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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/03/2011 01:39 PM Pg: 1 of 5

Property of Cook County Clerk's Office

**SPECIAL AMENDMENT NO. 1 TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAYS FOR  
C/A 23 CONDOMINIUM**

Prepared by and mail to:  
Jeremy E. Reis  
Ruttenberg & Ruttenberg  
833 N. Orleans Street, Suite 400  
Chicago, Illinois 60610

Property:  
15, 19 and 23 N. Aberdeen St.  
Chicago, Illinois 60607

RECORDING FEE 44  
DATE 6-3-11 COPIES 4  
OK BY [Signature]

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This Document Prepared by  
and after Recording return to:

Jeremy E. Reis  
Ruttenberg & Ruttenberg  
833 N. Orleans Street, Suite 400  
Chicago, Illinois 60610

**SPECIAL AMENDMENT NO. 1 TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAYS FOR  
C/A 23 CONDOMINIUM**

THIS SPECIAL AMENDMENT NO. 1 is made and entered into this 2<sup>nd</sup> day of June, 2011, by CA 23 II LLC, an Illinois limited liability company, (hereinafter referred to as "CA 23"):

WITNESSETH:

WHEREAS, C/A 23 LLC, an Illinois limited liability company ("Declarant") recorded the Declaration of Condominium Ownership and Easement, Restrictions, Covenants and By-Law for C/A 23 Condominium dated April 3, 2009 and recorded in the Office of the Cook County Recorder of Deeds on April 7, 2009, as Document No. 0909722089 (the "Declaration"). With the recording of the Declaration, the Declarant submitted the real estate which is legally described in Exhibit A hereto to the terms of the Declaration and the provisions of the Condominium Property Act of the State of Illinois (the "Act").

WHEREAS, CA 23 was assigned the exclusive right to act as "Declarant" under the Declaration pursuant to that certain Assignment of Declarant's Rights Under Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for C/A 23 Condominium, dated as of March 28, 2011 by and between MB839 LLC, an Illinois limited liability company, as assignor and CA 23, as assignee.

WHEREAS, in Section 15.13 of the Declaration, Declarant reserved the right and power to record a Special Amendment to the Declaration at any time and from time to time which amends the Declaration in order to, among other things, bring the Declaration into compliance with the Act or to conform the Declaration to the requirements of FHLMC, FNMA, HUD, FHA or VA.

WHEREAS, CA 23 by virtue of having the exclusive right to act as "Declarant" desires to exercise the right and power reserved in Section 15.08 in order to bring the Declaration into compliance with FNMA and FHA's requirements and to correct a typographical error in the Declaration.

NOW, THEREFORE, CA 23 does hereby amend the Declaration as follows:

1. **Terms.** All capitalized terms used herein, if not otherwise defined herein, shall have the meanings assigned to them in the Declaration.

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2. **Amendment of Section 11.** In order to comply with the requirements of FNMA and FHA, Section 11.01(a) of the Declaration is hereby amended by deleting the words "thirty (30)" in the fifth line thereof and substituting the words "sixty (60)" in its place.

3. **Covenants to Run With Land.** The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Amendment, shall run with and bind the Property.

4. **Continuation.** As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, CA 23 has executed this Amendment as of the day and year first above written.

CA 23 II LLC, an Illinois limited liability company

By: Lakewest, Inc., an Illinois corporation, its manager

By:  \_\_\_\_\_

Name: Zev Salomon

Its: Authorized Signatory

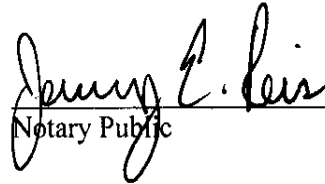
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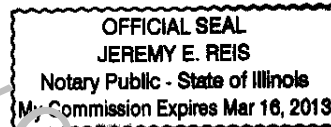
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STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

I, Jeremy E. Reis, a Notary Public in and for said County and State, do hereby certify that Zev Salomon, the Authorized Signatory of Lakewest, Ltd., an Illinois corporation which is the manager of CA 23 II LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said corporation and such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2<sup>nd</sup> day of June, 2011.

  
Notary Public



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## EXHIBIT A

LOT 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### 2011 NEW PIN NUMBERS:

17-08-445-026-1001	17-08-445-026-1002	17-08-445-026-1003	17-08-445-026-1004	17-08-445-026-1005
17-08-445-026-1006	17-08-445-026-1007	17-08-445-026-1008	17-08-445-026-1009	17-08-445-026-1010
17-08-445-026-1011	17-08-445-026-1012	17-08-445-026-1013	17-08-445-026-1014	17-08-445-026-1015
17-08-445-026-1016	17-08-445-026-1017	17-08-445-026-1018	17-08-445-026-1019	17-08-445-026-1020
17-08-445-026-1021	17-08-445-026-1022	17-08-445-026-1023	17-08-445-026-1024	17-08-445-026-1025
17-08-445-026-1026	17-08-445-026-1027	17-08-445-026-1028	17-08-445-026-1029	17-08-445-026-1030
17-08-445-026-1031	17-08-445-026-1032	17-08-445-026-1033	17-08-445-026-1034	17-08-445-026-1035
17-08-445-026-1036	17-08-445-026-1037	17-08-445-026-1038	17-08-445-026-1039	17-08-445-026-1040
17-08-445-026-1041	17-08-445-026-1042	17-08-445-026-1043	17-08-445-026-1044	17-08-445-026-1045
17-08-445-026-1046	17-08-445-026-1047	17-08-445-026-1048	17-08-445-026-1049	17-08-445-026-1050
17-08-445-026-1051	17-08-445-026-1052	17-08-445-026-1053		

### COMMON ADDRESS:

15 N. Aberdeen, Chicago, Illinois 60607  
 19 N. Aberdeen, Chicago, Illinois 60607  
 23 North Aberdeen, Chicago, Illinois 60607

Cook County Clerk's Office