

# UNOFFICIAL COPY



This Instrument was prepared by  
And after recording mailed to:  
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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2010 02:41 PM Pg: 1 of 4

**PIN: 13-23-300-006-0000**

## **FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 3535 N. PULASKI CONDOMINIUM**

This First Amendment to the certain Declaration of Condominium Ownership of Easements, Restrictions, Covenants and By-Laws for the 3535 N. PULASKI Condominium, Chicago, Illinois, recorded with the Recorder of Deeds of Cook County, Illinois on September 25, 2009 as Document Number 09 26844079, (the Declaration", is executed by THOMAS JAMES BUILDERS GROUP, INC, an Illinois corporation, (hereinafter referred to as "Declarant").

### **WITNESSETH**

WHEREAS, the real estate described in the First Recital to the Declaration, which by this reference is made a part hereof, located in the County of Cook and State of Illinois ("the Submitted Parcel") has been submitted to the Illinois Condominium Property Act as amended (the "ACT") pursuant to the Declaration; and

WHEREAS, pursuant to the Act, in Article III (303b) of the Declaration, the Declarant reserved the right from time to time to modify or change the Plat of Survey, particularly the limited common elements and / or parking spaces created by the Declaration, and

WHEREAS, the Declarant, pursuant to Article III (303b) and XV of the Declaration, desires to amend and revise the Plat of Survey (as defined in the Declaration) as to Parking Space P-8 from a Limited Common Element of Unit C1 to a Limited Common Element of Unit 2M;

WHEREAS, the Declarant, pursuant to Article III (303b) and XV of the Declaration and desires to amend and revise the Plat of Survey (as defined in the Declaration) as to Parking Space P-9 from a Limited Common Element of Unit 3NW to a Limited Common Element of Unit 2NW; and

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**WHEREAS, the Declarant, pursuant to Article III (303b) and XV of the Declaration desires to amend and revise the Plat of Survey (as defined in the Declaration) as to Parking Space P-10 from a Limited Common Element of Unit 2NW to a Limited Common Element of Unit 3NW, and submit to the Act the attached REVISED PLAT attached hereto as EXHIBIT "A".**

**WHEREAS, the Declarant desires to amend the Declaration as it relates to the REVISED Plat of Survey (EXHIBIT "A" thereto).**

**Now therefore, the Declarant as holder of the legal title of the subject property, for the purposes as set forth, hereby declares that the Declaration and PLAT of SURVEY is Amended as follows:**

- 1. Parking Space P-8 is hereby designated a limited common element of Unit 2M.**
- 2. EXHIBIT "A" of the Declaration, "Plat of Survey" is hereby amended by removing P-8 as a limited common element of Unit C1 and designating P-8 as a limited common element of Unit 2M, attached hereto and by this reference made a part hereof as amended EXHIBIT "A".**
- 3. Parking Space P-9 is hereby designated a limited common element of Unit 2NW.**
- 4. EXHIBIT "A" of the Declaration, "Plat of Survey" is hereby amended by removing P-9 as a limited common element of Unit 3NW and designating P-9 as a limited common element of Unit 2NW, attached hereto and by this reference made a part hereof as amended EXHIBIT "A".**
- 5. Parking Space P-10 is hereby designated a limited common element of Unit 3NW.**
- 6. EXHIBIT "A" of the Declaration, "Plat of Survey" is hereby amended by removing P-10 as a limited common element of Unit 2NW and designating P-10 as a limited common element of Unit 3NW, attached hereto and by this reference made a part hereof as amended EXHIBIT "A".**
- 7. All the Unit owners and mortgage holders, by the Declarant, hereby consent to this First Amendment to the Declaration pursuant to the powers set forth in Article XV of the Declaration.**

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8. Except as herein specifically amended, the Declaration is ratified and confirmed. In the event of any inconsistency between the First Amendment and the Declaration, this First Amendment shall control.

IN WITNESS WHEREOF, the undersigned has caused its name to be signed to these presents this 31 day of January 2010.

**Thomas James Builders Group, Inc.  
an Illinois corporation**

**BY: James P. Pieczonka, President**

  
\_\_\_\_\_  
James P. Pieczonka

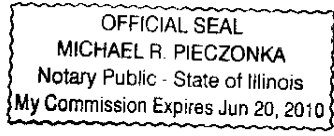
State of Illinois )  
                          ) SS  
County of Cook )

I, Michael R. Pieczonka, a Notary Public in and for County and State aforesaid, do hereby certify that JAMES P. PIECZONKA, President of THOMAS JAMES BUILDERS GROUP, INC, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the following instrument as such president, appeared before me this day in person and acknowledged that he signed and delivered 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 Seal this 31st day of January, 2010.

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

My commission expires: 6/20/10



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## EXHIBIT "A"

### FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 3535 N. PULASKI CONDOMINIUM

### REVISED PLAT of SURVEY

PIN: 13-23-300-006-0000

