

UNOFFICIAL COPY



Doc#: 0919844029 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2009 10:54 AM Pg: 1 of 7

This instrument was prepared
by and after recording should
be returned to:

Blake F. Hanson
K&L Gates LLP
70 W. Madison Street
Suite 3100
Chicago, Illinois 60602

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2921 NORTH LINCOLN CONDOMINIUMS

This First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for 2921 North Lincoln Condominiums (this "Amendment") is made this 15th day of July, 2009 by 2923-2925 North Lincoln LLC, an Illinois limited liability company (the "Declarant").

RECITALS

A. WHEREAS, the Declarant caused the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for 2921 North Lincoln Condominiums, dated February 20, 2008 to be recorded on March 19, 2008 as Document No. 0908516084 in the Office of the Cook County Recorder of Deeds (the "Declaration").

B. WHEREAS, Article 14.12 of the Declaration reserves the right and power for the Declarant, amongst other rights, to record a special amendment to the Declaration to comply with requirements of the Federal National Mortgage Association for as long as the Declarant holds or controls title to a Unit Ownership, as defined in the Declaration.

C. WHEREAS, the Federal National Mortgage Association provides various legal standards for lenders via FannieMae Announcement 07-18, dated November 15, 2007, including, but not limited to, a provision allowing project documents to provide for implied approval to be assumed when a mortgagee fails to submit a response to any written proposal for an amendment within 60 days after it receives proper notice of the proposal.

D. WHEREAS, the Declarant hereby desires to amend the Declaration as hereinafter set forth in order to comply with the requirements of the Federal National Mortgage Association.

UNOFFICIAL COPY

NOW, THEREFORE, the Declarant, for the purpose set forth above, DECLARES AS FOLLOWS:

DECLARATIONS

1. The foregoing Recitals are hereby incorporated into these Declarations in their entirety.
2. Pursuant to the right, power and authority granted to the Declarant pursuant to Article 14.12 of the Declaration, Article 11.01(g) of the Declaration is amended by deleting the phrase "thirty (30)" and replacing it with the phrase "sixty (60)".
3. Other than as hereby amended, the Declaration shall remain in full force and effect without further modification.

IN WITNESS WHEREOF, 2923-2925 North Lincoln LLC has executed this Amendment as of the date above first written.

2923-2925 NORTH LINCOLN LLC, an Illinois
limited liability company

By: _____

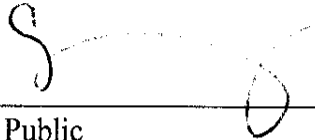
Steven Golovan, its Manager

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

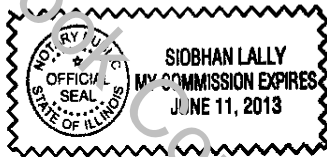
I, Siobhan Lally, a Notary Public in and for the County and State, do hereby certify that Steven Golovan, Manager of 2923-2925 North Lincoln LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of July, 2009.



Notary Public

My Commission Expires:



UNOFFICIAL COPY

**EXHIBIT A
TO FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM OWNERSHIP AND
OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE 2921 NORTH LINCOLN CONDOMINIUM**

Legal Description of Condominium Property

LOTS 19, 20 AND 21 IN GROSS AND COUNSELMAN'S SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 18.58 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.19 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19, 20 AND 21, TAKEN AS A SINGLE TRACT, IN GROSS AND COUNSELMAN'S SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID TRACT, BEING A POINT ON THE NORTHEASTERLY LINE OF LINCOLN AVENUE DISTANT 187.5 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF LAKEWOOD AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 9.13 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 01 MINUTES 39 SECONDS MEASURED CLOCKWISE, NORTHWESTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.55 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A 4 STORY BRICK BUILDING COMMONLY KNOWN AS 2921 NORTH LINCOLN AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

- NORTHWESTERLY, A DISTANCE OF 7.54 FEET;
- NORTHEASTERLY, A DISTANCE OF 0.91 FEET;
- NORTHWESTERLY, A DISTANCE OF 1.47 FEET;
- SOUTHWESTERLY, A DISTANCE OF 0.91 FEET;
- NORTHWESTERLY, A DISTANCE OF 3.87 FEET;
- NORTHEASTERLY, A DISTANCE OF 0.90 FEET;
- NORTHWESTERLY, A DISTANCE OF 5.38 FEET;
- SOUTHWESTERLY, A DISTANCE OF 0.55 FEET;
- NORTHWESTERLY, A DISTANCE OF 3.86 FEET;
- NORTHEASTERLY, A DISTANCE OF 0.57 FEET;
- NORTHWESTERLY, A DISTANCE OF 1.13 FEET;
- SOUTHWESTERLY, A DISTANCE OF 0.54 FEET;
- NORTHWESTERLY, A DISTANCE OF 9.86 FEET;

UNOFFICIAL COPY

NORTHEASTERLY, A DISTANCE OF 0.57 FEET;
NORTHWESTERLY, A DISTANCE OF 1.28 FEET;
NORTHEASTERLY, A DISTANCE OF 0.64 FEET;
NORTHWESTERLY, A DISTANCE OF 1.32 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.62 FEET;
NORTHWESTERLY, A DISTANCE OF 0.53 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.57 FEET;
NORTHWESTERLY, A DISTANCE OF 9.58 FEET;
NORTHEASTERLY, A DISTANCE OF 0.56 FEET;
NORTHWESTERLY, A DISTANCE OF 3.12 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.60 FEET;
NORTHWESTERLY, A DISTANCE OF 9.96 FEET;
NORTHEASTERLY, A DISTANCE OF 7.42 FEET;
NORTHWESTERLY, A DISTANCE OF 2.08 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.44 FEET;
NORTHWESTERLY, A DISTANCE OF 3.29 FEET;
NORTHEASTERLY, A DISTANCE OF 1.16 FEET;
NORTHWESTERLY, A DISTANCE OF 0.77 FEET;
NORTHEASTERLY, A DISTANCE OF 42.64 FEET;
SOUTHEASTERLY, A DISTANCE OF 3.00 FEET;
SOUTHWESTERLY, A DISTANCE OF 2.94 FEET;
NORTHWESTERLY, A DISTANCE OF 2.25 FEET;
SOUTHWESTERLY, A DISTANCE OF 4.40 FEET;
SOUTHEASTERLY, A DISTANCE OF 13.03 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.47 FEET;
SOUTHEASTERLY, A DISTANCE OF 13.71 FEET;
NORTHEASTERLY, A DISTANCE OF 0.30 FEET;
SOUTHEASTERLY, A DISTANCE OF 5.20 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.64 FEET;
SOUTHEASTERLY, A DISTANCE OF 1.03 FEET;
SOUTHWESTERLY, A DISTANCE OF 4.61 FEET;
SOUTHEASTERLY, A DISTANCE OF 23.32 FEET;
SOUTHWESTERLY, A DISTANCE OF 19.60 FEET;
NORTHWESTERLY, A DISTANCE OF 2.70 FEET;
SOUTHWESTERLY, A DISTANCE OF 16.63 FEET;
NORTHWESTERLY, A DISTANCE OF 0.33 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.88 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 2921 NORTH LINCOLN AVENUE, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER(S): 14-29-118-064-000, 14-29-118-016-0000, & 14-29-118-015-0000
(includes other property)

UNOFFICIAL COPY

EXHIBIT B
TO FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM OWNERSHIP AND
OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE 2921 NORTH LINCOLN CONDOMINIUM

Legal Description of Retail Property

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 18.58 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.19 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19, 20 AND 21, TAKEN AS A SINGLE TRACT, IN GROSS AND COUNSELMAN'S SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID TRACT, BEING A POINT ON THE NORTHEASTERLY LINE OF LINCOLN AVENUE DISTANT 187.5 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF LAKEWOOD AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 9.13 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 01 MINUTES 39 SECONDS MEASURED CLOCKWISE, NORTHWESTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.55 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A 4 STORY BRICK BUILDING COMMONLY KNOWN AS 2921 NORTH LINCOLN AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

NORTHWESTERLY, A DISTANCE OF 7.54 FEET;
 NORTHEASTERLY, A DISTANCE OF 0.91 FEET;
 NORTHWESTERLY, A DISTANCE OF 1.47 FEET;
 SOUTHWESTERLY, A DISTANCE OF 0.91 FEET;
 NORTHWESTERLY, A DISTANCE OF 3.87 FEET;
 NORTHEASTERLY, A DISTANCE OF 0.90 FEET;
 NORTHWESTERLY, A DISTANCE OF 5.38 FEET;
 SOUTHWESTERLY, A DISTANCE OF 0.55 FEET;
 NORTHWESTERLY, A DISTANCE OF 3.86 FEET;
 NORTHEASTERLY, A DISTANCE OF 0.57 FEET;
 NORTHWESTERLY, A DISTANCE OF 1.13 FEET;
 SOUTHWESTERLY, A DISTANCE OF 0.54 FEET;
 NORTHWESTERLY, A DISTANCE OF 9.86 FEET;
 NORTHEASTERLY, A DISTANCE OF 0.57 FEET;
 NORTHWESTERLY, A DISTANCE OF 1.28 FEET;
 NORTHEASTERLY, A DISTANCE OF 0.64 FEET;
 NORTHWESTERLY, A DISTANCE OF 1.32 FEET;

UNOFFICIAL COPY

SOUTHWESTERLY, A DISTANCE OF 0.62 FEET;
NORTHWESTERLY, A DISTANCE OF 0.53 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.57 FEET;
NORTHWESTERLY, A DISTANCE OF 9.58 FEET;
NORTHEASTERLY, A DISTANCE OF 0.56 FEET;
NORTHWESTERLY, A DISTANCE OF 3.12 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.60 FEET;
NORTHWESTERLY, A DISTANCE OF 9.96 FEET;
NORTHEASTERLY, A DISTANCE OF 7.42 FEET;
NORTHWESTERLY, A DISTANCE OF 2.08 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.44 FEET;
NORTHWESTERLY, A DISTANCE OF 3.29 FEET;
NORTHEASTERLY, A DISTANCE OF 1.16 FEET;
NORTHWESTERLY, A DISTANCE OF 0.77 FEET;
NORTHEASTERLY, A DISTANCE OF 42.64 FEET;
SOUTHEASTERLY, A DISTANCE OF 8.00 FEET;
SOUTHWESTERLY, A DISTANCE OF 3.94 FEET;
NORTHWESTERLY, A DISTANCE OF 0.25 FEET;
SOUTHWESTERLY, A DISTANCE OF 4.40 FEET;
SOUTHEASTERLY, A DISTANCE OF 13.03 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.47 FEET;
SOUTHEASTERLY, A DISTANCE OF 13.71 FEET;
NORTHEASTERLY, A DISTANCE OF 0.30 FEET;
SOUTHEASTERLY, A DISTANCE OF 5.20 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.64 FEET;
SOUTHEASTERLY, A DISTANCE OF 1.03 FEET;
SOUTHWESTERLY, A DISTANCE OF 4.61 FEET;
SOUTHEASTERLY, A DISTANCE OF 23.32 FEET;
SOUTHWESTERLY, A DISTANCE OF 19.60 FEET;
NORTHWESTERLY, A DISTANCE OF 2.70 FEET;
SOUTHWESTERLY, A DISTANCE OF 16.63 FEET;
NORTHWESTERLY, A DISTANCE OF 0.33 FEET;
SOUTHWESTERLY, A DISTANCE OF 0.88 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 2921 NORTH LINCOLN AVE, COMMERCIAL SPACE, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER(S): 14-29-118-064-000, 14-29-118-016-0000, & 14-29-118-015-0000
(includes other property)