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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/15/2009 12:53 PM Pg: 1 of 11

**AMENDED AND RESTATED
DECLARATION AND BY-LAWS
ESTABLISHING A PLAN FOR
CONDOMINIUM AND
CREATION AND CONVEYANCE
OF PARKING UNITS AT
PREMISES AT 1344 WEST
ALTGELD AVENUE, CHICAGO,
ILLINOIS PURSUANT TO THE
CONDOMINIUM PROPERTY
ACT OF ILLINOIS FOR
WHEELWORKS
CONDOMINIUM ASSOCIATION**

For use by Recorder's Office only

This document is recorded for the purpose of amending the Amended and Restated Declaration and By-Laws Establishing a Plan for Condominium and Creation and Conveyance of Parking Units at 1344 West Altgeld Avenue, Chicago, Illinois Pursuant to the Condominium Property Act of Illinois (hereafter the "Declaration") for Wheelworks Condominium Association (hereafter the "Association"), which Declaration was recorded on April 29, 1991, as Document No. 91198150 in the Office of the Recorder of Deeds of Cook County, Illinois and covers the property (hereafter the "Property") legally described in Exhibit "A", which is attached hereto and made a part thereof.

This amendment is adopted pursuant to the provisions of Section 31 of the Illinois Condominium Property Act (the "Act"). Section 31 of the Act provides that the owner or owners may, at their own expense, subdivide or combine units and locate or relocate common elements affected or required thereby, in accordance with the provisions of the condominium instruments and the requirements of this Act, and provides further that the owner or owners shall make written application to the Board of Managers, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new units of the percentage interest in the common elements, and setting forth whether the limited common elements, if any, previously assigned to the unit to be subdivided should be assigned to each new unit or to fewer than all of the new units created. If the transaction is approved by a majority of

**This document prepared by and after
recording to be returned to:**

RYAN H. SHPRITZ
Kovitz Shifrin Nesbit
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089 - 847/537-0500

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the Board of Managers, it shall be effective upon (1) recording of this amendment to the condominium instruments in accordance with the provisions of Sections 5 and 6 of the Act, and (2) execution by the owners of the units involved.

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 Act; and

WHEREAS, Matt Foley is the Owner of Unit 115 and Unit 116 in the Association and desires to combine said units into a single unit to be described as Unit 115, and to amend the Declaration to reflect the transaction; and

WHEREAS, Matt Foley has made written application to the Board of Managers of the Association, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new unit of the percentage interest in the common elements attributable to Unit 115 and Unit 116; and

WHEREAS, the transaction has been approved by a majority of the Board of Managers of the Association at a meeting held on August 25, 2005; and

WHEREAS, the amendment has been executed by the President of the Association and by the Owners of the Units involved, all in compliance with Section 31 of the Act.

NOW THEREFORE, the Amended and Restated Declaration and By-Laws Establishing a Plan for Condominium and Creation and Conveyance of Parking Units at 1344 West Altgeld Avenue, Chicago, Illinois Pursuant to the Condominium Property Act of Illinois hereby amended by adding the following Paragraph in accordance with the text which follows:

Unit 115 and Unit 116 are hereby combined into a single unit and shall be described as Unit 115, as delineated on Amended Page 1 of the Plat or Survey of Unit 115 and Unit 116 and adjoining common elements attached hereto as Exhibit "2". The newly combined Unit, Unit 115, shall be allocated 3.8 percentage of ownership in the common elements, and Exhibit "C" to the Declaration is hereby amended to reflect the combination of units and combined percentage of ownership allocated thereto.

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

END OF TEXT OF AMENDMENT

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

We, the undersigned, are a majority of the members of the Board of Managers of Wheelworks Condominium Association, and by our signatures below, we hereby execute and approve the foregoing amendment to the Declaration.

EXECUTED this 28 day of September, 2009.

[Signature]

[Signature]

Laura Lucarelli



(Corporate)
(Seal)

Being a majority of the members of the Board of Managers of Wheelworks Condominium Association

I, Joseph Lucarelli, a Notary Public, hereby certify that on the above date the above members of the Board of Managers of Wheelworks Condominium Association, which Board members are personally known to me, appeared before me and acknowledged that, as such Board members, they signed this instrument as their free and voluntary act and as the free and voluntary act of said Board for the uses and purposes therein set forth.

[Signature]

Notary Public Signature

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Matthew P. Foley, am the President of the Board of Managers of Wheelworks Condominium Association, and by my signature below do hereby execute the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects of the transaction involving the combination of Unit 115 and Unit 116, including the reallocation or adjustment of the common interest, which transaction has been approved by a majority of the Board of Managers.

[Signature]

President

EXECUTED this 28 day of 09, 2009.

This instrument was acknowledged before me on [Signature], 2009 by _____

[Signature]

Notary Public Signature



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNIT OWNER EXECUTION

The undersigned, Matt Foley, the Owner of Unit 115 and Unit 116 in Wheelworks Condominium Association, being all of the units involved in the transaction, by his signature below does hereby execute and approve the foregoing amendment to the Declaration with respect to the combination of Unit 115 and Unit 116.

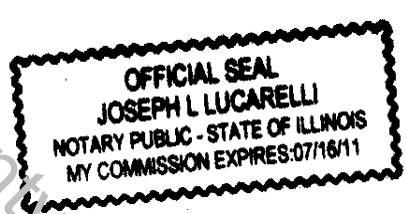
Matt Foley

Executed this 28 day of 09, 2009

This instrument was acknowledged before me on Sept 21, 2009 by _____.

[Signature]

Notary Public Signature



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EXHIBIT "1" LEGAL DESCRIPTION

Units 115 and 116

Lots 16 Through 23, Inclusive, And All Of The East/West Alley Lying South And Southerly Of Lot 18, North And Northerly Of Lots 19 Through 23, Both Inclusive, And Between The East Line And West Line Of Said Lot 18 Produced South, All In The Subdivision Of That Part Of Lot 13 In County Clerk's Division Of Block 43, Lying West Of The East Line Of Ward Street, Extended And East Of The West 124.0425 Feet Of Said Lot 13 In Sheffield's Addition To Chicago, In Section 29, Township 40 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois.

Unit	P/n	Commonly known as (for informational purposes only)
101	14-29-314-048-1001	2510 N WAYNE AVE 101 CHICAGO, IL 60614
102	14-29-314-048-1002	2510 N WAYNE AVE 102 CHICAGO, IL 60614
103	14-29-314-048-1003	2510 N WAYNE AVE 103 CHICAGO, IL 60614
104	14-29-314-048-1004	2510 N WAYNE AVE 104 CHICAGO, IL 60614
105	14-29-314-048-1005	2510 N WAYNE AVE 105 CHICAGO, IL 60614
106	14-29-314-048-1006	2510 N WAYNE AVE 106 CHICAGO, IL 60614
107	14-29-314-048-1007	2510 N WAYNE AVE 107 CHICAGO, IL 60614
108	14-29-314-048-1008	2510 N WAYNE AVE 108 CHICAGO, IL 60614
109	14-29-314-048-1009	2510 N WAYNE AVE 109 CHICAGO, IL 60614
110	14-29-314-048-1010	2510 N WAYNE AVE 110 CHICAGO, IL 60614
111	14-29-314-048-1011	2510 N WAYNE AVE 111 CHICAGO, IL 60614
112	14-29-314-048-1012	2510 N WAYNE AVE 112 CHICAGO, IL 60614
113	14-29-314-048-1013	1344 W ALTGELD ST 113 CHICAGO, IL 60614
114	14-29-314-048-1014	1344 W ALTGELD ST 114 CHICAGO, IL 60614
115	14-29-314-048-1015	1344 W ALTGELD ST 115 CHICAGO, IL 60614
116	14-29-314-048-1016	1344 W ALTGELD ST 116 CHICAGO, IL 60614
117	14-29-314-048-1017	2510 N WAYNE AVE 117 CHICAGO, IL 60614
201	14-29-314-048-1018	2510 N WAYNE AVE 201 CHICAGO, IL 60614
202	14-29-314-048-1019	2510 N WAYNE AVE 202 CHICAGO, IL 60614
203	14-29-314-048-1020	2510 N WAYNE AVE 203 CHICAGO, IL 60614
204	14-29-314-048-1021	2510 N WAYNE AVE 204 CHICAGO, IL 60614
205	14-29-314-048-1022	2510 N WAYNE AVE 205 CHICAGO, IL 60614
206	14-29-314-048-1023	2510 N WAYNE AVE 206 CHICAGO, IL 60614
207	14-29-314-048-1024	2510 N WAYNE AVE 207 CHICAGO, IL 60614
208	14-29-314-048-1025	2510 N WAYNE AVE 208 CHICAGO, IL 60614
209	14-29-314-048-1026	2510 N WAYNE AVE 209 CHICAGO, IL 60614
210	14-29-314-048-1027	2510 N WAYNE AVE 210 CHICAGO, IL 60614
211	14-29-314-048-1028	2510 N WAYNE AVE 211 CHICAGO, IL 60614
212	14-29-314-048-1029	2510 N WAYNE AVE 212 CHICAGO, IL 60614
301	14-29-314-048-1030	2510 N WAYNE AVE 301 CHICAGO, IL 60614
302	14-29-314-048-1031	2510 N WAYNE AVE 302 CHICAGO, IL 60614
303	14-29-314-048-1032	2510 N WAYNE AVE 303 CHICAGO, IL 60614

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105	14-29-314-048-1005	2510 N WAYNE AVE 105 CHICAGO, IL 60614
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107	14-29-314-048-1007	2510 N WAYNE AVE 107 CHICAGO, IL 60614
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115	14-29-314-048-1015	1344 W ALTGELD ST 115 CHICAGO, IL 60614
116	14-29-314-048-1016	1344 W ALTGELD ST 116 CHICAGO, IL 60614
117	14-29-314-048-1017	2510 N WAYNE AVE 117 CHICAGO, IL 60614
201	14-29-314-048-1018	2510 N WAYNE AVE 201 CHICAGO, IL 60614
202	14-29-314-048-1019	2510 N WAYNE AVE 202 CHICAGO, IL 60614
203	14-29-314-048-1020	2510 N WAYNE AVE 203 CHICAGO, IL 60614
204	14-29-314-048-1021	2510 N WAYNE AVE 204 CHICAGO, IL 60614
205	14-29-314-048-1022	2510 N WAYNE AVE 205 CHICAGO, IL 60614
206	14-29-314-048-1023	2510 N WAYNE AVE 206 CHICAGO, IL 60614
207	14-29-314-048-1024	2510 N WAYNE AVE 207 CHICAGO, IL 60614
208	14-29-314-048-1025	2510 N WAYNE AVE 208 CHICAGO, IL 60614
209	14-29-314-048-1026	2510 N WAYNE AVE 209 CHICAGO, IL 60614
210	14-29-314-048-1027	2510 N WAYNE AVE 210 CHICAGO, IL 60614
211	14-29-314-048-1028	2510 N WAYNE AVE 211 CHICAGO, IL 60614
212	14-29-314-048-1029	2510 N WAYNE AVE 212 CHICAGO, IL 60614
301	14-29-314-048-1030	2510 N WAYNE AVE 301 CHICAGO, IL 60614
302	14-29-314-048-1031	2510 N WAYNE AVE 302 CHICAGO, IL 60614
303	14-29-314-048-1032	2510 N WAYNE AVE 303 CHICAGO, IL 60614

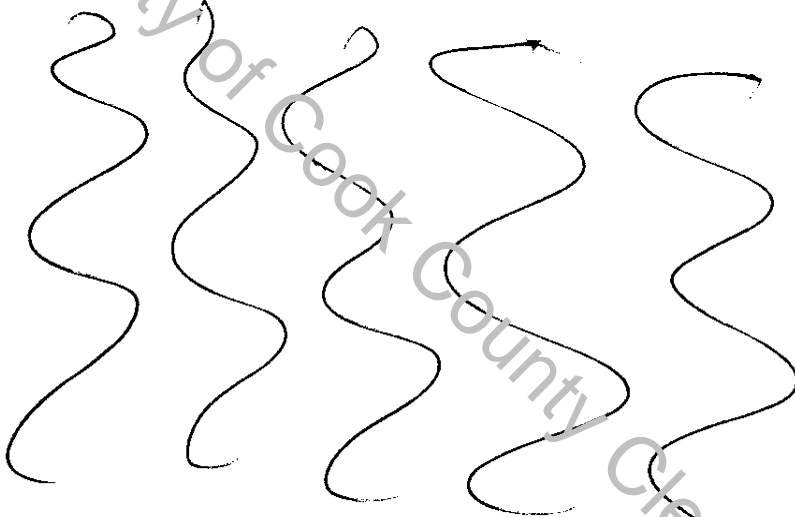
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EXHIBIT "2"

AMENDED PAGE 1 OF PLAT OF SURVEY

(ATTACHED)

Property of Cook County Clerk's Office



UNOFFICIAL COPY**EXHIBIT "3"****AMENDED PERCENTAGE OF OWNERSHIP**

UNIT NO.	PERCENTAGE OF OWNERSHIP
101	2.6
102	2.8
103	3.6
104	1.7
106	5.0
107	2.1
108	3.0
109	2.3
111	2.7
112	2.7
113	1.6
114	1.6
115	3.8
117	2.5
201	3.0
202	2.3
203	2.5
204	2.2
205	3.5
207	2.1
208	2.3
209	2.5
210	2.4
211	2.3
212	2.3
301	3.1
302	2.5
303	2.5
304	2.2
305	3.5
307	2.3
308	2.3
309	2.2
310	2.5
311	2.3
312	2.2
P1	0.2
P2	0.2
P3	0.2

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P4	0.2
P5	0.2
P6	0.2
P7	0.2
P8	0.2
P9	0.2
P10	0.2
P11	0.2
P12	0.2
P13	0.2
P14	0.2
P15	0.2
P16	0.2
P17	0.2
P18	0.2
P19	0.2
P20	0.2
P21	0.2
P22	0.2
P23	0.2
P24	0.2
P25	0.2
P26	0.2
P27	0.2
P28	0.2
P29	0.2
P30	0.2
P31	0.2
P32	0.2
P33	0.2
P34	0.2
P35	0.2
	100.0

