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Doc#: 1023622088 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/24/2010 02:24 PM Pg: 1 of 14

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM 4517 BEACON CONDOMINIUM

Property of Cook County Clerk's Office

When recorded, return to:
Alan M. Bell
Charity & Associates, P.C.
20 N. Clark Street, Suite 1150
Chicago, Illinois 60602

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FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM 4517 BEACON CONDOMINIUM

This First Amendment to Declaration of Condominium 4517 Beacon Condominium (the "First Amendment") is made and entered into the 27th day of August, 2007, by Elaine Stocker and Jacqueline Taylor individually and as all Unit Owners and the board of managers of 4517 N. Beacon Condominium Association (the "Declarants").

Witnesseth

Whereas, by a Declaration of Condominium 4517 Beacon Condominium dated May 30, 2002, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 14, 2002, as document number 0020669061 (hereinafter referred to as the "Declaration"), certain real estate was submitted to the Condominium Property Act of the State of Illinois ((hereinafter referred to as the "Act"), said real estate being commonly known as 4517 Beacon Condominium (hereinafter referred to as the "Condominium"), and

Whereas, the Declarants are the legal holders of and wish to amend the Parcel and Property as these terms are defined in the Declaration and therefore amend the Declaration.

NOW THEREFORE, the Declarants as legal title holders of the Parcel and Property and for the purposes set forth hereinabove, hereby declare the Declaration be and the same is hereby amended as follow:

1. Section 3.05 is hereby deleted and replaced by the following:

3.05 Assignment of Limited Common Elements. The Garage Spaces marked as P-1, P-2 and P-3, the Basement Space marked as B-3, and the Storage Space marked as S-1 shall be Limited Common Elements reserved for the use and benefit of Unit 3, marked and delineated on the Plat of Survey, Exhibit A. The Basement Space marked as B-1 shall be a Limited Common Element reserved for the use and benefit of Unit 1, marked and delineated on the Plat of Survey, Exhibit A. The owners of such Garage Space as a right and benefit appurtenant to ownership of a Unit, shall have the perpetual and exclusive use of such Garage Space to park automobiles. Each deed, loan, mortgage, or other instrument affecting the Unit shall include the perpetual and exclusive use of the specific Garage, Basement or Storage Space so allocated and appurtenant thereto.

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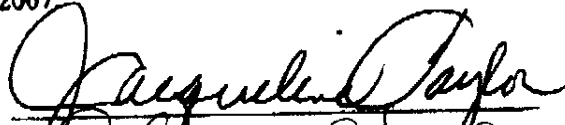
The right to use of said Basement, Storage or Garage Space is expressly limited to the owners of residential Units in this Condominium. Unit Owners may exchange or sell, subject to the prior written consent of the holder of a first mortgage upon the Unit Ownership, or lease between themselves the exclusive use to a Basement, Storage, or Garage Space appurtenant to their ownership. Notice of the transfer, sale or lease shall be immediately delivered to the Board of Directors. Further, the Declaration shall be amended in a form approved by the Association and/or the Title Company insuring the Unit Ownership. The right of the Unit Owner to lease his space to a non-Unit Owner shall not be restricted by the Board but the Board may provide by rule for Unit Owners to be given the first opportunity to lease said space on the same terms and conditions offered non-Unit Owners. The term of any lease of the Garage Spaces shall not exceed one (1) year.


All Garage Spaces, and access thereto shall be subject to such reasonable rules and regulations as may be established by the Board, for the cost of maintaining, repairing, insuring and lighting, in addition to other services, as an expense of an Owner rather than a Common Expense. Any special cost or assessment applicable to the Basement, Garage or Storage Spaces shall be specially assessed against the Unit to which such space is the appurtenant.

2. The Plat of Survey of the Parcel and of all Units in the Property submitted to the Provisions of the Act previously attached to the Declaration as Exhibit A and incorporated by reference therein is hereby amended and the revised Plat of Survey of the Parcel, all Units and the Limited Common Elements therefore is attached hereto as Exhibit A and incorporated by reference herein, made a part hereof and recorded simultaneously with the recording of this First Amendment.
3. The Exhibit B attached to the Declaration and incorporated by reference therein is hereby amended and the revised Exhibit B is attached hereto and incorporated by reference herein, made a part hereof and recorded simultaneously with the recording of this First Amendment.

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In Witness whereof, Elaine Stocker and Jacqueline Taylor, executed this document as of the 27th day of August, 2007



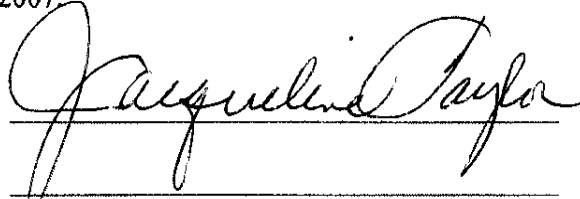


Elaine Stocker

Property of Cook County Clerk's Office

UNOFFICIAL COPY

In Witness whereof, Elaine Stocker and Jacqueline Taylor, executed this document as of the 27th day of August, 2007



Elaine Stocker

Property of Cook County Clerk's Office

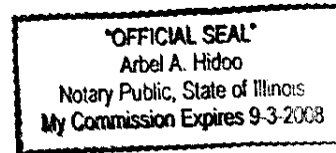
UNOFFICIAL COPY

State of Illinois
County of Cook

I, Anthony Hidoo, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY THAT Elaine Stocker, personally known to me to be the same persons whose name is subscribed to the above instrument, appeared before me this date in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and seal this 17th day of September 2007.

Anthony Hidoo
Notary Public

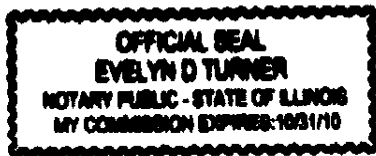


State of Illinois
County of Cook

I, Evelyn D. Turner, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY THAT Jacqueline Taylor, personally known to me to be the same persons whose name is subscribed to the above instrument, appeared before me this date in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and seal this 27th day of August, 2007.

Evelyn D. Turner
Notary Public



UNOFFICIAL COPY

State of Illinois
County of Cook

I, _____, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY THAT Elaine Stocker , personally known to me to be the same persons whose name is subscribed to the above instrument, appeared before me this date in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and seal this _____ day of _____, 2007.

Notary Public

State of Illinois
County of Cook

I, Evelyn D. Turner, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY THAT Jacqueline Taylor, personally known to me to be the same persons whose name is subscribed to the above instrument, appeared before me this date in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and seal this 27th day of August, 2007


Notary Public



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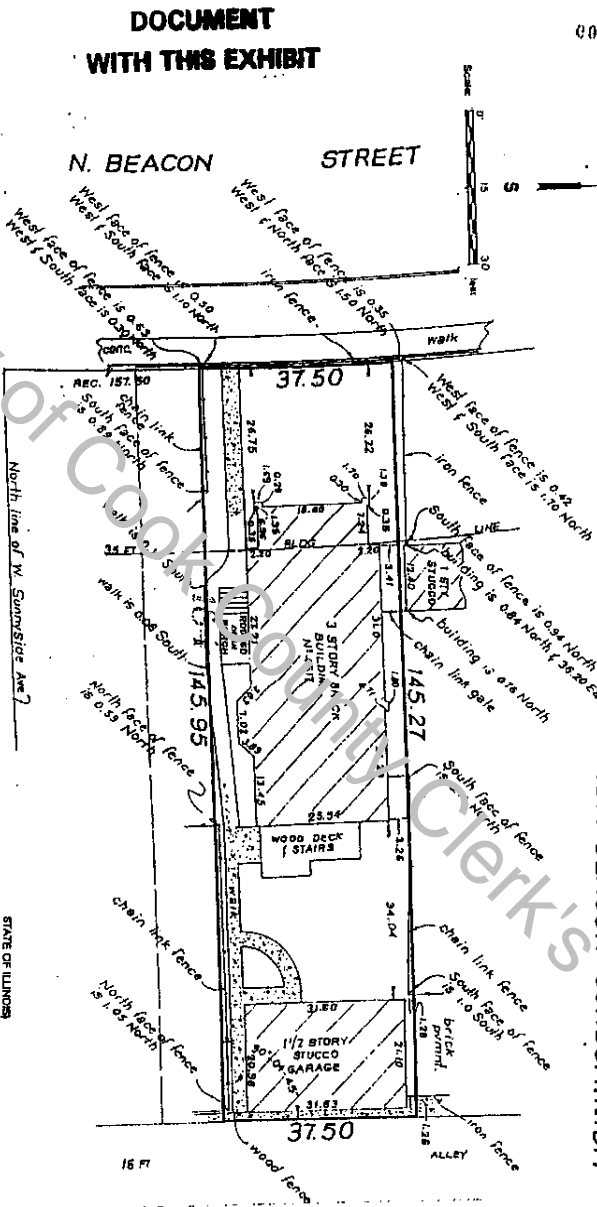
EXHIBIT A

5 Exhibits
0020669061
0020669061

CERTIFIED SURVEY CO.
5550 N. ELSTON AVE., CHICAGO, IL 60630
Phone (773-775-7155) Fax (773-775-2855)

PLAT OF SURVEY

4517 BEACON CONDOMINIUM



DOCUMENT WITH THIS EXHIBIT

ORDER NO. 2221
EXHIBIT A
PAGE 1 OF 1

P.I.N.: 14-17-116-009-0000
14-17-116-024-1001
14-17-116-024-1002
14-17-116-024-1003

MAIL TO: SUSAN P. PALONE
SUITE 1900
CHICAGO, IL 60608



STATE OF ILLINOIS
COUNTY OF COOK

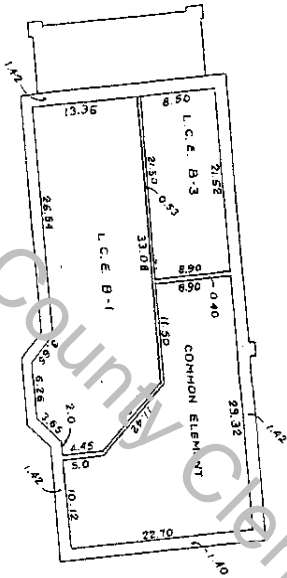
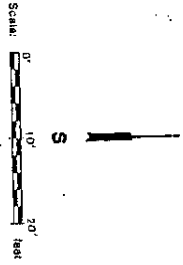
I, DAVID KETTLER, A PROFESSIONAL SURVEYOR, LICENSE NO. 035-012717, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND AND PROPERTY AND THE BUILDINGS THEREON AND THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS AND THE PLACEMENT OF THE BUILDINGS AND THE LAND INDICATED HEREON. THAT THE WALLS OF THE BUILDINGS AND THAT THERE ARE NO ENCROACHMENTS OF ADJACENT BUILDINGS OR STRUCTURES FROM SAID LAND EXCEPT AS SHOWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 19TH DAY OF DECEMBER, A.D. 2007.

David A. Kettler
PROFESSIONAL SURVEYOR LICENSE NO. 035-012717

UNOFFICIAL COPY

CERTIFIED SURVEY CO.
5550 N. Elston Ave., Chicago, IL 60630 Phone (773-775-2855) Fax (773-775-2855)
PLAT OF SURVEY



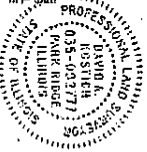
L.C.E. B-3 IS FOR THE USE & BENEFIT OF UNIT 3

L.C.E. LIMITED COMMON ELEMENT
BASEMENT
AMENDED: MARCH 9, 2006
ORDER NO. 0201
EXHIBIT A
PAGE 2 OF 3

BENCHMARK:
CHICAGO STANDARD BENCHMARK NO. 371 LOCATED 44.8 FEET NORTH OF THE NORTH LINE OF THE WEST LINE OF PAULINA AVENUE EAST OF THE ELEVATION +20.068 FT CHICAGO CITY DATUM.

HORIZONTAL PLANS: SHOWN HEREON ARE MEASURED FROM THE TOP OF FINISHED FLOOR TO THE BOTTOM OF FINISHED CEILING. VERTICAL PLANS ARE MEASURED TO THE INTERIOR FACE OF FINISHED WALLS.

UPPER ELEVATION ** 27.24 THIS PAGE ONLY
LOWER ELEVATION ** 20.76 THIS PAGE ONLY



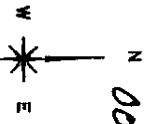
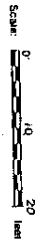
STATE OF ILLINOIS
COUNTY OF COOK
I, DAVID KOSTICH, A PROFESSIONAL ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND AND PROPERTY AND SPACE DESCRIBED HEREON AND THAT THE PLAT CORRECTLY SHOWS THE RELATION OF THE BUILDING TO THE PROPERTY LINES OF THE PLUMBER AND THAT THERE ARE NO ENCUMBRANCES OR UNRECORDED BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 19TH DAY OF DECEMBER A.D. 2001

David A. Kostich
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2777

UNOFFICIAL COPY

0020669061

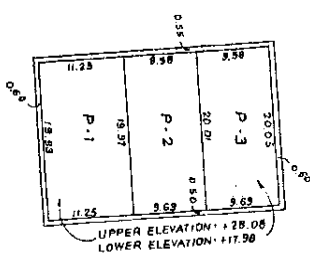
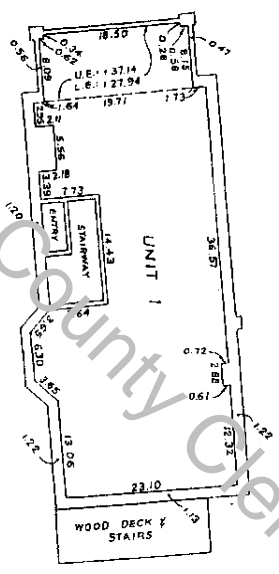


0020669061

CERTIFIED SURVEY CO.
 5550 N. Elston Ave., Chicago, IL 60630
 Phone (773-775-7753) Fax (773-775-2855)

DOCUMENT WITH THIS EXHIBIT

U.E.: UPPER ELEVATION
 L.E.: LOWER ELEVATION
 FIRST FLOOR
 ORDER NO. 0201
 EXHIBIT
 PAGE 3 OF



BENCH MARK
 CHICAGO STANDARD BENCH NO. 317 LOCATED
 44.8 FEET NORTH OF THE NORTH LINE OF W.
 LAWRENCE AVE. AND 62.7 FEET EAST OF THE
 WEST LINE OF N. PALMVALE
 ELEVATION = -20.59 FT CHICAGO CITY DATUM

ADDITIONAL PLUMB, SLOPE, LEVEL, AND
 MEASUREMENTS FROM THIS SURVEY TO
 THE BOTTOM OF FINISHED CEILING, FINISH
 FLOORS ARE MEASURED TO THE INTERIOR FACE
 OF FINISHED WALLS.

UPPER ELEVATION = +37.31 THIS PAGE ONLY
 LOWER ELEVATION = +28.36 THIS PAGE ONLY



STATE OF ILLINOIS
 COUNTY OF COOK

I, DAVID KERTEL, A PROFESSIONAL ENGINEER LICENSED UNDER THE
 PROFESSIONAL ENGINEERING ACT OF 1927, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND PROPERTY AND
 THE RELATION OF THE BUILDING TO THE SAME CORRECTLY SHOWS
 THE DIMENSIONS AND THAT THERE ARE NO ENCROACHMENTS OF ADJACENT
 LOTS AND THAT THERE ARE NO ENCROACHMENTS OF ADJACENT
 BUILDINGS OR STRUCTURES FROM SAID LAND EXCEPT AS SHOWN
 ON THIS SURVEY. THE DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 19TH DAY OF DECEMBER, A.D. 2004.

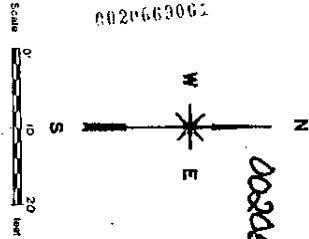
David A. Kertel
 PROFESSIONAL ENGINEER AND SURVEYOR NO. 2771

P-1, P-2, P-3 ARE LIMITED COMMON ELEMENTS FOR THE USE AND BENEFIT OF UNIT 3.

UNOFFICIAL COPY

00890669061

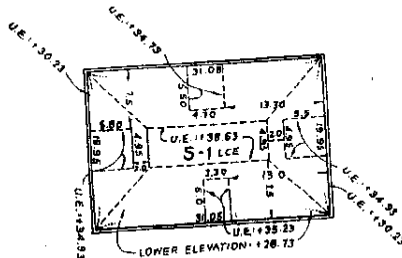
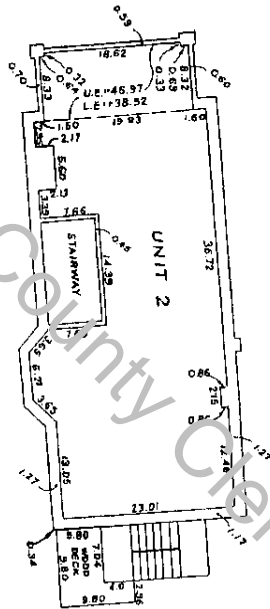
Phone (773-775-7755) 5500 N. Dayton Ave. Chicago, IL 60630 Fax (773-775-2855)
CERTIFIED SURVEY CO.
PLAT OF SURVEY



**DOCUMENT
WITH THIS EXHIBIT**

U. E. : UPPER ELEVATION
L. E. : LOWER ELEVATION
SECOND FLOOR

ORDER NO. 0201
EXHIBIT 1
PAGE 4



BENCHMARK
CHICAGO STANDARD BENCHMARK 317 LOCATED
44.8 FEET NORTH OF THE NORTH LINE OF W.
LAWRENCE AVE. AND 18.7 FEET EAST OF THE
WEST LINE OF N. PAULINA AVE.
ELEVATION = +20.858 FT CHICAGO CITY INITIAL

HORIZONTAL PLANS SHOWN HEREON ARE
THE RESULT OF MEASUREMENTS MADE FROM THE
TOP OF FINISHED FLOOR TO THE CENTER OF
PLUMBS ARE ADJUSTED TO THE INTERIOR FACE
OF FINISHED WALLS.

UPPER ELEVATION = + 7.56 THIS PAGE ONLY
LOWER ELEVATION = + 36.32 THIS PAGE ONLY



I, DAVID KISTLER, A PROFESSIONAL ENGINEER, LICENSED LAND SURVEYOR AND
STATE OF ILLINOIS
COUNTY OF COOK
HEREBY CERTIFY THAT I HAVE SUPERINTENDED THE SURVEYING AND
GRAVE DESCRIBED HEREON AND THAT THE PLAT CORRECTLY AND
TRULY REPRESENTS THE FIELD CONDITIONS AND THAT THE PLAT CORRECTLY
SHOWS THE PLUMBS AND THAT THERE ARE NO ENCUMBRANCES OR ADJOINING
BUILDINGS OR STRUCTURES ON SAID LAND EXCEPT THOSE SHOWN
HEREON. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
DATED THIS 19TH DAY OF DECEMBER, A.D. 2001.
David A. Kistler
PROFESSIONAL ENGINEER LICENSE NO. 2777

UNOFFICIAL COPY

EXHIBIT B

UNIT OWNERS PERCENTAGE INTEREST IN CONDOMINIUM

Unit Number	Percentage	Limited Common Elements
Unit 1	33.33%	L.C.E. B-1
Unit 2	33.33%	
Unit 3	33.34%	L.C.E. S-1, L.C.E. B-3, P-1, P-2 and P-3
TOTAL:	100.0000%	

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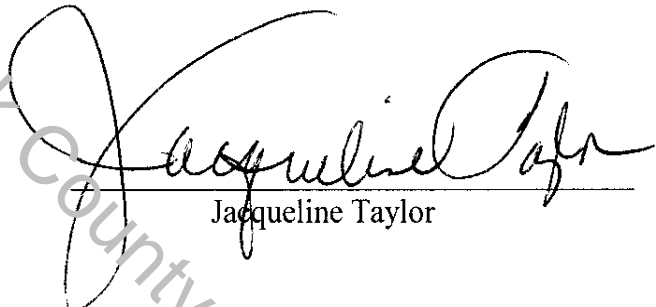
AFFIDAVIT

State of Illinois)
) SS.
 County of Cook)

Jacqueline Taylor, does hereby certify that:

1. I am an officer of the Board of 4517 Beacon Condominium.
2. A copy of the First Amendment to Declaration of Condominium 4517 Beacon Condominium has been mailed by certified mail to all mortgagees having bonafide liens of record against any unit not less than ten (10) days prior to the date of this Affidavit.

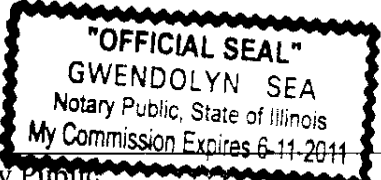
Date: August 23, 2010



 Jacqueline Taylor

I, Gwendolyn Sea, a Notary Public in and for said County and State, do hereby certify that Jacqueline Taylor personally know to me to be the same person whose name is subscribed to the foregoing Affidavit, of 4517 Beacon Condominium appeared before me this day in person and acknowledged that she signed, sealed and delivered said Affidavit as her free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of AUGUST 2010.



Notary Public _____
Gwendolyn Sea

My Commission Expires: 6/11/2011