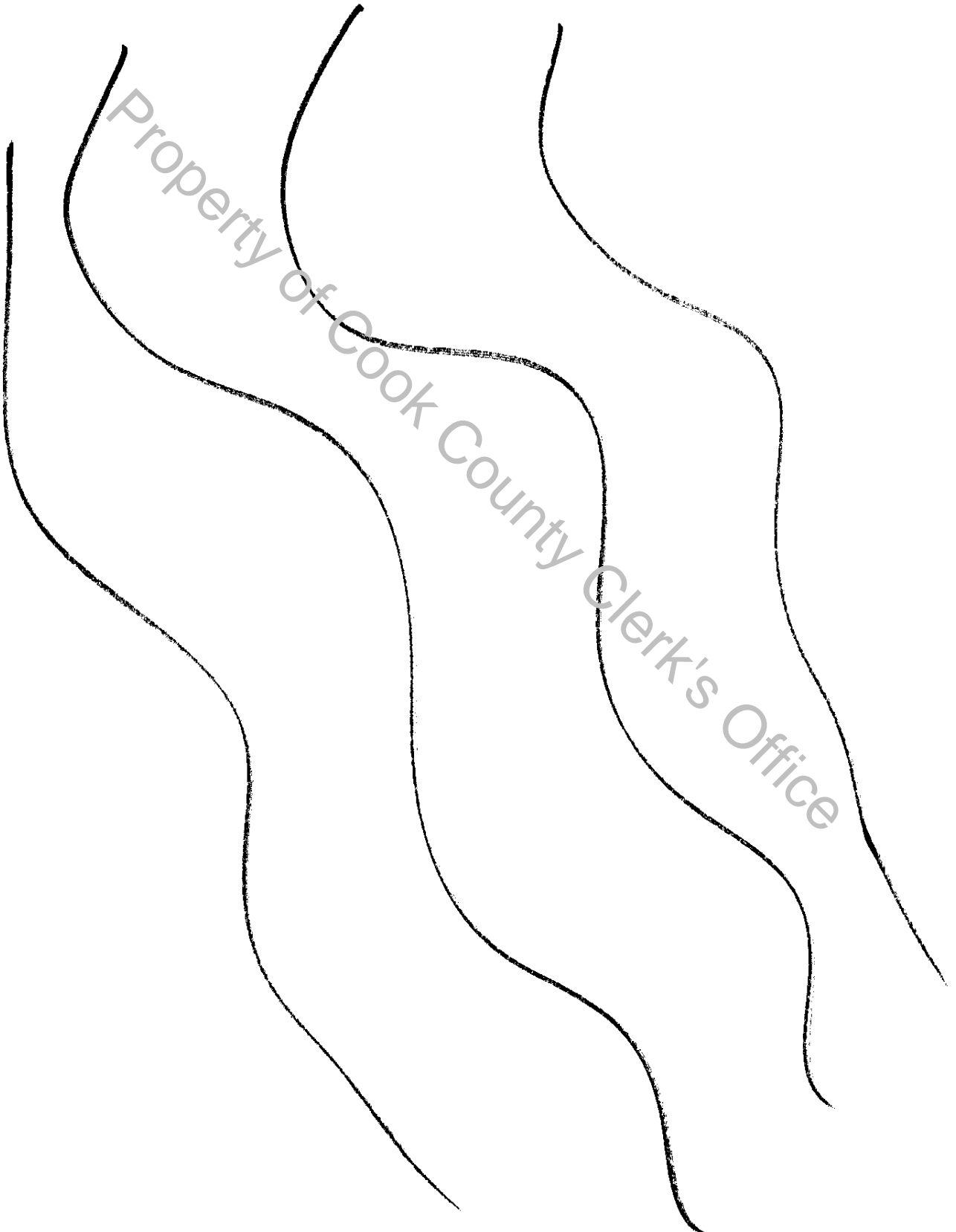
Donna K. Krick
OFFICIAL SEAL
DONNA KRICK Public
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/25/09

UNOFFICIAL COPY

EXHIBIT "A"

ADDITIONAL PARCEL

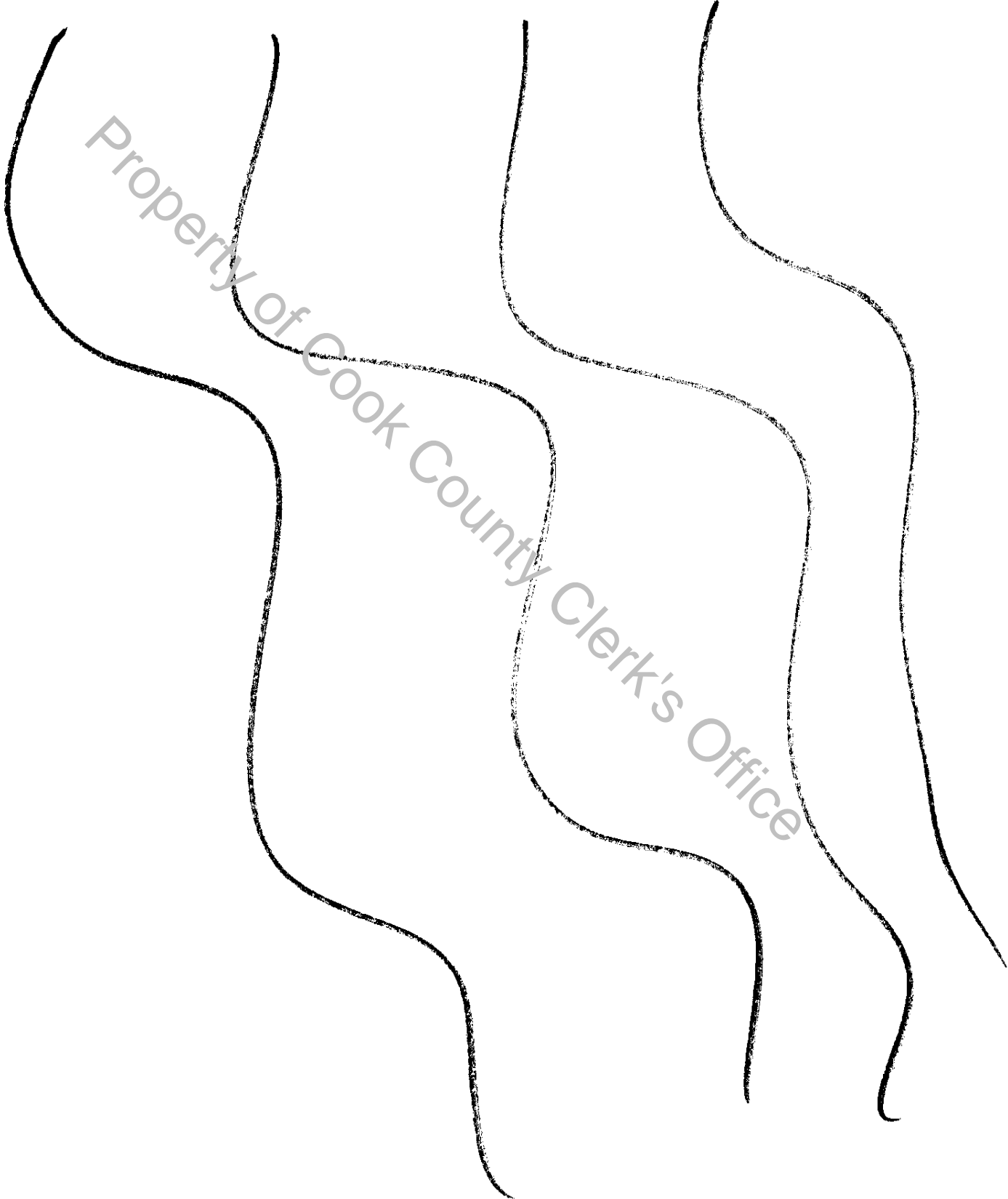
TO COME



UNOFFICIAL COPY

EXHIBIT "B"

SURVEY



UNOFFICIAL COPYEXHIBIT "C"PERCENTAGE OWNERSHIP

UNIT NUMBER	PERCENTAGE OWNERSHIP
1404	0.857
1405	0.960
1409	0.683
1410	0.741
1412	1.051
1414	0.884
1417	0.733
1502	0.9035
1503	0.982
1505	0.960
1510	0.741
1512	1.051
1513	0.723
1514	0.884
1603	0.982
1614	0.884
1615	0.995
1703	0.982
1704	0.857
1705	0.964
1710	0.743
1711	0.882
1712	1.051
1713	0.723
1714	0.884
1715	0.995
1717	0.702

UNOFFICIAL COPY

1721	0.658
1803	0.982
1804	0.857
1805	0.964
1811	0.903
1812	1.051
1813	0.723
1814	0.884
1903	0.982
1904	0.857
1905	0.964
1906	0.671
1907	1.028
1911	0.903
1912	1.051
1914	0.884
1917	0.702
1921	0.658
2003	0.982
2004	0.857
2006	0.671
2009	0.681
2012	1.051
2014	0.884
2015	0.995
2021	0.658
2106	0.671
2109	0.681
2110	0.743
2111	0.903
2112	1.051

Property of Cook County Clerk's Office

UNOFFICIAL COPY

2114	0.884
2117	0.702
2121	0.658
2203	0.982
2204	0.857
2206	0.671
2209	0.681
2210	0.743
2212	1.051
2214	0.884
2215	0.995
2217	0.702
2221	0.658
2222	0.971
2303	0.982
2304	0.857
2306	0.671
2310	0.743
2311	0.682
2313	0.723
2314	0.884
2315	0.995
2317	0.702
2321	0.658
2322	0.971
2403	0.982
2405	0.964
2406	0.671
2410	0.743
2411	0.903
2412	1.051

Property of Cook County Clerk's Office

UNOFFICIAL COPY

2415	0.995
2418	0.685
2421	0.658
2422	0.971
2502	0.9035
2504	0.857
2510	0.741
2511	0.903
2512	1.051
2513	0.723
2514	0.884
2515	0.995
2522	0.971
P-100	0.147
P-103	0.147
P-115	0.147
P-125	0.147
P-136	0.147
P-142	0.147
P-162	0.147
P-166	0.147
P-181	0.147
P-187	0.147
P-192	0.147
P-205	0.147
P-208	0.147
P-220	0.147
P-224	0.147
P-226	0.147
P-229	0.147
P-237	0.147

UNOFFICIAL COPY

P-240	0.147
P-252	0.147
P-253	0.147
P-254	0.147
P-258	0.147
P-263	0.147
P-279	0.147
P-280	0.147
P-291	0.147
P-296	0.147
P-299	0.147
P-303	0.147
P-312	0.147
P-313	0.147
P-333	0.147
P-335	0.147
P-341	0.147
P-342	0.147
P-343	0.147
P-352	0.147
P-353	0.147
P-354	0.147
P-358T	0.293
P-359	0.147
P-360	0.147
P-371	0.147
P-372	0.147
P-376	0.147
P-381	0.147
P-382	0.147
P-383	0.147

Property of Cook County Clerk's Office

UNOFFICIAL COPY

P-394	0.147
P-395	0.147
P-396	0.147
P-410	0.147
P-412	0.147
P-417	0.147
P-418	0.147
P-419	0.147
P-420	0.147
P-422	0.147
P-428	0.147
P-430	0.147
P-433	0.147
P-434	0.147
P-435	0.147
P-438	0.147
P-450	0.147
P-455	0.147
P-458	0.147
P-464	0.147
P-478	0.147
P-482	0.147
P-493	0.147
P-501	0.147
P-502	0.147
P-513	0.147
P-526	0.147
P-536	0.147
P-544	0.147
P-545	0.147
P-548	0.147

Property of Cook County Clerk's Office

UNOFFICIAL COPY

P-562	0.147
P-565	0.147
P-567	0.147
P-571	0.147
TOTAL	<u>100.00%</u>

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT

ATTACHED TO

14 pg

10 BX

24 TOTAL

Doc#: 0919034082 Fee: \$146.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2009 11:23 AM Pg: 1 of 24



DOCUMENT

SEE PLAT INDEX

Property of Cook County Clerk's Office