# UNOFFICIAL COPY

This instrument was prepared by

and mail to:

John E. Lovestrand
LAW OFFICES OF
PALMISANO & LOVESTRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

Doc#: 0930744035 Fee: \$82.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 11/03/2009 10:42 AM Pg: 1 of 8

Original, Undivided Permanent Index Numbers:

17-08-443-030-0000 (original, undivided)

17-08-443-031-0000 (original, undivided)

Condominium Legal & Divided Permanent Index Numbers:

See Exhibit "1" artached hereto (new, divided)

2072812MKC31

#### FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP
AND

BY-LAWS, EASEMEN'S RESTRICTIONS AND COVENANTS FOR THE

#### 6 NORTH MAY CONDOMINIUMS

This First Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 6 North May Condominiums is made this 20<sup>th</sup> day of October, 2009 by 6 N. May, LLC, an Illinois limited liability company (the original "Declarant"), and by 6 North May Condominium Association, an Illinois not-for-profit corporation (the "Association"):

#### WITNESSETH THAT:

WHEREAS, Declarant filed a Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for the 6 N. May Condominiums in the Office of the Recorder of Deeds of Cook County, Illinois on April 20, 2007 as Document Number 0711015041 (the "Declaration");

WHEREAS, pursuant to the Declaration, the Declarant held title to the following described real estate (the "Property"), which Property was, by and through the Declaration, submitted to the provisions of the Condominium Property Act:

Lots 25, 26 and 27 in Resubdivision of Block 47 in Carpenter's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:	6 North May Street, Chicago, Illinois 60608
RECORDING FEE \$	× ·
OK A	

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WHEREAS, Declarant intends to amend the plat of survey referred to in the Declaration as Exhibit "A" and recorded simultaneously therewith as Document Number 0711015041 (the "Plat") in conformance with the requirements of the Condominium Property Act, 765 ILCS 605/1 (the "Act") by recording the amended plat of survey (more precisely Sheet 7 thereof) attached hereto to as Exhibit "2" (the "Amended Plat") and made a part of this First Amendment to Declaration of Condominium Ownership and By-Laws Easements, Restrictions and Covenants for the 6 North May Condominiums (the "First Amendment");

WHEREAS, the Plat attached as Exhibit "A" to the Declaration consisted of Sheets 1 through 7, with Sheet 7 depicting a ROOF level identifying PROPOSED Roof Decks, but not depicting "as-built" ROOF DECKS assigned to particular Units;

WHEREAS, the Amended Plat attached as **Exhibit "2"** to this First Amendment depicts a revised Sheet 7, which Sheet 7 now depicts the ROOF level identifying:

"as-built" ROOF DECKS assigned as limited common elements to particular Units, namely the four 5<sup>th</sup> floor Units: 5-NW, 5-NE, 5-SW, and 5-SE;

**ROOF** spaces assigned as limited common elements to those same four 5<sup>th</sup> floor Units: 5-NW, 5-NE, 5-5 W, and 5-SE;

certain ROOF AREA(S) designated as common element(s); and

a certain ROOF DECK designated as a common element.

WHEREAS, the aforementioned limited contains element "ROOF DECK(S)" are hereby assigned for the exclusive use and benefit (except as otherwise herein qualified) of the respective Owner(s) of Units 5-NW, 5-NE, 5-SW, and 5-SE situated within the Condominium Building, as shown on the Amended Plat attached hereto;

WHEREAS, the aforementioned limited common element "RCOF" spaces are hereby assigned for the exclusive use and benefit (except as otherwise herein qualified) of the respective Owner(s) of Units 5-NW and 5-SW situated within the Condominium Building, as shown on the Amended Plat attached hereto;

WHEREAS, for purposes of the preceding sentences, the "exclusive use and benefit" shall be clarified to permit ingress and egress to persons other than the Owners of Units 5-NW, 5-NE, 5-SW, and 5-SE in and to and upon and across the Common Element portion of the ROOF Level of the Condominium Building as reasonably necessary to maintain and/or repair and/or service any mechanicals (e.g., air conditioning units) situated thereon;

WHEREAS, except as stated in the foregoing recitals and except as depicted on the attached Amended Plat, the Amended Plat does not otherwise alter the Plat;

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WHEREAS, except as stated in the foregoing recitals and except as depicted on the attached Amended Plat, this First Amendment does not otherwise alter or modify the Declaration;

WHEREAS, this First Amendment is not intended to and therefore does not modify the number of Units in the Condominium; and

WHEREAS, this First Amendment is not intended to and therefore does not modify the percentage ownership interests assigned to the Units as more fully set forth in Exhibit "B" to the Declaration, which Exhibit "B" shall remain in full force and effect.

**NOW, TEREFORE**, this instrument (the First Amendment) amends the Declaration as follows:

- 1. Sheet 7 of the Piet attached as Exhibit "A" to the Declaration is hereby superseded and replaced with Sheet 7 herein referenced as the Amended Plat and attached hereto as **Exhibit "2"** to this First Amendment.
- 2. By and thru the Amended Plat attached as <u>Exhibit "2"</u> to this First Amendment, the 6 North May Condominiums shall henceforth now include the revised Sheet 7 depicting the ROOF level, which ROOF level now depicts the <u>limited common element "ROOF DECK(S)"</u> assigned to Units 5-NW, 5-NE, 5-SW, and SSE, for the exclusive use and benefit (as qualified herein) of the respective Owner(s) of said Units 5-NW, 5-NE, 5-SW, and 5-SE.
- 3. By and thru the Amended Plat attached as **Exhibit "2"** to this First Amendment, the 6 North May Condominiums shall henceforth **now include** the revised Sheet 7 depicting the ROOF level, which ROOF level now depicts the **limited common element "ROOF" spaces** assigned to **Units 5-NW and 5-SW**, for the exclusive use and benefit (as qualified herein) of the respective Owner(s) of said Units 5-NW and 5-SW.
- 4. This First Amendment to the Declaration is made pursuant to the applicable provisions of the Declaration and the Act.
- 5. This First Amendment to the Declaration is executed on the following page by the original Declarant and the Association, by and through their respective authorized office holders, both possessing requisite power and authority to jointly execute and effectuate this instrument.

\*

[end of text; see signatures and Exhibits on following pages]

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IN WITNESS WHEREOF, the said 6 N. May, LLC, an Illinois limited liability company, the original Declarant as aforesaid, has caused its name to be signed in these presents by its Manager this 20<sup>th</sup> day of October, 2009.

6 N. May, LLC,

an Illinois limited liability company

X Michael J. Williamson, Its Manager

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 the above named Manager of 6 N. May, LLC, an Illinois limited liability company, Declarant, 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notarial Seai in 20th day of October, 2009,

NOTARY PUPILIC

This instrument was prepared by (and mail to):

John E. Lovestrand, Esq. LAW OFFICES OF PALMISANO & LOVESTRAND 19 South LaSalle Street Suite 900 Chicago, Illinois 60603 (312) 782-3967 OFFICIAL SEAL
JOHN & LOVESTRAND
NOTARY PLOU'S STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/04/10

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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the said 6 North May Condominium Association, an Illinois not-for-profit corporation, the Association as aforesaid, has caused its name to be signed in these presents by its President this 20<sup>th</sup> day of October, 2009.

6 North May Condominium Association,

an Illinois not-for-profit corporation

Bv: X

Thomas Cesario, Its President

STATE OF LLINOIS

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named President of 6 North May Condominium Association, an Illinois not-for-corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he agned and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of October, 2009.

OFFICIAL SEAL
JOHN E LOVESTRAND
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/04/10

MOTARY PUBLIC

750 OFFICE

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#### **6 NORTH MAY CONDOMINIUMS**

#### **UNIT NUMBER:**

#### **% OWNERSHIP IN COMMON ELEMENTS**

C	5.99%
2-N'av	5.60%
2-SW	5.46%
3-NW	5.60%
3-SW	5.60%
4-NW	5.73%
4-SW	5.73%
5-NW	6.13%
5-SW	6.13%
2-NE	5.86%
2-SE	5.66%
3-NE	5.73%
3-SE	5.86%
4-NE	2x 5.86%
4-SE	6.00%
5-NE	6.53%
5-SE	6.53%
	1/2.
	7.6

**TOTAL** 

100.000%

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#### Exhibit "1"

Condominium Legal Description & Divided Permanent Index Numbers for Units

UNITS C, 2-NW, 2-SW, 2-NE, 2-SE, 3-NW, 3-SW, 3-NE, 3-SE, 4-NW, 4-SW, 4-NE, 4-SE, 5-NW, 5-SW, 5-NE AND 5-SE IN THE 6 NORTH MAY CONDOMINIUM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 25. 26 AND 27 IN THE RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0711015041. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

17-08-443-043-1001 17-08-443-043-1002 17-08-443-043-1003 17-08-443-043-1004 17-08-443-043-1005 17-08-443-043-1006 17-08-443-043-1007 17-08-443-043-1008 17-08-443-043-1009 17-08-443-043-1010 17-08-443-043-1011 17-08-443-043-1012 17-08-443-043-1013 17-08-443-043-1014 17-08-443-043-1015 17-08-443-043-1016

17-08-443-043-1017

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#### Exhibit "2"

Amended Plat

See (Sheet 7 of the) amended Plat of Survey attached hereto

Property of Cook County Clerk's Office

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# EXHIBIT

# **FACHED TO** -Ox Coox Co



Doc#: 0930744035 Fee: \$82.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 11/03/2009 10:42 AM Pg: 1 of 8

11/3/09

# DOCUMENT 0930744035 7 Fachibit

# SEE PLAT INDEX

2.V.