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Doc#: 0930134102 Fee: \$88.00  
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Cook County Recorder of Deeds  
Date: 10/28/2009 03:03 PM Pg: 1 of 27

Property of Cook County Clerk's Office

**FIRST AMENDMENT**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**FOR**  
**1945 SHEFFIELD CONDOMINIUMS**

THIS INSTRUMENT PREPARED  
BY AND MAIL TO:

Richard J. Nakon & Associates 121  
E. Liberty Street, Suite 3  
Wauconda, Illinois 60084  
(847) 526-0626

RECORDING FEE \$ 88  
DATE 10-28-09 COPIES 6  
OK [Signature]

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## FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR 1945 SHEFFIELD CONDOMINIUMS

**THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE 1945 SHEFFIELD CONDOMINIUMS** ("First Amendment") is made and entered into this 6 day of June, 2009, by the 1945 SHEFFIELD CONDOMINIUMS ASSOCIATION (the "Association").

### WITNESSETH:

**WHEREAS**, by a Declaration of Condominium (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 99205014, on March 3, 1999, Sheffield Partners, L.L.C., as the Declarant submitted certain real estate to the provisions of the Illinois Condominium Property Act (the "Act"); and,

**WHEREAS**, Paragraph 17(a) of the Declaration provides that amendments may be made to the Declaration by an instrument, in writing, setting forth such amendment change or modification signed and acknowledged by the President or Vice-President and the Secretary or Assistant Secretary of the Association, by all members of the board, all of the Unit Owners and each mortgagee having a bona fide lien of record against any unit; and,

**WHEREAS**, the provisions of Section 17 of the Condominium Property Act of the State of Illinois (765 ILCS 605/17) provides statutory authority for the Association to amend the Declaration; and,

**WHEREAS**, Page 3 of Exhibit "D" attached to the Declaration reflects an "Inaccessible Building Area" located on the second floor within the garage located upon the Condominium Property; and,

**WHEREAS**, the "Inaccessible Building Area" is not accessible to or able to be utilized by the Association or by the Unit Owners for any purposes set forth in the Declaration; and,

**WHEREAS**, the "Inaccessible Building Area" is accessible from Unit 204 through an interior wall; and,

**WHEREAS**, the Owners of Unit 204 has proposed to the Association and the Unit Owners that the "Inaccessible Building Area" be removed from the Common Elements and added to Unit 204; and,

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**WHEREAS**, the Association and the Unit Owners have determined that the "Inaccessible Building Area" is not fit for any purpose prescribed in the Act or in the Declaration for the general use and enjoyment of the Unit Owners; and,

**WHEREAS**, the Association and the Unit Owners are willing to amend the Declaration to remove the "Inaccessible Building Area" from the Common Elements and amend the Declaration to add the "Inaccessible Building Area" as part of Unit 204 provided that the Exhibit "B" to the Declaration is reallocate the percentage interests in the Common Elements to reflect the removal of the "Inaccessible Building Area" from the Common Elements and the addition of the "Inaccessible Building Area" to Unit 204; and,

**WHEREAS**, the Association and the Unit Owners have required that the Owners of Unit 204 provide satisfactory evidence that any and all improvements to be made to the "Inaccessible Building Area" after it is added to Unit 204 shall not be detrimental to the Condominium Property, that the Owners of Unit 204 shall be required to indemnify the Association and the other Unit Owners from any liability claims which may be incurred during the course of construction of improvements to Unit 204 and that there is adequate structural support for any improvements to be installed or placed in or under the "Inaccessible Building Area"; and,

**WHEREAS**, in order to complete the reconstruction of the "Inaccessible Building Area" the Owners of Unit 204 will be required by the City of Chicago to install an emergency staircase as an emergency exit to be located upon a portion of the Common Elements; and,

**WHEREAS**, the Board and the Unit Owners have been provided information and evidence which is satisfactory to the Board and the Unit Owners that all improvements contemplated by the Owner of Unit 204 are structurally sound and shall not cause any damage of any kind or nature to the remaining Condominium Property or any of the Units; and,

**WHEREAS**, the Association and the Unit Owners have determined that it is in the best interest of the Association and the Unit Owners to remove the "Inaccessible Building Area" from the Common Elements and incorporate said "Inaccessible Building Area" into Unit 204 and to allow the installation of the emergency staircase upon the Common Elements.

**NOW, THEREFORE**, the Association does hereby amend the Declaration as follows:

1. The "Inaccessible Building Area" is hereby removed from the Common Elements and is incorporated into and made part of Unit 204. Unit 204 shall hereafter be configured in the manner set forth on page 3 of Exhibit "D" to the Declaration attached hereto and hereby made a part hereof.
2. Exhibit "B" of the Declaration is hereby amended by deleting said Exhibit "B" and substituting therefore Exhibit "B" that is attached hereto. The Percentage of Ownership in the Common Elements appurtenant to each Unit is hereby shifted to the Percentages set forth in Exhibit "B" that is attached hereto.

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3. Exhibit "D" of the Declaration is hereby amended by deleting page 3 of said Exhibit "D" and substituting therefore, a New Page 3 to Exhibit "D" that is attached hereto as Exhibit "C".

4. That the Owners of Unit 204 do hereby indemnify and hold harmless the Association and all of the other Unit Owners of and from any all liability which may occur or be incurred during the reconstruction of Unit 204 after the recording of this First Amendment.

5. That the Owners of Unit 204 may not sell, transfer or convey Unit 204 to any other person or entity until reconstruction of Unit 204 has been completed, provided, however, that any mortgage financing or refinancing obtained by the Owners of Unit 204 shall not be deemed to violate the provisions of this paragraph.

6. Approval is hereby provided for the installation by Unit 204 of an emergency staircase as an emergency exit from Unit 204 upon the Common Elements. The emergency staircase shall be installed upon the Common Elements in accordance with the drawing attached hereto as Exhibit "D" and hereby made a part hereof. The costs of installation of the emergency staircase shall be paid for by the Owners of Unit 204. The emergency staircase is hereby designated as a Limited Common Element limited solely for the use of Unit 204 and all costs and expenses attributable to the maintenance, repair or replacement of the emergency staircase shall be assessed to and paid for by Unit 204.

7. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the 1945 SHEFFIELD CONDOMINIUMS ASSOCIATION, an Illinois Not-For-Profit Corporation has executed this document this 6 day of June, 2009.

**1945 SHEFFIELD CONDOMINIUMS ASSOCIATION,  
An Illinois Not-For-Profit Corporation**

By: Tyler Goff  
**Tyler Goff, Its President**

**ATTEST:**

Michael Zycinski  
**Michael Zycinski, Its Secretary**

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STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that TYLER GOFF, personally known to me to be the President of the 1945 Sheffield Condominiums Association, and MICHAEL ZYCINSKI personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my hand and notarial seal this 6<sup>th</sup> day of June 2009,  
2009.

  
\_\_\_\_\_  
Notary Public

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## CONSENT AND APPROVAL OF THE BOARD OF DIRECTORS OF 1945 SHEFFIELD CONDOMINIUMS ASSOCIATION

The undersigned, being and constituting all of the Members of the Board of Directors of the 1945 SHEFFIELD CONDOMINIUMS ASSOCIATION do hereby consent and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
\_\_\_\_\_  
TYLER GOFF

  
\_\_\_\_\_  
MICHAEL ZYCINSKI


  
\_\_\_\_\_  
OAKLEY ROUSE

STATE OF ILLINOIS        )  
  )SS  
COUNTY OF COOK        )



I, OMAR ORTIZ, a Notary Public in and for said county in the state aforesaid do hereby certify that Tyler Goff personally know to me to be the same person whose name is subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 6<sup>th</sup> of June, 2009

  
\_\_\_\_\_  
Notary Public

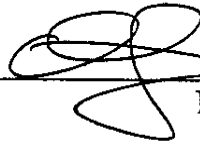
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STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

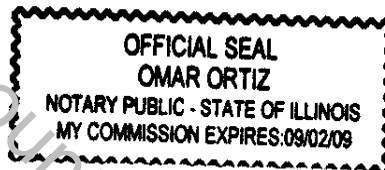


I, Omar Ortiz, a Notary Public in and for said county in the state aforesaid do hereby certify that Michael Zycinski personally know to me to be the same person whose name is subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 6<sup>th</sup> of June, 2009

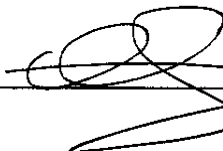
  
\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )



I, Omar Ortiz, a Notary Public in and for said county in the state aforesaid do hereby certify that Wiley Rouse personally know to me to be the same person whose name is subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

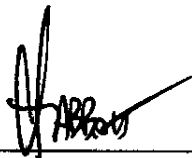
Given under my hand and official seal this 6<sup>th</sup> of June

  
\_\_\_\_\_  
Notary Public

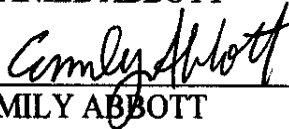
# UNOFFICIAL COPY

## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, DANIEL ABBOTT AND EMILY ABBOTT, being and constituting the Owners of Unit 101 and Parking Unit 2 in the 1945 SHEFFIELD CONDOMINIUMS do hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.



\_\_\_\_\_  
DANIEL ABBOTT



\_\_\_\_\_  
EMILY ABBOTT

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )



I, Omar Ortiz, a Notary Public in and for said county in the state aforesaid do hereby certify that DANIEL ABBOTT AND EMILY ABBOTT personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16<sup>th</sup> of May, 2009

  
\_\_\_\_\_  
Notary Public



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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, MICHAEL R. & GILDA L. ROUSE IRREVOCABLE TRUST, being and constituting the Owner of Unit 303 and Parking Unit 9, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

*Michael R. Rouse*  
*Gilda L. Rouse*

MICHAEL R. & GILDA L. ROUSE  
IRREVOCABLE TRUST

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, MARC L. MUSKAT, a Notary Public in and for said county in the state aforesaid do hereby certify that MICHAEL R. ROUSE IRREVOCABLE TRUST, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 3<sup>RD</sup> of JUNE, 2009

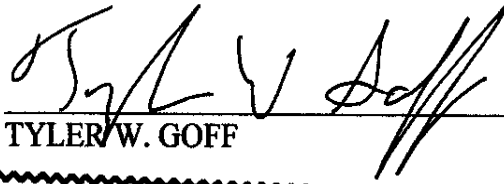


*Marc L. Muskat*  
Notary Public

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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, TYLER W. GOFF, being and constituting the Owner of Unit 102 and Parking Unit 6, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
\_\_\_\_\_  
TYLER W. GOFF

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )



I, Omar Ortiz, a Notary Public in and for said county in the state aforesaid do hereby certify that TYLER W. GOFF personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 6<sup>th</sup> of June, 2009

  
\_\_\_\_\_  
Notary Public

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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

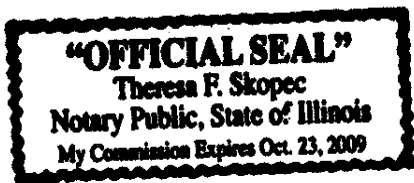
The undersigned, MARZENNA CHMIELECKI, being and constituting the Owner of Unit 103 and Parking Unit 7, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
MARZENNA CHMIELECKI

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, Theresa F. Skopec, a Notary Public in and for said county in the state aforesaid do hereby certify that MARZENNA CHMIELECKI, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 12 of May, 2009

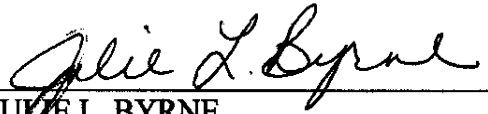


  
Notary Public

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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, JULIE L. BYRNE, being and constituting the Owner of Unit 201 and Parking Unit 13, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
\_\_\_\_\_  
JULIE L. BYRNE

61110  
STATE OF ILLINOIS )  
          CUYAHOGA )SS  
COUNTY OF COOK )

I, KAREN L. DAVIS a Notary Public in and for said county in the state aforesaid do hereby certify that JULIE L. BYRNE, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 29 of MAY, 2009

  
\_\_\_\_\_  
Notary Public

KAREN L. DAVIS  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 5-13-2013

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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

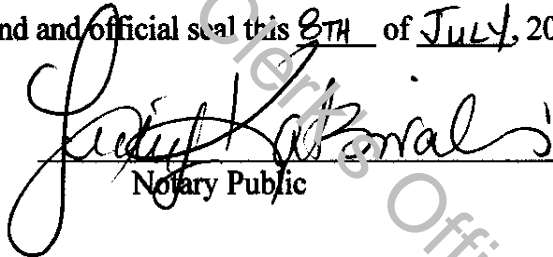
The undersigned, ROBERT ECKERT, being and constituting the Owner of Unit 202 and Parking Unit 1 in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

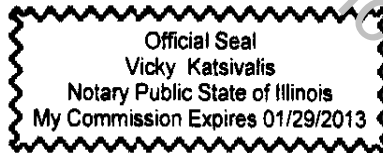
  
\_\_\_\_\_  
ROBERT ECKERT

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, VICKY KATSNALIS, a Notary Public in and for said county in the state aforesaid do hereby certify that ROBERT ECKERT, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 8TH of JULY, 2009

  
\_\_\_\_\_  
Notary Public



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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, PRISCILLA R. DEPREE, being and constituting the Owner of Unit 203 and Parking Unit 4, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

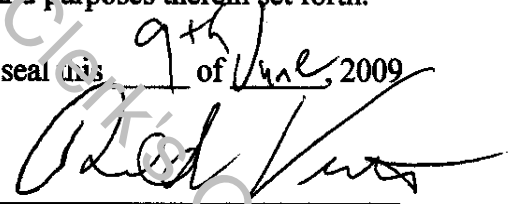
  
PRISCILLA R. DEPREE

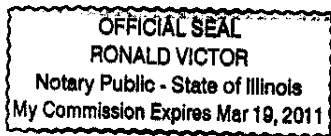
STATE OF ILLINOIS

COUNTY OF COOK

I, Ronald Victor a Notary Public in and for said county in the state aforesaid do hereby certify that PRISCILLA R. DEPREE, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 9<sup>th</sup> of June, 2009

  
Notary Public



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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, MICHAEL ZYCINSKI AND CHRISTINA ZYCINSKI, being and constituting the Owners of Unit 204 and Parking Unit 15, in the 1945 SHEFFIELD CONDOMINIUMS do hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

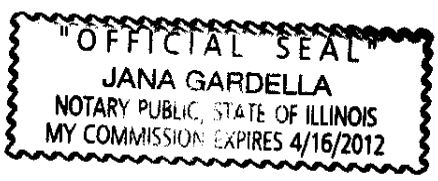
Michael Zycinski  
MICHAEL ZYCINSKI

Christina Zycinski  
CHRISTINA ZYCINSKI

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, Jana Gardella, a Notary Public in and for said county in the state aforesaid do hereby certify that MICHAEL ZYCINSKI AND CHRISTINA ZYCINSKI, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 12th of Oct., 2009



Jana Gardella  
Notary Public

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## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, ERIN E. FLECK, being and constituting the Owner of Unit 301 and Parking Unit 14, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

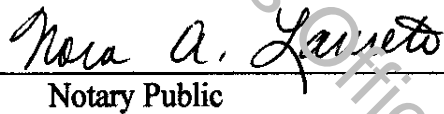


ERIN E. FLECK

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, Nora Laureto, a Notary Public in and for said county in the state aforesaid do hereby certify that ERIN E. FLECK, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21st of June, 2009



Notary Public





# UNOFFICIAL COPY

## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, ABIGAIL S. IRZYK, being and constituting the Owner of Unit 302 and Parking Unit 10, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
ABIGAIL S. IRZYK

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, DORIANN CULLOTTA, a Notary Public in and for said county in the state aforesaid do hereby certify that ABIGAIL S. IRZYK, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21 of May, 2009

  
Notary Public



# UNOFFICIAL COPY

## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, JOE SUMMERVILLE AND DARLENE TURNER, being and constituting the Owners of Parking Unit 3 in the 1945 SHEFFIELD CONDOMINIUMS do hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

*[Handwritten Signature]*  
\_\_\_\_\_  
JOE SUMMERVILLE

*[Handwritten Signature]*  
\_\_\_\_\_  
DARLENE TURNER

STATE OF ~~ILLINOIS~~ <sup>Florida</sup> )  
  ) )SS  
COUNTY OF ~~COOK~~ <sup>Osceola</sup> )

I, Christina L Thompson, a Notary Public in and for said county in the state aforesaid do hereby certify that JOE SUMMERVILLE AND DARLENE TURNER, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 14 of May, 2009



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

# UNOFFICIAL COPY

## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, CHRIS COTEY, being and constituting the Owner of Parking Unit 5, in the 1945 SHEFFIELD CONDOMINIUMS does hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
CHRIS COTEY

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, Sarah Poepfel, a Notary Public in and for said county in the state aforesaid do hereby certify that CHRIS COTEY, personally know to me to be the same person(s) whose name is/are subscribed above, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21 of September, 2009

  
Notary Public



# UNOFFICIAL COPY

## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

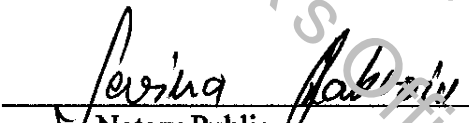
The undersigned, TERESA STOTTS, being and constituting the Owner of Parking Unit 8, in the **1945 SHEFFIELD CONDOMINIUMS** does hereby consent to and approve the execution of and recording of the above and foregoing **FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM** pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

  
TERESA STOTTS

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, SEBIHA RAKOVIC, a Notary Public in and for said county in the state aforesaid do hereby certify that TERESA STOTTS, personally know to me to be the same person(s) whose name is/are subscribed to/w, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 13 of MAY, 2009

  
Notary Public



# UNOFFICIAL COPY

## CONSENT AND APPROVAL OF THE UNIT OWNERS OF 1945 SHEFFIELD CONDOMINIUMS

The undersigned, CARY CHUBIN AND BARBARA CHUBIN, being and constituting the Owners of Parking Units 11 and 12, in the 1945 SHEFFIELD CONDOMINIUMS do hereby consent to and approve the execution of and recording of the above and foregoing FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM pursuant to the provisions of the Declaration and the Condominium Property Act of the State of Illinois.

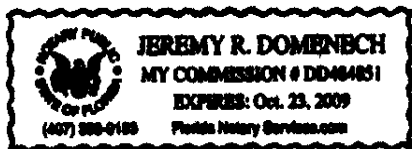
*Cary Chubin*  
CARY CHUBIN

*Barbara Chubin*  
BARBARA CHUBIN

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, *Jeremy Domenech*, a Notary Public in and for said county in the state aforesaid do hereby certify that CARY CHUBIN AND BARBARA CHUBIN, personally know to me to be the same person(s) whose name is/are subscribed below, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered that said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this *8* of *May*, 2009



*Jeremy Domenech*  
Notary Public

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## EXHIBIT "A"

### LEGAL DESCRIPTION

All units located on the property are delineated on the survey, referred hereto as Exhibit "D" to the Condominium Declarations and made a part of the Declaration and are legally described as follows:

Units 101, 102, 103, 201, 202, 203, 204 (PIN 14-32-407-092-1007), 301, 302, 303, PU-1, PU-2, PU-3, PU-4, PU-5, PU-6, PU-7, PU-8, PU-9, PU-10, PU-11, PU-12, PU-13, PU-14 and PU-15 in the 1945 Sheffield Condominiums as delineated on a survey of the following described real estate: Lots 32, 33 and 34 in subdivision of Block 5 in Block 5 in Sheffield addition in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1945 N. Sheffield, Chicago, IL

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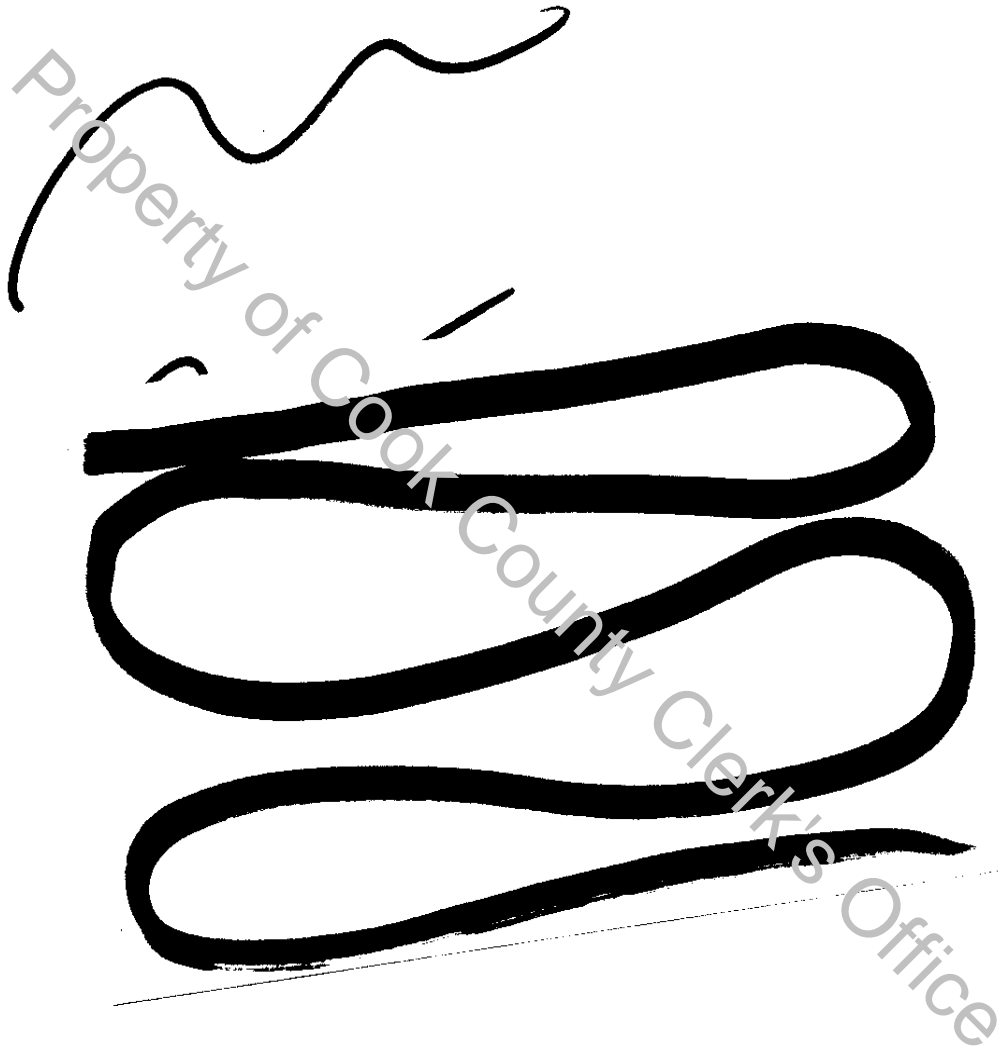
## EXHIBIT "B"

UNIT #	PERCENTAGES	STORAGE LOCKER
<b>Dwelling Units</b>		
101	7.98%	S-8
102	7.98%	S-9
103	7.98%	S-10
201	9.05%	S-4
202	9.05%	S-5
203	9.05%	S-6
204	11.63%	S-7
301	9.20%	S-1
302	9.20%	S-2
303	9.20%	S-3
<b>Parking Units</b>		
PU-1	0.79%	
PU-2	0.79%	
PU-3	0.79%	
PU-4	0.79%	
PU-5	0.79%	
PU-6	0.79%	
PU-7	0.55%	
PU-8	0.55%	
PU-9	0.55%	
PU-10	0.55%	
PU-11	0.55%	
PU-12	0.55%	
PU-13	0.55%	
PU-14	0.55%	
PU-15	<u>0.55%</u>	
<b>TOTAL</b>	<b>100.00%</b>	

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## EXHIBIT "C"

**NEW PAGE 3 TO EXHIBIT "D" OF THE DECLARATION**



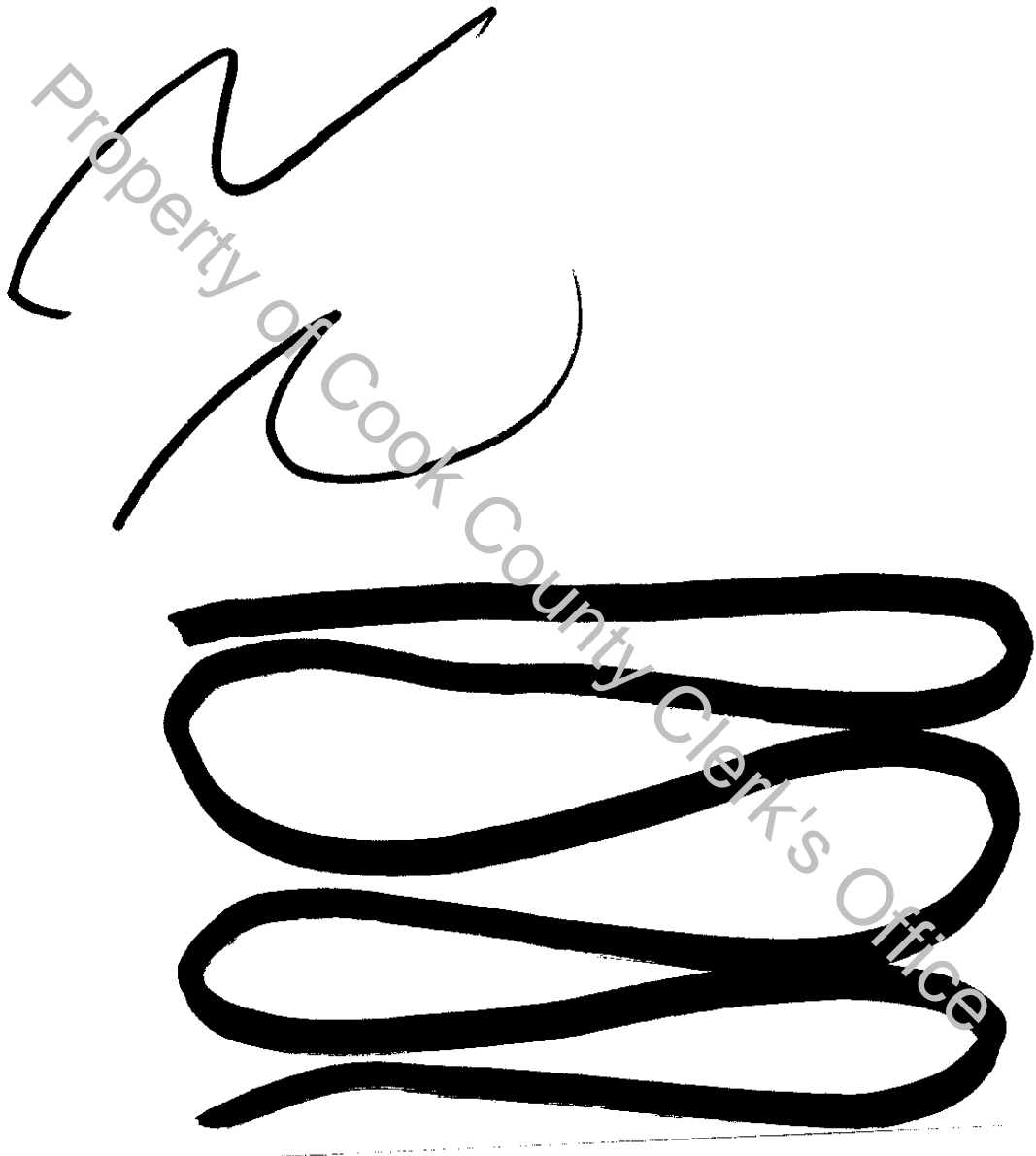
Property of Cook County Clerk's Office



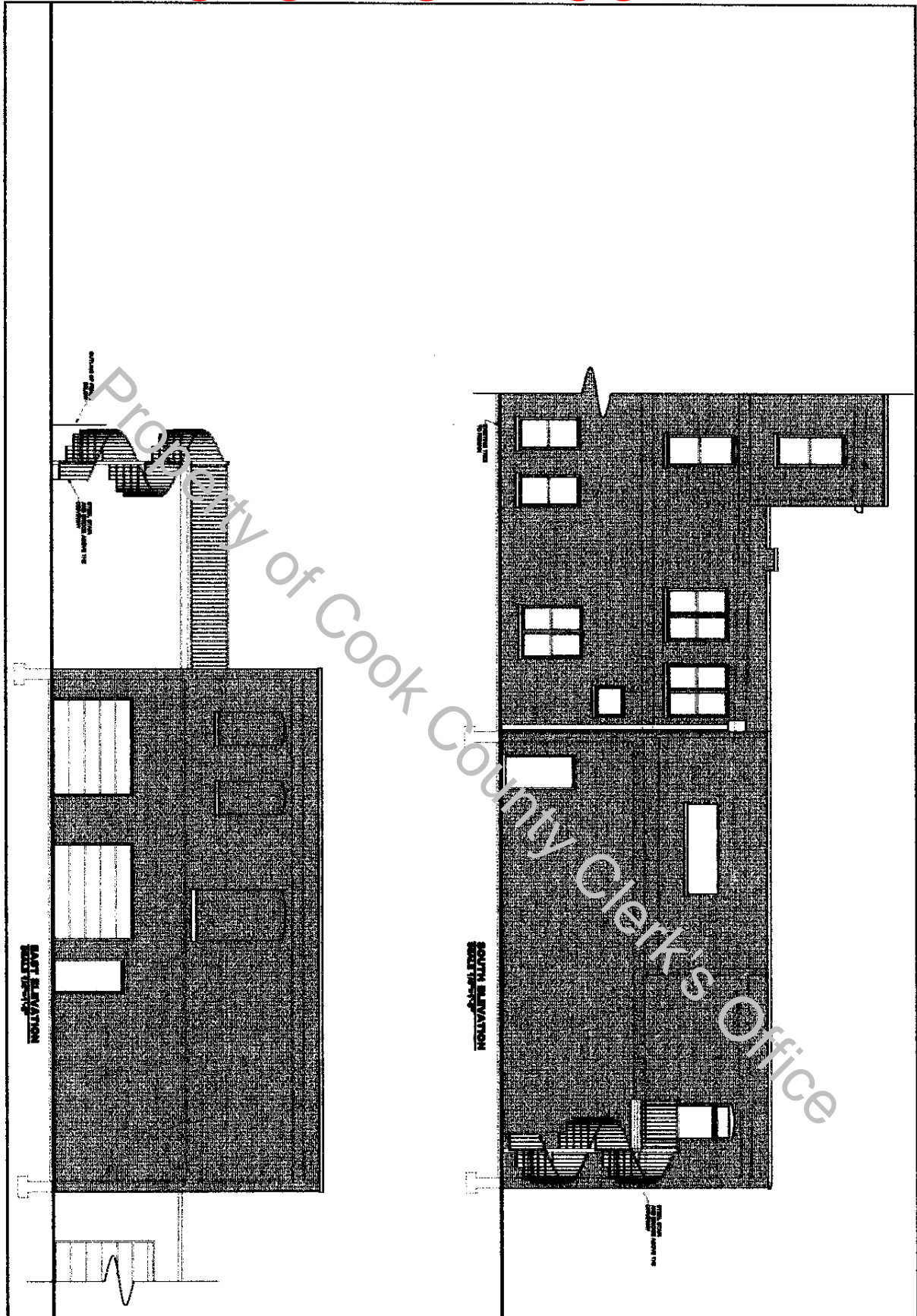
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## EXHIBIT D

### DRAWING DEPICTING EMERGENCY STAIRCASE



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DATE	REVISION	BY

TITLE: **DECONVERSION OF EXISTING DWELLING UNIT AND INACCESSIBLE AREA ABOVE GARAGE INTO 1 UNIT INTERIOR ALTERATION FOR MR. & MRS. ZYGINSKI AT 1945 N. SHEFFIELD AVENUE CHICAGO, IL.**  
 DRAWN BY: **A4.0**  
 CHECKED BY: **A4.0**  
 DATE:

**DECONVERSION OF EXISTING DWELLING UNIT AND INACCESSIBLE AREA ABOVE GARAGE INTO 1 UNIT INTERIOR ALTERATION FOR MR. & MRS. ZYGINSKI AT 1945 N. SHEFFIELD AVENUE CHICAGO, IL.**

**EMIB**  
 ENGINEERING MANAGEMENT & INTERIOR BUILDING  
 1140 N. LAUREL STREET, CHICAGO, IL 60642  
 TEL: 312.763.8800  
 WWW.EMIB.COM

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# **EXHIBIT**

# **ATTACHED TO**

Doc#: 0930134102 Fee: \$88.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2009 03:03 PM Pg: 1 of 27

*27 PGS*

*38*



# **DOCUMENT**

# **SEE PLAT INDEX**

*Property of Cook County Clerk's Office*