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Cook County Recorder of Deeds
Date: 10/27/2010 02:32 PM Pg: 1 of 27

**EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OWNERSHIP
FOR SONO WEST CONDOMINIUM**

**This document prepared by and
after recording return to:**

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Permanent Index Numbers:

17-05-214-018, 019

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EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR SONO WEST CONDOMINIUM

This Eighteenth Amendment to Declaration of Condominium Ownership for SoNo West Condominium ("**Eighteenth Amendment**") is made this ~~25th~~ day of August, 2010 by **SONO WEST LLC**, an Illinois limited liability company ("**Declarant**").

RECITALS:

A. Declarant has heretofore recorded that certain Declaration of Condominium Ownership for SoNo West Condominium with the Recorder of Cook County, Illinois on November 6, 2008 as document number 0831145010, as amended by First Amendment recorded with the Recorder of Cook County, Illinois on December 16, 2008 as document number 0835122930, by Second Amendment recorded with the Recorder of Cook County, Illinois on January 14, 2009 as document number 0901431034, by Third Amendment recorded with the Recorder of Cook County, Illinois on February 24, 2009 as document number 0905545000, by Fourth Amendment recorded with the Recorder of Cook County, Illinois on February 27, 2009 as document number 0905840769, by Fifth Amendment recorded with the Recorder of Cook County, Illinois on March 26, 2009 as document number 0908534099, by Sixth Amendment recorded with the Recorder of Cook County, Illinois on April 27, 2009 as document number 0911745082, by Seventh Amendment recorded with the Recorder of Cook County, Illinois on May 28, 2009 as document number 0914844039, by Eighth Amendment recorded with the Recorder of Cook County, Illinois on July 13, 2009 as document number 0919418040, by Ninth Amendment recorded with the Recorder of Cook County, Illinois on August 13, 2009 as document number 0922544073, by Tenth Amendment recorded with the Recorder of Cook County, Illinois on September 14, 2009 as document number 0926731029, by Eleventh Amendment recorded with the Recorder of Cook County, Illinois on October 8, 2009 as document number 0928131095, by Twelfth Amendment recorded on November 18, 2009 as document number 0932218013, by Thirteenth Amendment recorded on December 23, 2009 as document number 0935745000, by Fourteenth Amendment recorded on February 9, 2010 as document number 1004018032, Fifteenth Amendment recorded on April 14, 2010 as document number 1010434107, Sixteenth Amendment recorded on June 10, 2010 as document number 1016118004 and Seventeenth Amendment recorded on August 20, 2010 as document number 1023239002 (as so amended, the "**Declaration**"), whereby Declarant submitted to the provisions of the Illinois Condominium Property Act ("**Act**") the Condominium Parcel (as defined in the Declaration).

B. The Declaration reserved to Declarant the right to annex and add to the Condominium Parcel, and thereby add to the condominium created by the Declaration, all or any portion of the Add-On Parcel (as defined in the Declaration) for the purpose of constructing additional Units.

C. Declarant now desires to so annex and add to the Condominium Parcel and submit to the provisions of the Act and the Original Declaration the remainder of the

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Add-On Property, being Units 201, 202, 203, 204, 301, 302, 304, 307, 401, 402, 504, 805, 806, 2304, 2404, 2405, 2504, 2505, 2605, 2704, 2804, 2808 and Parking Unit 200 (said Units being, the “**Eighteenth Add-On Parcel**”).

NOW, THEREFORE, Declarant does hereby amend the Original Declaration (the Original Declaration as amended hereby being, the “**Declaration**”), as follows:

1. **Recitals**. The foregoing recitals are incorporated in this Eighteenth Amendment as though fully contained herein.

2. **Additional Property**. The Eighteenth Add-On Parcel is hereby annexed to the Condominium Parcel, and is hereby submitted to the provisions of the Act as part of Condominium in accordance with, and shall be deemed governed by, the terms and provisions of the Declaration. Accordingly, from and after the date hereof all references in the Declaration to the Condominium Parcel shall include the Eighteenth Add-On Parcel.

3. **Amendments**. The Original Declaration is further amended as follows:

A. *Legal Description of Condominium Parcel*. **Seventeenth Amended Exhibit B-1** of the Declaration (Legal Description of the Condominium Parcel) is hereby amended by deleting said **Seventeenth Amended Exhibit B-1** and substituting **Eighteenth Amended Exhibit B-1** attached hereto in lieu thereof.

B. *Additional Condominium Area*. **Seventeenth Amended Exhibit B-2** of the Declaration (Additional Condominium Area) is hereby amended by deleting said **Seventeenth Amended Exhibit B-2** and substituting **Eighteenth Amended Exhibit B-2** attached hereto in lieu thereof.

C. *Plat of Survey*. **Exhibit C** of the Declaration (Plat of Survey) is hereby amended by replacing pages 2, 2A, 4-7, 10 and 24-29 of said Plat of Survey with pages amended 2, 2A, 4-7, 10 and 24-29 attached hereto and made a part hereof (“**Amended Plat Pages**”), to include the Units included in the Eighteenth Add-On Parcel attached hereto. **Exhibit C** will hereafter consist of **Eighteenth Amended Exhibit C** attached hereto to include the Amended Plat Pages.

D. *Percentage of Interest*. **Seventeenth Amended Exhibit D** of the Declaration (Percentage of Interest in the Common Elements), as further amended as aforesaid, is hereby further amended by deleting said **Seventeenth Amended Exhibit D** and substituting **Eighteenth Amended Exhibit D** attached hereto in lieu thereof. The percentage of ownership in the common elements appurtenant to each Unit is hereby amended to be the percentages set forth in **Eighteenth Amended Exhibit D** attached hereto.

E. *Number of Units*. The maximum number of Units to be submitted as part of the Condominium Property is two hundred (200), including the Parking Unit. Ten

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(10) Units were submitted with the Original Declaration, twenty-four (24) Units were submitted with the First Amendment, nine (9) Units were submitted with the Second Amendment, thirteen (13) Units were submitted with the Third Amendment, one (1) Unit was submitted with the Fourth Amendment, thirteen (13) Units were submitted with the Fifth Amendment, three (3) Units were submitted with the Sixth Amendment, three (3) Units were submitted with the Seventh Amendment, sixteen (16) Units were submitted with the Eighth Amendment, seven (7) Units were submitted with the Ninth Amendment, fifteen (15) Units were submitted with the Tenth Amendment, twenty (20) Units were submitted with the Eleventh Amendment, twenty-one (21) Units were submitted with the Twelfth Amendment, one (1) Unit was submitted with the Thirteenth Amendment, four (4) Units were submitted with the Fourteenth Amendment (2 of which, 2303 and 2805, were deemed to have been submitted with the aforesaid Twelfth Amendment), eight (8) Units were submitted with the Fifteenth Amendment, six (6) Units were submitted with the Sixteenth Amendment, three (3) Units were submitted with the Seventeenth Amendment, and the remaining twenty-two Units and the Parking Unit are to be submitted with this Eighteenth Amendment, and no additional Units remain so that there is no remaining Add-On Parcel.

F. *Reserved LCE Spaces.* Parking Spaces P-7, P-8 and P-9 shall not be Reserved LCE Parking Spaces, and shall not be reserved for the exclusive use of the Parking Unit Owner and its invitees to the exclusion of Residential Units. Parking Spaces P-2 through P-61 (10 spaces) and P-19 through P-77 were previously deleted from Reserved LCE Spaces in the aforesaid Sixth, Twelfth and Seventeenth Amendments. Accordingly, Parking Spaces P-10 through P-18 shall be the only remaining Reserved LCE Parking Spaces, reserved for the exclusive use of the Parking Unit Owner and its invitees to the exclusion of Residential Units.

4. **Common Elements.** The additional Common Elements annexed to the Condominium 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.

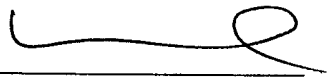
5. **Inconsistencies.** Except as expressly set forth herein, the Original Declaration shall remain in full force and effect in accordance with its terms. Any inconsistencies between the Original Declaration and this Eighteenth Amendment shall be resolved in favor of the provisions contained in this Eighteenth Amendment.

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IN WITNESS WHEREOF, SONO WEST LLC has executed this Eighteenth Amendment to Declaration of Condominium Ownership as of the date above first written.

SONO WEST LLC, an Illinois limited liability company

By: Harris Management, Ltd., an Illinois corporation, its Manager

By: 
Its: President

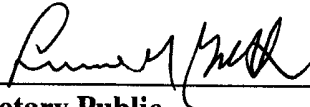
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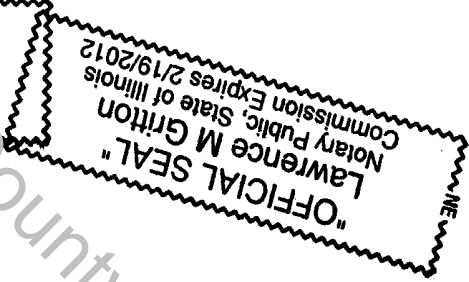
STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **W. Harris Smith**, as Manager of **SONO WEST LLC**, who is 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 as Manager of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of October, 2010.



Notary Public



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EIGHTEENTH AMENDED EXHIBIT B-1

LEGAL DESCRIPTION OF THE ENTIRE CONDOMINIUM PARCEL

THAT PART OF LOTS 16 TO 25, BOTH INCLUSIVE, (EXCEPT THE NORTH 14.00 FEET OF THE EAST 31.08 FEET OF LOT 16); TOGETHER WITH THE WEST 9.50 FEET (EXCEPT THE NORTH 14.00 FEET THEREOF) OF THE NORTH-SOUTH VACATED ALLEY IN BLOCK 44 LYING EAST OF THE EAST LINE OF LOTS 16 TO 25, BOTH INCLUSIVE, AND LYING WEST OF THE WEST LINE OF LOTS 26 TO 35, BOTH INCLUSIVE; TOGETHER WITH THE WEST 145.22 FEET OF THE SOUTH HALF OF THE EAST-WEST VACATED ALLEY IN BLOCK 44, LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 15, BOTH INCLUSIVE, AND LYING NORTH OF THE NORTH LINE OF LOT 16 AND LOT 26 AND THE NORTH LINE OF LOT 16 PROLONGED EASTERLY TO THE NORTHWEST CORNER OF LOT 26, ALL IN BLOCK 44 IN JOHN YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE WEST 185.81 FEET OF THE VACATED NORTH 0.50 FEET OF WEST BLACKHAWK STREET SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 25 AND SAID LOT 35 AND THE SOUTH LINE OF LOT 25 PROLONGED EASTERLY TO THE SOUTHWEST CORNER OF LOT 35, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°00'02" WEST, ALONG THE WEST LINE THEREOF, 194.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'58" EAST, ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID TRACT, 66.60 FEET; THENCE NORTH 00°00'02" EAST, 157.15 FEET; THENCE SOUTH 89°58'02" WEST, 66.60 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THE REMAINING COURSES BEING ALONG THE PERIMETER LINES OF SAID TRACT; THENCE NORTH 00°00'02" EAST, 37.79 FEET; THENCE NORTH 89°54'14" EAST, 145.22 FEET; THENCE SOUTH 00°00'02" WEST, 22.00 FEET; THENCE NORTH 89°54'14" EAST, 40.58 FEET; THENCE SOUTH 00°00'00" WEST, 254.77 FEET; THENCE SOUTH 89°54'31" WEST, 185.81 FEET; THENCE NORTH 00°00'02" EAST, 81.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-05-214-018, 019

Street Address: 860 West Blackhawk, Chicago, Illinois

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EIGHTEENTH AMENDED EXHIBIT B-2

ADDITIONAL CONDOMINIUM AREA

None

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EIGHTEENTH AMENDED EXHIBIT C

AMENDMENTS TO PLAT OF SURVEY

See Attached

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EIGHTEENTH AMENDED EXHIBIT D

AMENDED PERCENTAGE OF INTEREST IN COMMON ELEMENTS

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CONDOMINIUMS		
Unit Number		Percentage Ownership of Condominium Building
x	201	0.351761%
y	202	0.538603%
y	203	0.326849%
x	204	0.326849%
x	301	0.351761%
y	302	0.542339%
	303	0.329340%
x	304	0.329340%
	305	0.426498%
	306	0.376673%
x	307	0.625795%
x	401	0.354252%
x	402	0.546076%
	403	0.331831%
	404	0.331831%
	405	0.430234%
	406	0.379164%
	407	0.629532%
	501	0.356743%
	502	0.549813%
	503	0.334322%
x	504	0.334322%
	505	0.433971%
	506	0.381656%
	507	0.33269%
	601	0.35225%
	602	0.890363%
	604	0.336813%
	605	0.437708%
	606	0.384147%
	607	0.637006%
	701	0.395357%
	702	0.594655%
	703	0.557287%
	704	0.364217%
	705	0.376673%
	706	0.557287%
	707	0.594655%
	708	0.407813%
	801	0.396603%
	802	0.598392%
	803	0.561024%
	804	0.365463%
x	805	0.377919%
x	806	0.561024%
	807	0.598392%
	808	0.409059%
	901	0.397848%
	902	0.602129%
	903	0.564761%
	904	0.366708%
	905	0.379164%
	906	0.564761%

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Unit Number	Percentage Ownership of Condominium Building
907	0.602129%
908	0.410305%
1001	0.399094%
1002	0.605866%
1003	0.568497%
1004	0.367954%
1005	0.380410%
1006	0.568497%
1007	0.605866%
1008	0.411550%
1101	0.400340%
1102	0.609603%
1103	0.572234%
1104	0.369199%
1105	0.381656%
1106	0.572234%
1107	0.609603%
1108	0.412796%
1201	0.401585%
1202	0.613339%
1203	0.575971%
1204	0.370445%
1205	0.382901%
1206	0.575971%
1207	0.613339%
1208	0.414041%
1401	0.412321%
1402	0.617076%
1403	0.579708%
1404	0.371691%
1405	0.384147%
1406	0.579708%
1407	0.617076%
1408	0.415287%
1501	0.405322%
1502	0.622059%
1503	0.584690%
1504	0.374182%
1505	0.386638%
1506	0.584690%
1507	0.622059%
1508	0.417778%
1601	0.407813%
1602	0.627041%
1603	0.589673%
1604	0.376673%
1605	0.389129%
1606	0.589673%
1607	0.627041%
1608	0.420270%
1701	0.410305%
1702	0.632024%
1703	0.594655%
1704	0.379164%

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Unit Number	Percentage Ownership of Condominium Building
1705	0.391620%
1706	0.594655%
1707	0.632024%
1708	0.422761%
1801	0.412796%
1802	0.637006%
1803	0.605866%
1804	0.387884%
1805	0.400340%
1806	0.605866%
1807	0.637006%
1808	0.425252%
1901	0.415287%
1902	0.641988%
1903	0.610848%
1904	0.390375%
1905	0.402831%
1906	0.610848%
1907	*0.641988%
1908	0.427743%
2001	0.417778%
2002	0.646971%
2003	0.615831%
2004	0.392866%
2005	0.405322%
2006	0.615831%
2007	0.646971%
2008	0.430254%
2101	0.420270%
2102	0.651953%
2103	0.620813%
2104	0.395357%
2105	0.407813%
2106	0.620813%
2107	0.651953%
2108	0.432726%
2201	0.422761%
2202	0.656936%
2203	0.625795%
2204	0.397848%
2205	0.410305%
2206	0.625795%
2207	0.656936%
2208	0.435217%
2301	0.425252%
2302	0.661918%
2303	0.630778%
x 2304	0.400340%
2305	0.412796%
2306	0.630778%
2307	0.661918%
2308	0.437708%
2401	0.427743%
2402	0.666901%

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Unit Number	Percentage Ownership of Condominium Building
2403	0.635760%
X 2404	0.402831%
X 2405	0.415287%
2406	0.635760%
2407	0.666901%
2408	0.440199%
2501	0.431480%
2502	0.671883%
2503	0.640743%
X 2504	0.406568%
X 2505	0.419024%
2506	0.640743%
2507	0.671883%
2508	0.443936%
2601	0.435217%
2602	0.676866%
2603	0.645725%
2604	0.410305%
X 2605	*0.422761%
2606	0.645725%
2607	0.676866%
2608	0.447673%
2701	0.438954%
2702	0.681848%
2703	0.650708%
X 2704	0.414041%
2705	0.422498%
2706	0.650708%
2707	0.681848%
2708	0.451410%
2801	0.442691%
2802	0.686830%
2803	0.655690%
X 2804	0.417778%
2805	0.430234%
2806	0.655690%
2807	0.686830%
X 2808	0.455147%
200	0.039633%
Total	100.000000%

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EXHIBIT

ATTACHED TO

14 PAGES
13 Exhibits

27



DOCUMENT

SEE PLAT INDEX

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