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Cook County Recorder of Deeds  
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SPECIAL AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
4815-19 S. DREXEL CONDOMINIUMS

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## SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP 4815-19 S. DREXEL CONDOMINIUMS

This Special Amendment to Declaration of Condominium Ownership made and entered into this 4<sup>th</sup> day of May, 2010 by 4815-19 S. DREXEL, INC., an Illinois corporation (hereinafter referred to as "the Developer").

WHEREAS, on August 31, 2007, the Developer recorded a Declaration of Condominium Ownership pursuant to the Condominium Property Act with the Cook County Recorder of Deeds as Document 0724315050, creating the 4815-19 S. DREXEL CONDOMINIUMS (hereinafter referred to as "the Condominium"); and

WHEREAS, the Condominium presently consists of eighteen (18) Units and an additional seventeen (17) Units which are parking spaces; and

WHEREAS, the Plat attached to the Declaration of Condominium Ownership incorrectly located and measured Unit G-18, a parking space Unit, and failed to set forth the location and measurement of an additional parking space Unit, Unit G-19; and

WHEREAS, Section 2.1(d) of the Declaration of Condominium Ownership provides that the Developer reserves unto itself the right, from time to time, as further data becomes available, to amend the Plat so as to set forth the measurements, elevations, locations and other data required by the Condominium Act, with respect to the Building and the Units now or hereafter constructed on the Parcel, and in furtherance of the foregoing, a power coupled with an interest is granted to the Developer, as attorney-in-fact, to amend the Plat without notice to any Unit Owners. Each Deed, Mortgage or other instrument with respect to a Unit, and the acceptance thereof, shall be deemed a grant, acknowledgement and consent to such power to amend the Plat

WHEREAS, Section 13.12 of the Declaration of Condominium Ownership provides that the Developer reserves the right and power to record a Special Amendment to the Declaration at any time and from time to time which amends the Declaration to correct clerical or typographical or similar errors in the Declaration or any Exhibit thereto, and in furtherance of the foregoing, a power coupled with an interest is reserved and granted to the Developer to make or consent to a Special Amendment on behalf of each Unit Owner as proxy or attorney-in-fact, as the case may be. Each Deed, Mortgage or other instrument affecting a Unit Owner, and acceptance thereof, shall be deemed to be a grant, acknowledgement and consent to the power of the Developer to make, execute and record Special Amendments.

WHEREAS, Developer desires to amend the Declaration of Condominium Ownership by amending the Plat to indicate the correct location and measurements of Unit G-18, and to indicate the location and measurements of Unit G-19; and



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## EXHIBIT B

Ownership of Common Elements owned by each Unit at 4815-19 S. Drexel, Chicago, Illinois 60615.

UNIT	PERCENTAGE OF COMMON ELEMENTS
BS	3.82%
BN	3.82%
1NW	5.07%
1SW	5.07%
1NE	5.50%
1SE	5.50%
2NW	5.14%
2SW	5.14%
2NE	5.43%
2SE	5.57%
3NW	5.20%
3NE	5.20%
3SW	5.64%
3SE	5.64%
4NW	5.27%
4NE	5.27%
4SW	5.71%
4SE	5.71%
G-1	.3316%
G-3	.6632%
G-4	.3316%
G-5	.3316%
G-6	.3316%
G-7	.3316%
G-8	.3316%
P-9	.3316%
P-10	.3316%
P-11	.3316%
P-12	.3316%
P-13	.3316%
P-14	.3316%
P-15	.3316%
P-16	.3316%
P-17	.3316%
G-18	.3316%
G-19	.3316%
TOTAL	.100.00%

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## EXHIBIT C LEGAL DESCRIPTION OF THE UNITS

Units BS, BN, 1NW, 1SW, 1NE, 1SE, 2NW, 2SW, 2NE, 2SE, 3NW, 3SW, 3NE, 3SE, 4NW, 4SW, 4NE, 4SE, G-1, G-3, G-4, G-5, G-6, G-7, G-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, G-18 and G-19 in the 4815-19 S. Drexel Condominiums as depicted on the Plat of Survey of the following described real estate:

Lot 3 in the Subdivision of the North 198 feet of Lots 2 and 3 (except the West 60 feet thereof) in Block 4, also the West 41.15 feet of Lot 1 in the Subdivision of Block 4 (except the North 198 feet of Lots 2 and 3) in Drexel and Smith's Subdivision of the West Half of the Northwest Quarter and the West Half of the West Half of the Southwest Quarter of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded August 31, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0724315050, as amended from time to time together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PIN #20-11-106-016-1035

Commonly known as 4815-19 S. Drexel, Chicago, IL

PREPARED BY AND MAIL TO:  
NORMAN P. GOLDMEIER  
5225 Old Orchard Rd.  
Skokie, IL 60077

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# **EXHIBIT**

## **ATTACHED TO**

3 PG  
1 EA  

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6 PS



## **DOCUMENT**

# **SEE PLAT INDEX**

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