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Doc#: 1116429020 Fee: \$78.00
Eugene "Gene" Moore RHSP Fee: \$10.00
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Date: 06/13/2011 12:24 PM Pg: 1 of 7

Mail to
William P Banks
1711 W Division Unit 404
Chicago, Illinois 60622

1711 WEST DIVISION CONDOMINIUM
FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OWNERSHIP

- Unit 201
- Unit 202
- Unit 203
- Unit 204
- Unit 301
- Unit 302
- Unit 303
- Unit 304
- Unit 401
- Unit 402
- Unit 403
- Unit 404
- PU 1
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- PU 3
- PU 4
- PU 5
- PU 6
- PU 7
- PU 8
- PU 9
- PU 10
- PU 11
- PU 12
- PU 13
- PU 14
- PU 15
- PU 16

PIN	17-06-406-048-1001	17-06-406-048-1013
	17-06-406-048-1002	17-06-406-048-1014
	17-06-406-048-1003	17-06-406-048-1015
	17-06-406-048-1004	17-06-406-048-1016
	17-06-406-048-1005	17-06-406-048-1017
	17-06-406-048-1006	17-06-406-048-1018
	17-06-406-048-1007	17-06-406-048-1019
	17-06-406-048-1008	17-06-406-048-1020
	17-06-406-048-1009	17-06-406-048-1021
	17-06-406-048-1010	17-06-406-048-1022
	17-06-406-048-1011	17-06-406-048-1023
	15-06-406-048-1012	17-06-406-048-1024
		17-06-106-048-1025
		17-06-106-048-1026
		17-06-106-048-1027
		17-06-406-048-1028

RECORDING FEE _____
DATE _____ COPIES _____
OK BY _____

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FIRST AMENDMENT TO THE 1711 WEST DIVISION DECLARATION OF CONDOMINIUM OWNERSHIP

THIS FIRST AMENDMENT TO THE DECLARATION made on May 24, 2011, pursuant to the Illinois Condominium Property Act, by the approval of greater than 2/3's of the Unit Owners of 1711 West Division Condominium, in accordance with the provisions of the Declaration of Condominium Ownership of said 1711 West Division Condominium, an Illinois not for profit corporation, having its principal offices at 1711 W Division, Chicago, IL 60622.

That this amendment is to extend the Limited Common Elements for Units 201, 203, 204, 401, 402, 403, & 404 to the roof area now assigned to their Units as depicted in the Declaration of Condominium Ownership recorded on February 1, 2008 as document No. 0803216027, in Cook County, Illinois which provides for the roof area, Limited Common Element for said Units, as depicted in Exhibit A attached hereto. That Unit Owners have approved, by a vote greater than 2/3 of the Unit Owners, the extension of said Limited Common Element for said Units as depicted in Exhibit B attached hereto and made a part hereof. That said Exhibit B sets forth the correct Limited Common Element for Units 201, 203, 204, 401, 402, 403, & 404.

That by a vote greater than 2/3 of the Unit Owners the extended area of the Limited Common Element has been approved, and for all future purposes said additional area shall be considered as a Limited Common Element for said Units and be subject to all provisions of the Declaration of Condominium Ownership; Declaration of Covenants Conditions and Restrictions; Association Bylaws and Rules and Regulations.

In the event said Unit Owner elects to construct any alteration on said Limited Common Element they shall be solely responsible for all costs for said alterations, obtain all necessary permits prior to commencement of construction, and are responsible for all the means & methods, of construction. Said Unit Owner shall be responsible for all structural considerations for any construction on said Limited Common Element.

Said Owner shall comply with all applicable federal, state, local and other governmental and quasi-governmental laws, statutes, ordinances, codes, rules, regulations and orders, including, without limitation, the City of Chicago Building Code Each Owner shall, to the extent reasonably practicable, make alterations in such a manner as to minimize any noise, vibration, particulates and dust infiltration or other disturbance which would disturb an occupant or occupants of the other portions of the Building. Said Owner shall indemnify and hold harmless the other Owners, Board Members, and the Association, from and against any and all loss, liability, claims, judgments, costs, reasonable attorney fees and expenses arising out of any alterations.

End of Document

Signature page to follow

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IN WITNESS WHEREOF, the Board, has caused its name to be signed to these presents by its President and attested by its Secretary this 24 day of May 2011 A.D.

1711 West Division Condominium



By Joshua Fritz
Its President



By Max Eisenberg
Its Secretary

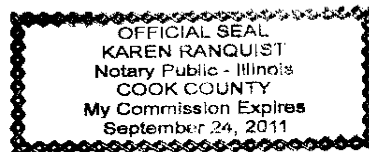
STATE OF ILLINOIS

COUNTY OF COOK

I, Karen Ranquist, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that Joshua Fritz . President & Max Eisenberg, Secretary of the 1711 West Division Condominium Association, an Illinois Not For Profit Corporation are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me on this day in person and severally acknowledged that they signed and delivered the said instrument as their free will and voluntary act, and as the free and voluntary act and deed of said Association for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of May 2011

Karen Ranquist
Notary Public



UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT NUMBER 201, 202, 203, 204, 301, 302 303,304, 401, 402, 403, 404, PU 1 PU 2 PU 3, PU 4, PU 5, PU 6, PU, 7 PU 8, PU 9, PU 10, PU 11, PU 12, PU 13, PU 14, PU 15, PU 16 AND PU 17 IN THE 1711 WEST DIVISION PROPERTIES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLAN HAVING AN ELEVATION OF +26.14 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLAN HAVING AN ELEVATION OF +14.96 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST, (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 5, 8.01 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 4.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 77.94 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, 40.03 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 17.82 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 9.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 21.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 9.64 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 30.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803216020; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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EXHIBIT

ATTACHED TO

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SEE PLAT INDEX