

# UNOFFICIAL COPY

**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**



**Doc#: 0930134089 Fee: \$56.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2009 01:13 PM Pg: 1 of 11

**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

RECORDING FEE \$ 56  
DATE 10-28-09 COPIES 6  
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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, Jaime Hibbert is the Owner of Unit 106 and Unit 110 in the Association and desires to combine said units into a single unit to be described as Unit 106, and to amend the Declaration to reflect the transaction; and

WHEREAS, Jaime Hibbert 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 106 and Unit 110; 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, 2009; 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 106 and Unit 110 are hereby combined into a single unit and shall be described as Unit 106, as delineated on Amended Page 4 of the Plat of Survey of Unit 106 and Unit 110 and adjoining common elements attached hereto as Exhibit "2". the newly combined Unit, Unit 106, shall be allocated 5.0 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

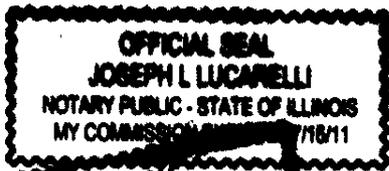
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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

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.

*[Handwritten signatures]*  
\_\_\_\_\_  
\_\_\_\_\_  
*Ann Lucarelli*  
\_\_\_\_\_



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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public Signature

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

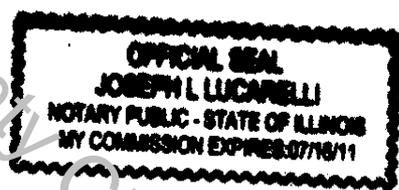
I, Matthew P Foley, am the President of the Board of Managers of Wheelworks Condominium Association, and by my signature below do hereby execute the foregoing amendment to the Declaration, which amendment sets forth all pertinent aspects of the transaction involving the combination of Unit 106 and Unit 110, 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 Sept 28, 2009 by

[Signature]  
\_\_\_\_\_  
Notary Public Signature



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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

## UNIT OWNER EXECUTION

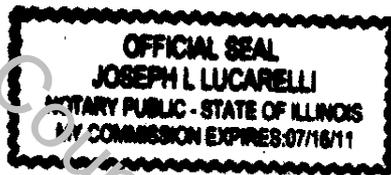
The undersigned, Jaime Hibbert, the Owner of Unit 106 and Unit 110 in Wheelworks Condominium Association, being all of the units involved in the transaction, by his signature below does hereby execute and approve the foregoing amendment to the Declaration with respect to the combination of Unit 106 and Unit 110.

Jaime Hibbert

Executed this 28 day of Sep, 2009.

This instrument was acknowledged before me on Sep 28, 2009 by \_\_\_\_\_.

[Signature]  
Notary Public Signature



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## EXHIBIT "1" LEGAL DESCRIPTION

Units 103 and 105

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 Sheffields Addition To Chicago, In Section 29, Township 40 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois.

Unit	Pin	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

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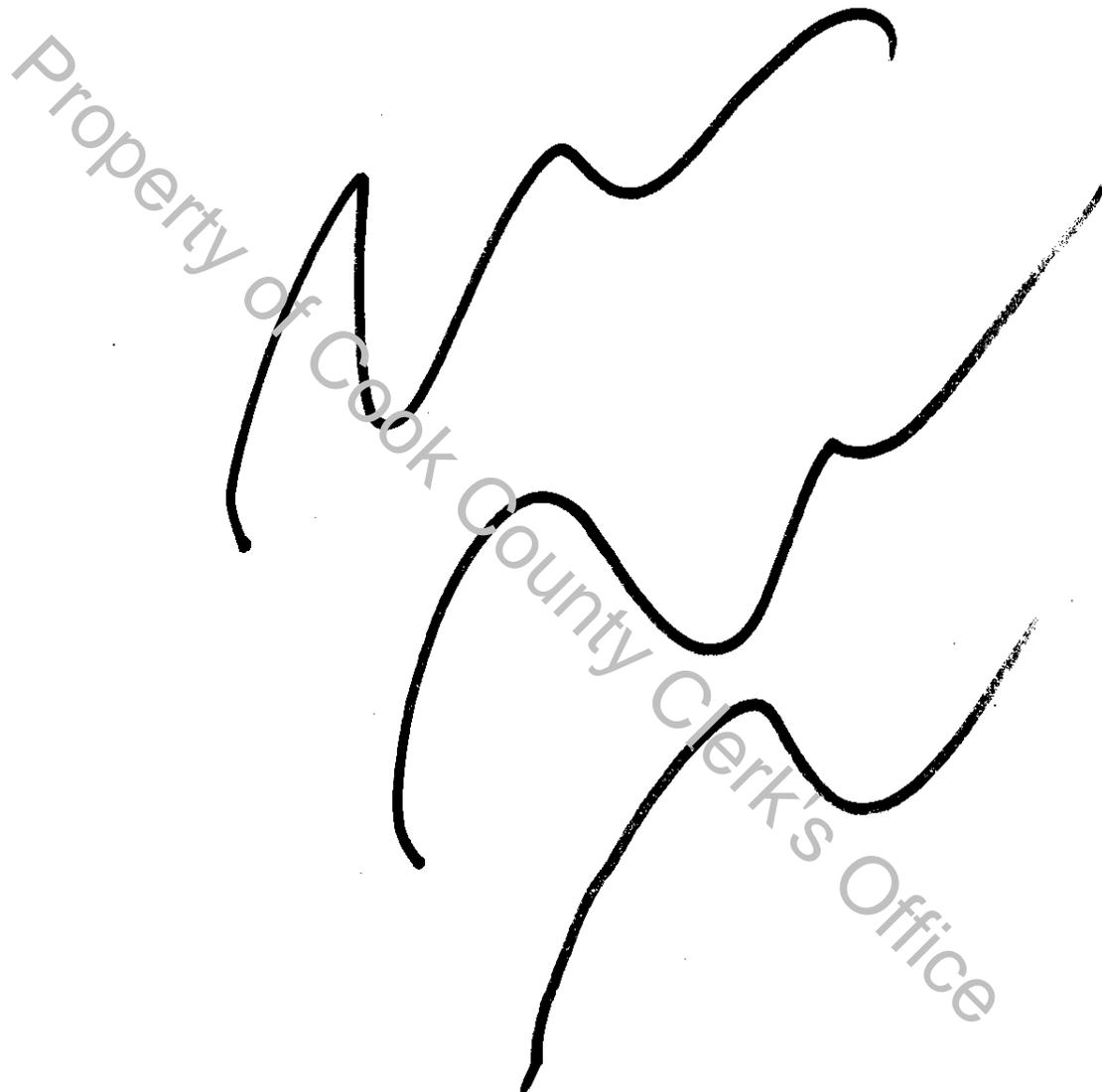
Unit	Pin	Commonly known as (for informational purposes only)
303	14-29-314-048-1032	2510 N WAYNE AVE 303 CHICAGO, IL 60614
304	14-29-314-048-1033	2510 N WAYNE AVE 304 CHICAGO, IL 60614
305	14-29-314-048-1034	2510 N WAYNE AVE 305 CHICAGO, IL 60614
306	14-29-314-048-1035	2510 N WAYNE AVE 306 CHICAGO, IL 60614
307	14-29-314-048-1036	2510 N WAYNE AVE 307 CHICAGO, IL 60614
308	14-29-314-048-1037	2510 N WAYNE AVE 308 CHICAGO, IL 60614
309	14-29-314-048-1038	2510 N WAYNE AVE 309 CHICAGO, IL 60614
310	14-29-314-048-1039	2510 N WAYNE AVE 310 CHICAGO, IL 60614
311	14-29-314-048-1040	2510 N WAYNE AVE 311 CHICAGO, IL 60614
312	14-29-314-048-1041	2510 N WAYNE AVE 312 CHICAGO, IL 60614
P1	14-29-314-048-1042	1344 W ALTGELD ST P1 CHICAGO, IL 60614
P2	14-29-314-048-1043	1344 W ALTGELD ST P2 CHICAGO, IL 60614
P3	14-29-314-048-1044	1344 W ALTGELD ST P3 CHICAGO, IL 60614
P4	14-29-314-048-1045	1344 W ALTGELD ST P4 CHICAGO, IL 60614
P5	14-29-314-048-1046	2510 N WAYNE AVE P5 CHICAGO, IL 60614
P6	14-29-314-048-1047	2510 N WAYNE AVE P6 CHICAGO, IL 60614
P7	14-29-314-048-1048	2510 N WAYNE AVE P7 CHICAGO, IL 60614
P8	14-29-314-048-1049	2510 N WAYNE AVE P8 CHICAGO, IL 60614
P9	14-29-314-048-1050	2510 N WAYNE AVE P9 CHICAGO, IL 60614
P10	14-29-314-048-1051	2510 N WAYNE AVE P10 CHICAGO, IL 60614
P11	14-29-314-048-1052	2510 N WAYNE AVE P11 CHICAGO, IL 60614
P12	14-29-314-048-1053	2510 N WAYNE AVE P12 CHICAGO, IL 60614
P13	14-29-314-048-1054	2510 N WAYNE AVE P13 CHICAGO, IL 60614
P14	14-29-314-048-1055	2510 N WAYNE AVE P14 CHICAGO, IL 60614
P15	14-29-314-048-1056	2510 N WAYNE AVE P15 CHICAGO, IL 60614
P16	14-29-314-048-1057	2510 N WAYNE AVE P16 CHICAGO, IL 60614
P17	14-29-314-048-1058	1344 W ALTGELD ST P17 CHICAGO, IL 60614
P18	14-29-314-048-1059	2510 N WAYNE AVE P18 CHICAGO, IL 60614
P19	14-29-314-048-1060	2510 N WAYNE AVE P19 CHICAGO, IL 60614
P20	14-29-314-048-1061	2510 N WAYNE AVE P20 CHICAGO, IL 60614
P21	14-29-314-048-1062	2510 N WAYNE AVE P21 CHICAGO, IL 60614
P22	14-29-314-048-1063	2510 N WAYNE AVE P22 CHICAGO, IL 60614
P23	14-29-314-048-1064	2510 N WAYNE AVE P23 CHICAGO, IL 60614
P24	14-29-314-048-1065	2510 N WAYNE AVE P24 CHICAGO, IL 60614
P25	14-29-314-048-1066	1344 W ALTGELD ST P25 CHICAGO, IL 60614
P26	14-29-314-048-1067	2510 N WAYNE AVE P26 CHICAGO, IL 60614
P27	14-29-314-048-1068	2510 N WAYNE AVE P27 CHICAGO, IL 60614
P28	14-29-314-048-1069	1344 W ALTGELD ST P28 CHICAGO, IL 60614
P29	14-29-314-048-1070	1344 W ALTGELD ST P29 CHICAGO, IL 60614
P30	14-29-314-048-1071	2510 N WAYNE AVE P30 CHICAGO, IL 60614
P31	14-29-314-048-1072	2510 N WAYNE AVE P31 CHICAGO, IL 60614
P32	14-29-314-048-1073	2510 N WAYNE AVE P32 CHICAGO, IL 60614
P33	14-29-314-048-1074	2510 N WAYNE AVE P33 CHICAGO, IL 60614
P34	14-29-314-048-1075	2510 N WAYNE AVE P34 CHICAGO, IL 60614

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EXHIBIT "2"

AMENDED PAGE 4 OF PLAT OF SURVEY

(ATTACHED)

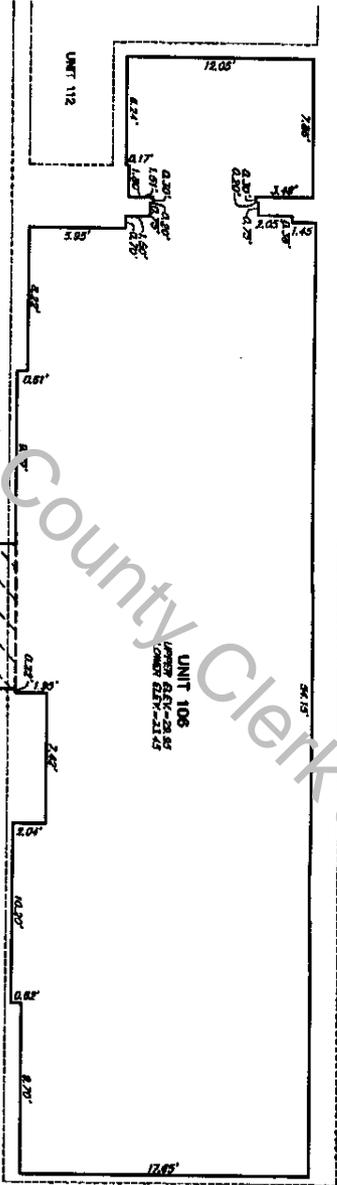


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# WHEELWORKS CONDOMINIUM

## FINAL CONDOMINIUM PLAT OF SURVEY OF AMENDMENT TO EXHIBIT A CONSOLIDATION OF UNIT 106 & UNIT 110

SHEET 1 OF 1



### SURVEYOR'S NOTES

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. MEASUREMENTS PER FIELD SURVEY COMPLETED 9-1-09.
3. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
5. HORIZONTAL PLANES SHOWN HEREON ARE TO TOP OF FINISHED FLOOR AND BOTTOM OF FINISHED CEILING.
6. VERTICAL PLANES SHOWN HEREON ARE LEASUED TO FINISHED FACE OF INTERIOR WALLS.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)  
SS.  
COUNTY OF DUPAGE)  
I, PETER A. BLASSER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,  
HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT HAS BEEN  
SURVEYED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN MADE IN  
ACCORDANCE WITH THE ILLCS 806/5. ALL DIMENSIONS ARE GIVEN IN  
FEET AND DECIMALS THEREOF.  
DATED 1ST DAY OF SEPTEMBER, A.D., 2009.

PETER A. BLASSER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30372  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2010  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
EXPIRES APRIL 30, 2011

### PROJECT ELEVATION MARKS

ELEVATIONS SHOWN HEREON PERTAINANT TO ELEVATIONS SET  
FOR THE BUILDING. ELEVATION NO. 8872388.  
STANDARD BENCH MARK 4272 LOCATED ABOUT 48 FEET NORTH  
WEST OF THE NORTH LINE OF WEST DIVERSEY AVENUE AND 10.7 FEET  
WEST OF THE EAST LINE OF NORTH SEMINARY AVENUE  
(BENCHMARK NOT VERIFIED)  
ELEVATION = +18.510

### LINE LEGEND

- UNIT BOUNDARY
- ADJACENT UNIT BOUNDARY
- EXISTING WALL BOUNDARY



## CEMCON, Ltd.

REGISTERED BR.  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Arling Heights, IL 60004-4873 FAX: 630.892.2199  
Phone: 630.892.1100 Website: www.cemcon.com  
E-Mail: coid@cemcon.com  
DISC NO: 903885 FILE NAME: CONDO  
DRAWN BY: KDA P.L.D. BK. / PG. NO.: MARK-UPS  
COMPLETION DATE: 9-3-09 JOB NO.: 903885

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

<b>UNIT NO.</b>	<b>PERCENTAGE OF OWNERSHIP</b>
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
<del>115</del> 116	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	5.0
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
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P29	0.2
P30	0.2
P31	0.2
P32	0.2
P33	0.2
P34	0.2
P35	0.2
	100.0