

Doc#: 0921122039 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 07/30/2009 10:16 AM Pg: 1 of 6

# FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR 2450 WEST CORTEZ CONDOMINIUMS

This document is executed on this the 7<sup>th</sup> day of March, 2009 and is being recorded for the purpose of amending the Declaration of Condominium (hereafter referred to as "Declaration") for 2450 West Cortez Condominiums ("Condominium"), which Declaration was made and entered into by 2450-52 W. Cortez, Inc., an Illinois corporation ("Developer") and recorded on July 19, 2006, as Document No. 0620039054 in the Office of the Recorder of Deed's 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) (i) ("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 2450 West Cortez Condominiums is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by strike outs):

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#### 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**

49.16% 36.74%

<del>24.30%</del> 29.48%

<del>26.54%</del> 33.78%

100.0%

th above, re. 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)

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### **UNOFFICIAL COPY**

**UNIT 1 OWNERS:** 

VITALY SHNYAK

Natalia Shnyak NATALIA SHNYAK

State of Illinois )
County of Cook ) ss.

I, the undersigne i, it Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vitaly Shnyak and Natalia Shnyak, 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 7-44 day of Moule, 2009.

Commission expires: 04.30.2009 (M)

Notar, vblic

OFFICIAL SEAL IRENA KLISZ NOTARY PUBLIC, STATE OF ILLI IOIS MY COMMISSION EXPIRES 4-3( 27) 9

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### **UNOFFICIAL COPY**

**UNIT 2 OWNERS:** 

South o. N.
OLEKSANDR NIKOLAYENKO
HANNA NIKOLA VENKO

State of Illinois	)	
	)	SS
County of Cook	(X)	

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I, the undersigne 1, 1 Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Oleksandr Nikolayenko and Hanna Nikolayenko, 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

Notar Public

OFFICIAL SEAL IRENA KLISZ NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4-30-2009

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### **EXHIBIT A**

Units 1, 2 and 3 in 2450 West Cortez Condominiums as delineated on a survey of the following described real estate:

Lot 46 in Block 1 in Charles Counselman's Subdivision of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ 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. 0620039054 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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#### **EXHIBIT B**

Unit Percentage of Ownership **Interest in Common Elements** 

