

# UNOFFICIAL COPY



Doc#: 1015316031 Fee: \$106.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2010 01:36 PM Pg: 0

Property of Cook County Clerk's Office

## FOURTH AMENDMENT

TO

## DECLARATION OF CONDOMINIUM OWNERSHIP

## PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT

## JARVIS ON THE PARK CONDOMINIUM

This instrument Prepared By and Return To:

Douglas G. Shreffler  
4653 North Milwaukee Avenue  
Chicago, Illinois 60630

Address of Property: 1711-17 West Jarvis, Chicago, Illinois 60626

Permanent Index Number:

|                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|
| 11-30-415-035-0000 | 11-30-415-036-1010 | 11-30-415-036-1020 | 11-30-415-036-1030 |
| 11-30-415-036-1001 | 11-30-415-036-1011 | 11-30-415-036-1021 | 11-30-415-036-1031 |
| 11-30-415-036-1002 | 11-30-415-036-1012 | 11-30-415-036-1022 | 11-30-415-036-1032 |
| 11-30-415-036-1003 | 11-30-415-036-1013 | 11-30-415-036-1023 | 11-30-415-036-1033 |
| 11-30-415-036-1004 | 11-30-415-036-1014 | 11-30-415-036-1024 | 11-30-415-036-1034 |
| 11-30-415-036-1005 | 11-30-415-036-1015 | 11-30-415-036-1025 | 11-30-415-036-1035 |
| 11-30-415-036-1006 | 11-30-415-036-1016 | 11-30-415-036-1026 | 11-30-415-036-1036 |
| 11-30-415-036-1007 | 11-30-415-036-1017 | 11-30-415-036-1027 | 11-30-415-036-1037 |
| 11-30-415-036-1008 | 11-30-415-036-1018 | 11-30-415-036-1028 | 11-30-415-036-1038 |
| 11-30-415-036-1009 | 11-30-415-036-1019 | 11-30-415-036-1029 |                    |

RECORDING FEE 106

DATE 6-2-10 COPIES 6

OK BY [Signature]

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## FOURTH AMENDMENT

TO

## DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

### JARVIS ON THE PARK CONDOMINIUM

This Fourth Amendment to Declaration ("Third Amendment") is made and entered into this 1 day of ~~April~~<sup>June</sup>, 2010, by 1711-17 WEST JARVIS, LLC, an Illinois limited liability company (hereinafter sometimes referred to as the "Declarant"):

WITNESSETH:

WHEREAS, the Declarant, by Declaration of Condominium for the Jarvis on the Park Condominium dated April 11, 2007 and recorded in the Recorder's Office of Cook County, Illinois on April 16, 2007 as Document No. 0710615100, as amended by that certain First Amendment to Declaration of Condominium for the Jarvis on the Park Condominium, a Condominium dated September 27, 2007 and recorded October 11, 2007 with the Recorder as Document Number 0728403143, as amended by that certain Second Amendment to Declaration of Condominium for the Jarvis on the Park Condominium, a Condominium dated February 26, 2008 and recorded March 6, 2008 with the Recorder as Document Number 0806603055, as amended by that certain Third Amendment to Declaration of Condominium for the Jarvis on the Park Condominium, a Condominium dated April 28, 2008 and recorded May 20, 2008 with the Recorder as Document Number 0814122111, submitted the real estate commonly known as 1711-17 W. Jarvis, Chicago, IL 60626 to the provisions of the Illinois Condominium Property Act as more fully set forth therein. Capitalized words not defined in this Fourth Amendment have the meaning ascribed to such terms in the Declaration; and

WHEREAS, pursuant to Sections 16 and 25 of the Declaration the Declarant has reserved the right to add or exclude Property to or from the Condominium Property Act and Declarant now desires to amend the Declaration to reflect and Exclude from the provisions of the Act and the Declaration certain real estate described in Exhibit A-1 attached hereto is hereby Excluded from the Parcel, and Property and is hereby excluded from the provisions of the Act as a part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.

NOW, THEREFORE, pursuant to the power coupled with the interest reserved by Declarant in the Declaration and the Act, the Declarant does hereby amend the Declaration as follows:

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1. The Excluded Property described in Exhibit A-1 attached hereto is hereby excluded and withdrawn from the Parcel and Property and is hereby excluded and withdrawn from the provisions of the Act as a part of the Condominium and excluded from being governed by the terms and provisions of the Declaration.

2. Exhibit A of the Declaration is hereby amended by deleting said Exhibit A in its entirety and substituting therefor Exhibit A attached to this Fourth Amendment; and

3. Exhibit B of the Declaration is hereby amended by deleting said Exhibit B in its entirety and substituting therefor Exhibit B attached to this Fourth Amendment. The percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in Exhibit B attached hereto.

4. Exhibit D of the Declaration is hereby amended by deleting said Exhibit D in its entirety and substituting therefor Exhibit D attached hereto.

5. Exhibit E of the Declaration is hereby amended by deleting said Exhibit E in its entirety and substituting therefor Exhibit E attached hereto.

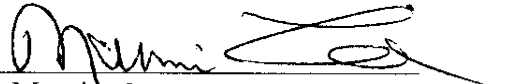
6. The additional Common Elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

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

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IN WITNESS WHEREOF, the Declarant as aforesaid, has caused its name to be signed to these presents on the day and year first above written.

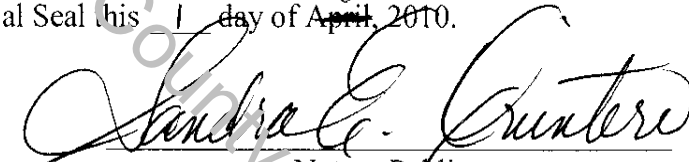
1711-17 WEST JARVIS, LLC

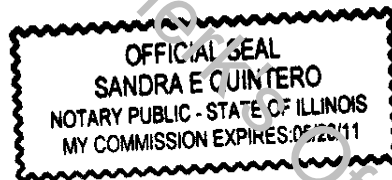
By:   
Maurice Lee

Its: Manager

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Maurice Lee, personally known to me to be the same person whose name is subscribed to the foregoing Certificate as Manager of 1711-17 WEST JARVIS, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the Certificate as his free and voluntary act, and as the free and voluntary act of 1711-17 WEST JARVIS, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1 day of <sup>June</sup>~~April~~, 2010.

  
Notary Public



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## EXHIBIT A

### (legal description)

UNITS 1, 101, 102, 103, 105, 107, 201, 202, 205, 206, 301, 302, 305, 306, 307, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17 AND P-18 IN THE JARVIS ON THE PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 10 FEET OF LOT 11, ALL OF LOTS 12 AND 13 AND THE WEST 5 FEET OF LOT 14 IN S. ROGERS TOUHY'S BRYAN AVENUE AND FOREST STREET SUBDIVISION OF THE NORTH 166.05 FEET OF THAT PART OF BLOCK 1, LYING SOUTH OF THE SOUTH LINE OF BRYAN AVENUE, EXTENDED AND WEST OF THE WEST LINE OF FOREST STREET AND EAST OF THE EAST LINE OF NORTH CLARK STREET, IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF THAT PART OF THE NORTH WEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, AND ALL OF SECTION 30, LYING SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PERMANENT TAX INDEX NUMBERS:

|                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|
| 11-30-415-036-1001 | 11-30-415-036-1012 | 11-30-415-036-1024 | 11-30-415-036-1034 |
| 11-30-415-036-1003 | 11-30-415-036-1013 | 11-30-415-036-1025 | 11-30-415-036-1035 |
| 11-30-415-036-1004 | 11-30-415-036-1016 | 11-30-415-036-1026 | 11-30-415-036-1038 |
| 11-30-415-036-1005 | 11-30-415-036-1017 | 11-30-415-036-1028 |                    |
| 11-30-415-036-1007 | 11-30-415-036-1018 | 11-30-415-036-1029 |                    |
| 11-30-415-036-1008 | 11-30-415-036-1019 | 11-30-415-036-1030 |                    |
| 11-30-415-036-1009 | 11-30-415-036-1020 | 11-30-415-036-1032 |                    |
| 11-30-415-036-1010 | 11-30-415-036-1021 | 11-30-415-036-1033 |                    |

#### ADDRESS OF PROPERTY:

1711-17 WEST JARVIS  
CHICAGO, ILLINOIS 60626

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## EXHIBIT A-1

### (legal description of Excluded Property)

UNITS 3, 104, 207, 303, 304 AND PARKING SPACES P-1, P-2, P-10, P-14, P-15, P-18 IN THE JARVIS ON THE PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 10 FEET OF LOT 11, ALL OF LOTS 12 AND 13 AND THE WEST 5 FEET OF LOT 14 IN S. ROGERS TOUHY'S BRYAN AVENUE AND FOREST STREET SUBDIVISION OF THE NORTH 166.05 FEET OF THAT PART OF BLOCK 1, LYING SOUTH OF THE SOUTH LINE OF BRYAN AVENUE, EXTENDED AND WEST OF THE WEST LINE OF FOREST STREET AND EAST OF THE EAST LINE OF NORTH CLARK STREET, IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF THAT PART OF THE NORTH WEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, AND ALL OF SECTION 30, LYING SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 1711-17 WEST JARVIS  
CHICAGO, ILLINOIS 60626

#### PERMANENT INDEX NUMBER:

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| 11-32-112-031-1002 | 11-32-112-031-1014 | 11-32-112-031-1027 | 11-32-112-031-1036 |
| 11-32-112-031-1006 | 11-32-112-031-1015 | 11-32-112-031-1028 | 11-32-112-031-1037 |
| 11-32-112-031-1011 | 11-32-112-031-1023 | 11-32-112-031-1031 |                    |

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## EXHIBIT B

| <u>Unit</u> | <u>Percentage Interest In Common Elements</u> |
|-------------|---|
| 1           | 6.51%   |
| 101         | 6.26%   |
| 102         | 6.14%   |
| 103         | 4.58%   |
| 105         | 6.14%   |
| 107         | 6.26%   |
| 201         | 6.39%   |
| 202         | 6.26%   |
| 205         | 6.26%   |
| 206         | 6.39%   |
| 301         | 6.63%   |
| 302         | 6.51%   |
| 305         | 6.51%   |
| 306         | 6.64%   |
| 307         | 6.76%   |
| P-3         | 0.48%   |
| P-4         | 0.48%   |
| P-5         | 0.48%   |
| P-6         | 0.48%   |
| P-7         | 0.48%   |
| P-8         | 0.48%   |
| P-9         | 0.48%   |
| P-11        | 0.48%   |
| P-12        | 0.48%   |
| P-13        | 0.48%   |
| P-16        | 0.48%   |
| P-17        | 0.48%   |
|             | 100.00%                                       |

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## EXHIBIT E

### Proposed Future Development Parcel

PROPOSED UNITS 2, 3, 5, 6, 104, 106, 203, 204, 207, 303, 304 AND PARKING SPACES P-1, P-2, P-10, P-14, P-15, P-18 OF THE EAST 10 FEET OF LOT 11, ALL OF LOTS 12 AND 13 AND THE WEST 5 FEET OF LOT 14 IN S. ROGERS TOUHY'S BRYAN AVENUE AND FOREST STREET SUBDIVISION OF THE NORTH 166.05 FEET OF THAT PART OF BLOCK 1, LYING SOUTH OF THE SOUTH LINE OF BRYAN AVENUE, EXTENDED AND WEST OF THE WEST LINE OF FOREST STREET AND EAST OF THE EAST LINE OF NORTH CLARK STREET, IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF THAT PART OF THE NORTH WEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, AND ALL OF SECTION 30, LYING SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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| 11-32-112-031-1003 | 11-32-112-031-1019 | 11-32-112-031-1028 | 11-30-415-035-0000 |

#### ADDRESS OF PROPERTY:

1711-17 WEST JARVIS  
CHICAGO ILLINOIS 60626



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# EXHIBIT

# ATTACHED TO

APGS

5 EX

MP

Doc#: 1015316031 Fee: \$106.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2010 01:35 PM Pg: 0

# DOCUMENT

# SEE PLAT INDEX