

UNOFFICIAL COPY



**FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND
BY-LAWS, EASEMENTS, RESTRICTIONS
AND COVENANTS FOR THE
CORNERSTONE CONDOMINIUM**

Doc#: 1015429122 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/03/2010 04:00 PM Pg: 1 of 12

THIS FIRST AMENDMENT (the "First Amendment") to the DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CORNERSTONE CONDOMINIUM (the "Declaration") is made as of the 2 day of June, 2010.

WHEREAS, the Declaration was recorded on May 12, 2010 as Document Number 1013231001 in the Office of the Recorder of Deeds of Cook County, Illinois;

WHEREAS, the Declarant has reserved for itself and its successors and assigns in Article XIX of the Declaration the right and option, at any time and from time to time, within ten (10) years from the date of the recording of this Declaration in the office of the Recorder of Deeds of Cook County, Illinois, to add-on and annex to the Property all or any portion of the Future Development Parcel and in connection therewith to reallocate percentage interests in the Common Elements as hereinafter described, by recording an amendment or amendments to the Declaration setting forth the legal description of the Additional Parcel within the Future Development Parcel to be annexed to the Property. Article XIX requires the Future Development Parcel shall consist of not more than eleven (11) additional Residential Units;

WHEREAS, the Declarant now desires to add-on and annex all eleven (11) Units of the Future Development Parcel to the property, which shall be known as:

UNIT	201
UNIT	202
UNIT	203
UNIT	204
UNIT	301
UNIT	302
UNIT	303
UNIT	304
UNIT	401
UNIT	402
UNIT	403

RECORDING FEE 58
DATE 6/3/10 COPIES 6x
OK BY [Signature]

UNOFFICIAL COPY

NOW THEREFORE,

1. All terms not defined herein shall have the same meaning as defined in the Declaration.

2. Exhibit A to the Declaration is amended in the following manner and to the following extent only, so that the Legal Description of Exhibit A to the Declaration shall now include all of the following property:

101	401	P-10
202	402	P-11
303	403	P-12
104	P-1	P-13
201	P-2	P-14
202	P-3	P-15
203	P-4	P-16
204	P-5	P-17
301	P-6	P-18
302	P-7	P-19
303	P-8	P-20
304	P-9	

in CORNERSTONE CONDOMINIUM, as delineated on a survey of the following described property:

LOT "A" IN SCHROEDER'S CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 7, IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTIONS 19 AND 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26TH 1972 AS DOCUMENT 21953049, EXCEPT ROW HOME PARCELS A, B, C AND D AS FOLLOWS:

ROW HOME A

THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE N 00°30'41" E ALONG THE WEST LINE OF LOT "A" A DISTANCE OF 25.53 FEET TO THE APPROXIMATE CENTERLINE OF A DEMISING WALL EXTENDED WEST; THENCE S 89°38'38" E ALONG THE APPROXIMATE CENTERLINE OF A DEMISING WALL AND ITS EXTENSIONS EAST AND WEST, A DISTANCE OF 62.34 FEET; THENCE S 00°18'58" W, A DISTANCE OF 25.47 FEET TO THE SOUTH LINE OF LOT "A"; THENCE N 89°41'58" W ALONG THE SOUTH LINE OF LOT "A" A DISTANCE OF 62.43 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 12.45 FEET LYING BELOW AN ELEVATION OF 30.97 FEET (CITY OF EVANSTON DATUM) IN SCHROEDER'S CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 1 AND 2 IN

UNOFFICIAL COPY

BLOCK 7, IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTIONS 19 AND 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 26TH 1972 AS DOCUMENT 21953049, IN COOK COUNTY, ILLINOIS.

ROW HOME B

THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE N 00°30'41" E ALONG THE WEST LINE OF LOT "A", A DISTANCE OF 25.53 FEET TO THE POINT OF BEGINNING AND THE APPROXIMATE CENTERLINE OF A DEMISING WALL EXTENDED WEST; THENCE CONTINUING N 00°30'41" E ALONG THE WEST LINE OF LOT "A" A DISTANCE OF 20.53 FEET TO THE FACE OF A BRICK WALL EXTENDED WEST; THENCE S 89°40'21" E ALONG THE FACE OF A BRICK WALL AND ITS EXTENSIONS EAST AND WEST A DISTANCE OF 66.32 FEET; THENCE S 00°18'58" W A DISTANCE OF 13.95 FEET TO THE CORNER OF A BRICK BUILDING; THENCE S 89° 36' 19" E ALONG THE FACE OF A BRICK WALL A DISTANCE OF 0.43 FEET; THENCE S 00° 18' 58" W A DISTANCE OF 6.60 FEET TO THE APPROXIMATE CENTERLINE OF A DEMISING WALL EXTENDED EAST; THENCE N 89° 38' 38" W ALONG THE CENTERLINE OF A DEMISING WALL AND ITS EXTENSIONS EAST AND WEST A DISTANCE OF 66.82 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE BEGINNING AT A POINT ON THE NORTH LINE OF ROW HOME B 49.77 FEET EAST OF THE NORTHWEST CORNER OF SAID PARCEL HAVING A BEARING OF S 00° 18' 58" W TO THE SOUTH LINE OF SAID PARCEL LYING BELOW AN ELEVATION OF 30.97 FEET (CITY OF EVANSTON DATUM) IN SCHROEDER'S CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 7, IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTIONS 19 AND 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 26TH 1972 AS DOCUMENT 21953049, IN COOK COUNTY, ILLINOIS.

ROW HOME C

THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE N 00°30'41" E ALONG THE WEST LINE OF LOT "A" A DISTANCE OF 54.64 FEET TO THE POINT OF BEGINNING ALSO THE FACE OF A BRICK WALL EXTENDED WEST; THENCE CONTINUING N 00°30'41" E ALONG THE WEST LINE OF LOT "A" A DISTANCE OF 20.49 FEET TO THE APPROXIMATE CENTERLINE OF A DEMISING WALL EXTENDED WEST; THENCE S 89°44'01" E ALONG THE APPROXIMATE CENTERLINE OF A DEMISING WALL AND ITS EXTENSIONS EAST AND WEST A DISTANCE OF 62.43 FEET; THENCE S 00°18'58" W, A DISTANCE OF 20.56 FEET TO THE FACE OF A BRICK WALL EXTENDED EAST; THENCE N 89°40'11" W ALONG THE FACE OF A BRICK WALL AND ITS EXTENSIONS EAST AND WEST A DISTANCE OF 62.50 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 12.85 FEET LYING BELOW AN ELEVATION OF 30.97 FEET (CITY OF EVANSTON DATUM) IN SCHROEDER'S CONSOLIDATION, BEING A

UNOFFICIAL COPY

CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 7, IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTIONS 19 AND 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 26TH 1972 AS DOCUMENT 21953049, IN COOK COUNTY, ILLINOIS.

ROW HOME D

THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE N 00°30'41" E ALONG THE WEST LINE OF LOT "A" A DISTANCE OF 75.13 FEET TO THE POINT OF BEGINNING AND THE APPROXIMATE CENTERLINE OF A DEMISING WALL EXTENDED WEST; THENCE CONTINUING N 00°30'41" E ALONG THE WEST LINE OF LOT "A" A DISTANCE OF 20.49 FEET TO THE FACE OF A BRICK WALL EXTENDED WEST; THENCE S 89°47'52" E ALONG THE FACE OF A BRICK WALL AND ITS EXTENSION EAST AND WEST A DISTANCE OF 62.36 FEET; THENCE S 00°18'58" W A DISTANCE OF 20.56 FEET TO THE APPROXIMATE CENTERLINE OF A DEMISING WALL EXTENDED EAST; THENCE N 89°44'01" W ALONG THE APPROXIMATE CENTERLINE OF A DEMISING WALL AND ITS EXTENSIONS EAST AND WEST A DISTANCE OF 62.43 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 12.85 FEET LYING BELOW AN ELEVATION OF 30.97 FEET (CITY OF EVANSTON DATUM), IN SCHROEDER'S CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 7, IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTIONS 19 AND 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 26TH 1972 AS DOCUMENT 21953049, IN COOK COUNTY, ILLINOIS.

Address: 645 Custer, Evanston, Illinois

PIN: 11-19-406-019-0000

3. An amendment to the Plat of Survey which was attached as Exhibit B to the Declaration which shows the boundaries of the portion or portions of the Future Development Parcel annexed to the Parcel, and delineating and describing the Units constructed or to be constructed on the portions of the annexed Future Development Parcel is attached hereto as "Appendix A".

4. An amendment of Exhibit C to the Declaration is attached hereto as "Appendix B" which sets forth the amended percentages of ownership interest in the Common Elements, including the Common Elements attributable to those portions of the Future Development Parcel annexed to the Property, allocable to every Unit, including all existing Units and additional Units, if any, added by this Second Amendment.

UNOFFICIAL COPY

This FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR CORNERSTONE CONDOMINIUM is executed by CLEARWATER, L.L.C., which hereby warrants that it possesses full power and authority to execute this instrument.

IN WITNESS WHEREOF, CLEARWATER, L.L.C., an Illinois limited liability company has caused its name to be signed to these presents by its Manager this 2 day of June, 2010.

CLEARWATER, L.L.C., an Illinois limited liability company

By: REMCO, LTD., an Illinois corporation
Its: Manager

By: Steven Lorne
Steven Lorne
Its: President

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven Lorne, President of REMCO, LTD, an Illinois corporation, which is the Manager of CLEARWATER, L.L.C., an Illinois limited liability company 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 Illinois corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2 day of June, 2010.

Patricia K Schellhase
Notary Public



UNOFFICIAL COPY

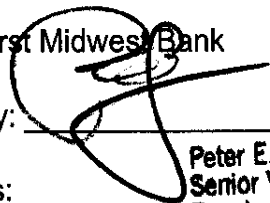
CONSENT OF MORTGAGEE

First Midwest Bank, as successor to First DuPage Bank, holder of a Mortgage on the Property dated January 18, 2007 and recorded with the Cook County Recorder of Deeds on January 19, 2007 as Document Number 0701908076 and other Loan Documents hereby consents to the execution and recording of the within First Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants, and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, Peter E. LaPointe has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, all done at Chicago, Illinois, on this 2 day of June, 2010

First Midwest Bank

By: _____



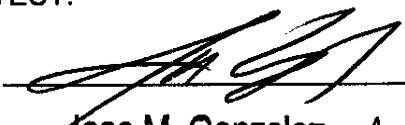
Peter E. LaPointe
Senior Vice President
Bayview Loan Servicing, LLC

Its: _____

As Attorney in Fact for First Midwest Bank

ATTEST:

By: _____



Its: Jose M. Gonzalez, Manager, Asset management.

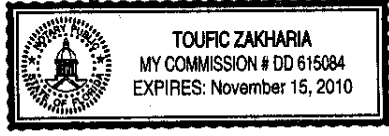
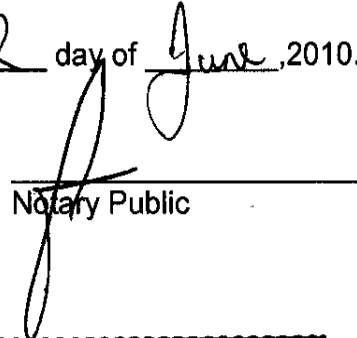
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Toufic Zakharia, a Notary Public in and for said County and State, do hereby certify that Peter E. LaPointe, the SVP of BLS as attorney in fact of First Midwest Bank appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 2 day of June, 2010.

My Commission Expires: 11/15/2010

Notary Public



UNOFFICIAL COPY

**APPENDIX A
AMENDMENT TO PLAT OF SURVEY**

Property of Cook County Clerk's Office

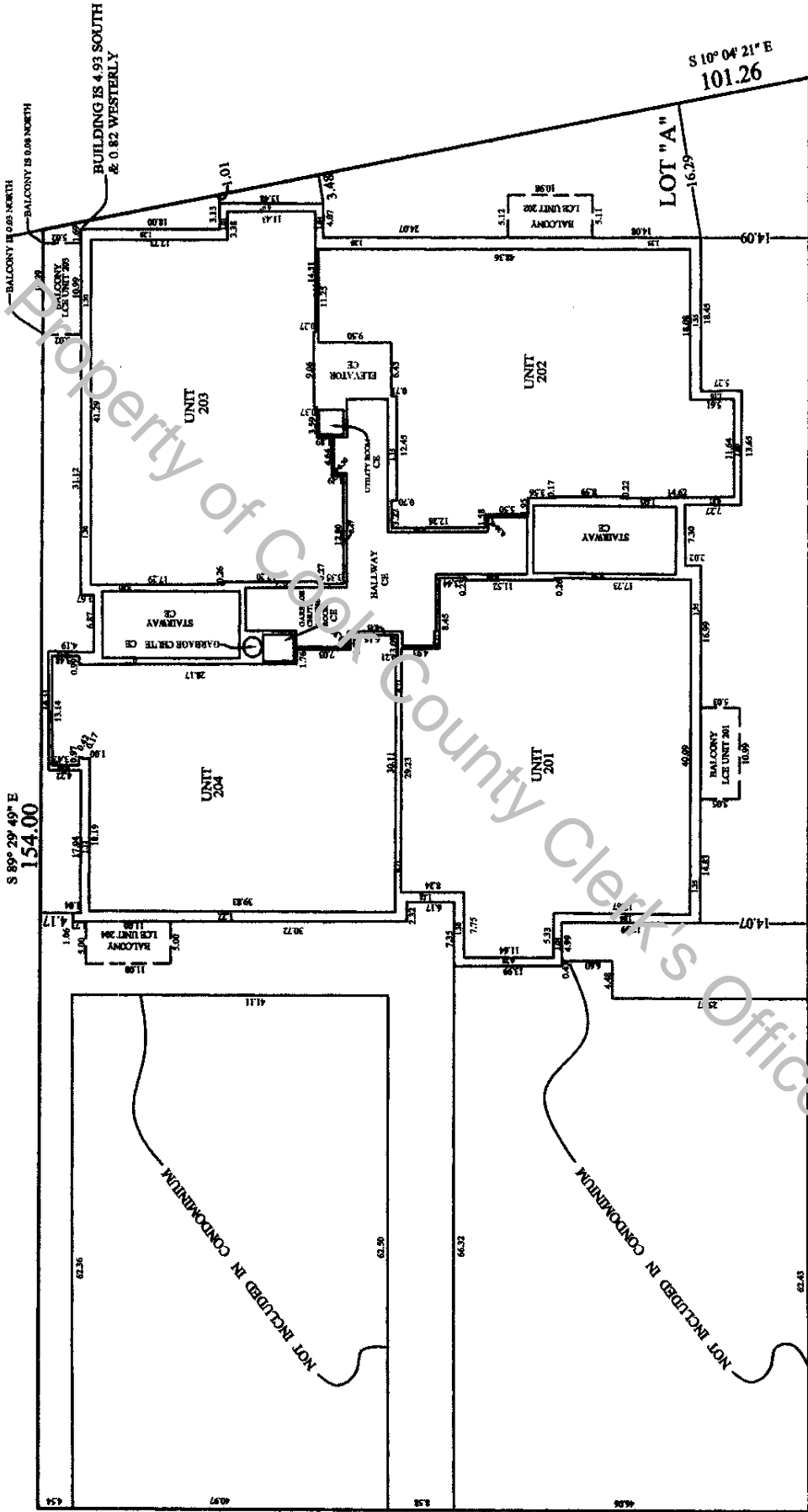
A handwritten signature in black ink, appearing to be a stylized name, is written over a faint rectangular box.

UNOFFICIAL COPY



PLAT OF SURVEY BY: CORNERSTONE CONDOMINIUM EXHIBIT B

SAMBORSKI, MATTIS, INC.
LAND SURVEYORS
4332 OAKTON STREET SKOKIE, IL 60076
PH: (847) 674-7373 FX: (847) 674-7385



SECOND FLOOR
PAGE 4 OF 7
Order No. : 56-04 CONDO
Ordered By: CLEARWATER LLC.
P.L.N. : 11-19-406-019-0000
Property Address: 645 CUSTER AVENUE, EVANSTON

NOTES:
HORIZONTAL UNIT MEASUREMENTS ARE TO STUDS
VERTICAL MEASUREMENTS ARE FROM FLOOR TO CEILING
LOWER ELEVATIONS = 41.00' UPPER ELEVATION = 41.00'
BALCONY MEASUREMENTS ARE TO CURB
ELEVATIONS ARE FIVE AND REFER TO BENCH MARK ON PAGE ONE

MEASUREMENTS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO 68 DEGREE FAHRENHEIT.
NOTES:
1. Please check Legal Descriptions with those and report any discrepancies immediately.
2. Changes in lot lines between buildings by owner and report any discrepancies at once.
3. Check all lot lines with the building lines and report any discrepancies at once.
4. Check all lot lines with the building lines and report any discrepancies at once.
5. No alterations are to be made without the approval of the Surveyor.
6. Corrections and Resurveying are indicated unless otherwise noted.
7. B = Surveyor's Station B = Measurement Direction

CE REFERS TO COMMON ELEMENT
ALL AREAS INCLUDED IN THE CONDOMINIUM THAT ARE NOT LABELED "UNIT" OR
"LIMITED COMMON ELEMENT" ARE COMMON ELEMENT.
STATE OF ILLINOIS
COUNTY OF COOK

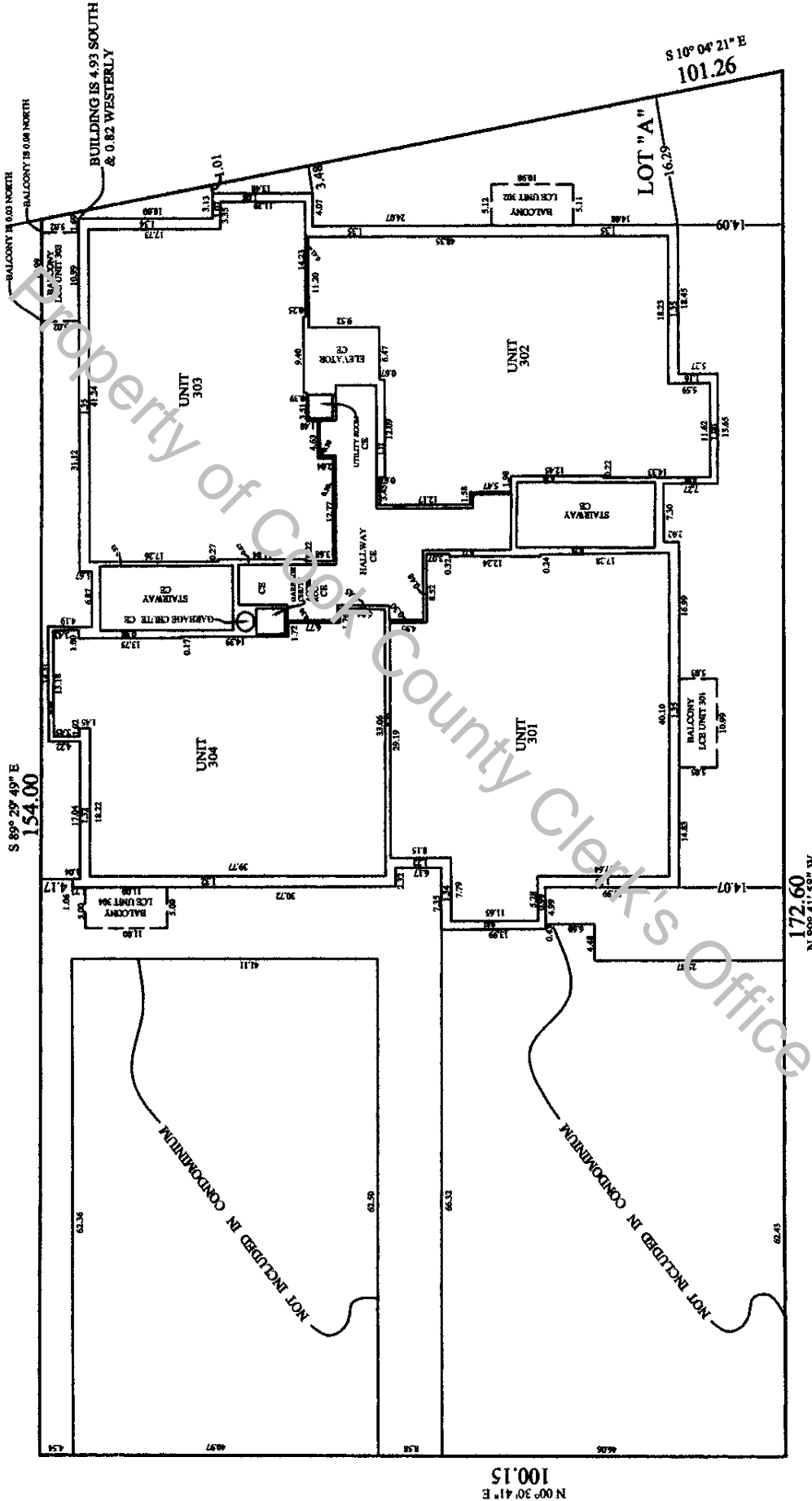
This is to certify that this Professional Services agreement is the correct Illinois Minimum Standard
of Practice applicable to boundary surveys. Field work completed this 9th day of APRIL, A.D. 2010
Survey No. 11902910
5-27-10
Michael J. Mattis, Jr.
Professional Surveyor No. 11902910
Illinois Professional Land Surveyor Form No. 3227
©2010 Supplement, March, Inc.

UNOFFICIAL COPY



PLAT OF SURVEY CORNERSTONE CONDOMINIUM EXHIBIT B

SAMBORSKI, MATTIS, INC.
LAND SURVEYORS
4332 OAKTON STREET SPOKIE, IL 60076
PH: (847) 674- 7373 FX: (847) 674-7385



THIRD FLOOR

PAGE 5 OF 7

Order No. : 56-04 CONDO

Ordered By: CLEARWATER LLC

P.L.N. : 11-19-406-019-0000

Property Address: 645 CUSTER AVENUE, EVANSTON

NOTES:
VERTICAL UNIT MEASUREMENTS ARE TO FLOORS
VERTICAL MEASUREMENTS ARE FROM FLOOR TO CEILING
LOWER ELEVATION = 94.0' UPPER ELEVATION = 94.0'
BALCONY AND TERRACES ARE LIMITED COMMON ELEMENT (LCE) FOR
THE EXCLUSIVE USE OF THE UNIT ADJACENT TO THE BALCONY OR TERRACE
ELEVATIONS ARE TYPED AND REFER TO BECHTOLD MARK ON PAGE ONE

Measurements are shown in feet and decimals and are rounded to 66 degrees Fahrenheit.
Notes:
1. Please check Unit Description with floor and report any discrepancies immediately.
2. Building lines, if any, shown herein are building lines shown on the recorded subdivision plat.
3. Common areas, including the building, are contributed by the unit owners.
4. No dimensions are to be construed as a warranty.
5. All dimensions are to be taken from the center of the line unless otherwise noted.
6. All dimensions are to be taken from the center of the line unless otherwise noted.
7. All survey elements are as shown on the attached plan.

CE: REFER TO COMMON ELEMENT
ALL AREAS INCLUDED IN THE CONDOMINIUM THAT ARE NOT LABELED "UNIT" OR
LIMITED COMMON ELEMENT ARE COMMON ELEMENT.

STATE OF ILLINOIS }
COUNTY OF COOK }

This is to certify that the Professional Surveyor conforms to the current Illinois Minimum Standards
of Practice applicable to boundary surveys. Field work completed this 9th day of APRIL, A.D. 2010
Michael J. Mattis, Jr. Illinois Professional Land Surveyor No. 3227 License expires 11/30/2010
3-27-10
Michael J. Mattis, Jr.
Illinois Professional Land Surveyor No. 3227
Illinois Professional Land Surveyor Firm No. 048-000128
CS010 Beaubien, Madison, Inc.

UNOFFICIAL COPY

APPENDIX B	
AMENDED PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS	

UNIT	PERCENTAGE OF OWNERSHIP
101	6.42%
102	6.58%
103	5.53%
104	5.77%
201	6.66%
202	6.17%
203	5.69%
204	5.69%
301	6.74%
302	6.25%
303	5.77%
304	5.77%
401	9.55%
402	6.43%
403	5.94%
P-1	0.24%
P-2	0.24%
P-3	0.24%
P-4	0.24%
P-5	0.24%
P-6	0.24%
P-7	0.24%
P-8	0.24%
P-9	0.24%
P-10	0.24%
P-11	0.24%
P-12	0.24%
P-13	0.24%
P-14	0.24%
P-15	0.36%
P-16	0.36%
P-17	0.24%
P-18	0.24%
P-19	0.24%
P-20	0.24%
Total	100.00%

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**THIS DOCUMENT HAS BEEN PREPARED BY,
AND AFTER RECORDING, RETURN TO:**

**David L. Goldstein & Associates, L.L.C.
35 East Wacker Drive, Suite 650
Chicago, Illinois 60601
312.236.5689**