

UNOFFICIAL COPY



Doc#: 1122422073 Fee: \$186.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2011 03:02 PM Pg: 1 of 34

THIS INSTRUMENT WAS PREPARED BY
HOWARD S. DAKOFF
LEVENFELD PEARLSTEIN, LLC
2 NORTH LASALLE STREET, 13TH FLOOR
CHICAGO, ILLINOIS 60602

(THIS SPACE FOR RECORDER'S OFFICE ONLY)

**SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR THE MICHIGAN AVENUE LOFTS CONDOMINIUM
AND PROVISIONS RELATING TO CERTAIN NON-CONDOMINIUM PROPERTY**

This Seventh Amendment to the Declaration of Condominium Ownership for the Michigan Avenue Lofts Condominium and Provisions Relating to Certain Non-Condominium Property ("Amendment") is made and entered into this day 2 of August, 2011 by the Board of Directors ("Board") of the Michigan Avenue Lofts Condominium Association.

WITNESSETH:

The Board administers the condominium property commonly known as 910 South Michigan Avenue, Chicago, Illinois, Cook County, legally described on Exhibit A attached hereto ("Property");

The Property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to a Declaration of Condominium Ownership for the Michigan Avenue Lofts Condominium and provisions relating to Certain Non-Condominium Property (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 31, 1998 as Document Number 98774537, and subsequently amended by a Special Amendment to Declaration of Condominium Ownership and Provisions Relating to Certain Non-Condominium Property recorded in the Office of the Recorder of Deeds of Cook County on July 17, 2000 as Document No. 00531141, a Special Amendment No. 2 to Declaration of Condominium Ownership and Provisions Relating to Certain Non-Condominium Property recorded in the Office of the Recorder of Deeds of Cook County on August 11, 2006 as Document No. 0622310107, and a Corrective Amendment to Declaration of Condominium Ownership and Provisions Relating to Certain Non-Condominium Property recorded in the Office of the Recorder of Deeds of Cook County on October 30, 2007 as Document No. 0730331082; and the Fourth Amendment to Declaration of Condominium Ownership and Provisions Relating to Certain Non-Condominium Property recorded in the Office of the Recorder of Deeds of Cook County on June 29, 2011 as Document No. 111803114; and the Fifth Amendment to Declaration of Condominium Ownership and Provisions Relating to Certain Non-Condominium Property recorded in the Office of the Recorder of Deeds of Cook County on July 19, 2011 as Document No. 1120018007; and the Sixth Amendment to Declaration of Condominium Ownership and Provisions Relating to Certain Non-Condominium Property recorded in the Office of the Recorder of Deeds of Cook County on July 29, 2011 as Document No. 1121010070.

The Board desires to amend the Declaration in order to correct gross inaccuracies on the plat of surveys relating to the Garage (as defined in the Declaration) and limited common element Garage Spaces (as defined in the Declaration);

RECORDING FEE 186
DATE 8-12-11 COPIES 6
OK BY JV

UNOFFICIAL COPY

Section 27 (b)(1) of the Act states, "If there is an omission or error in the declaration, bylaws or other condominium instrument, the association may correct the error or omission by an amendment to the declaration, bylaws, or other condominium instrument in such respects as may be required to conform to this Act, and any other applicable statute or to the declaration by vote of 2/3 of the members of the board of managers or by a majority vote of the unit owners at a meeting called for this purpose, unless the Act or the condominium instruments specifically provide for greater percentages or different procedures."

Article 12 of the Declaration provides that amendments to the Declaration shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois; and

Pursuant to the Secretarial Certification attached hereto as Exhibit C, the Amendment has been approved by at least 2/3 of the Board.

Certain limited common element Garage Spaces were reassigned a new number due to initial duplicative number assignments by the developer of the Association. Attached hereto as Exhibit D is a spreadsheet containing the list of units in the Association and their assigned Garage Space number and/or new number.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The defined terms contained in this Amendment shall have the same meaning as those contained in the Declaration unless otherwise specifically noted herein.
2. The plats of survey regarding the Garage attached to Exhibit B to the Declaration are deleted in their entirety and shall be replaced with the revised plats of survey for the Garage attached to Exhibit B of this Amendment hereto.
3. Except as expressly amended hereby, all other provisions of the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this 2nd day of August, 2011.

**BOARD OF DIRECTORS OF MICHIGAN
AVENUE LOFTS CONDOMINIUM
ASSOCIATION**

By: Judith H. McGuire
Its: President

3

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 201-204, 301-304, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1015, 1017, 1019, 1101-1115, 1117, 1119, 1201-1215, 1217, 1219, 1301-1315, 1317, 1319, 1401-1406, 1411-1415, 1417, 1419, 1501-1506, 1511-1115, 1517, 1519, 1601-1606, 1611-1615, 1617, 1619, 1701 – 1706, 1711-1719, 1803-1806, 1811-1815, 1817, 1819, 1901-1906, 1909, 2004, 2006, 2007 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRICIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF B33, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98774537.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98774537.

Addresses of Premises: 910 S. Michigan Avenue, Chicago, Illinois 60605

Permanent Real Estate Index Nos: 17-15-307-036-1001 through 17-15-307-036-1268

UNOFFICIAL COPY

EXHIBIT B

CORRECTED PLATS OF SURVEY

[See Attached]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation

License No. 00000000

PROFESSIONAL LAND SURVEYORS

1400 North LaSalle Avenue, Suite 1100
Chicago, Illinois 60610
Telephone: (773) 525-5555 Fax: (773) 525-5555 Email: info@plcs-survey.com

Plat of Survey

LOT 4 AND LOT 5, SUBJECT TO THE EASEMENT, THE EAST 1/2 OF LOT 2 AND THE EAST 1/2 OF LOT 3, SUBJECT TO THE EASEMENT, IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
TOTAL PROPERTY AREA: 32.286 ACRES, OR 2,242,400 S.F.

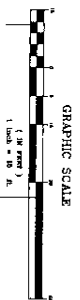
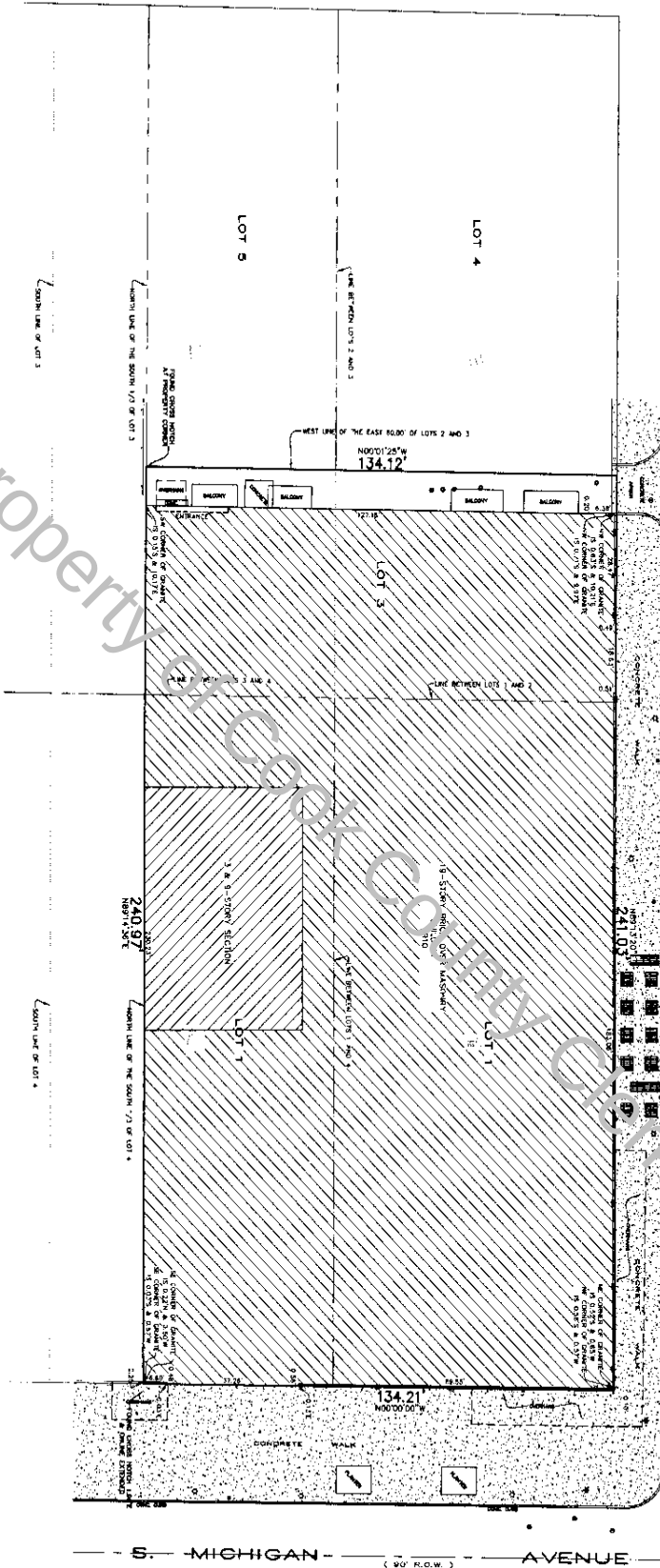
RECORDED IN COOK COUNTY CLERK'S OFFICE, CHICAGO, ILLINOIS, ON 07/11/2011 AT 10:11 AM. RECORDING FEE: \$150.00. INDEXING FEE: \$10.00. TOTAL FEE: \$160.00.

2007-09906-001

07/11/2011

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS THE PROPERTY OF GREMLEY & BIEDERMANN, INC. AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM GREMLEY & BIEDERMANN, INC. ANY VIOLATION OF THIS NOTICE MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES.

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS APPEARING IN ZONE X, ALABAMA COASTAL PLAIN, AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS APPEARING IN ZONE X, ALABAMA COASTAL PLAIN, AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS APPEARING IN ZONE X, ALABAMA COASTAL PLAIN.



By: *[Signature]*
Surveyor
Gremsley & Biedermann, Inc.
Chicago, Illinois
Date: July 11, 2011
This document is a true and correct copy of the original as recorded in the Cook County Clerk's Office on 07/11/2011 at 10:11 AM. The recording fee was \$150.00 and the indexing fee was \$10.00. The total fee was \$160.00.



UNOFFICIAL COPY

GREMLEY & BIEDERMANN

PLCS Corporation
(800) 866-5122

4505 Kerry Estate Avenue, Concord, IL 60030
Telephone: (773) 463-5022 Fax: (773) 266-4036 Email: info@npl.cs-survey.com

UNOFFICIAL COPY

GREMLEY & BIEDERMANN
A Division of
PLCS Corporation
Lafayette, LA 70502

PROFESSIONAL LAND SURVEYORS

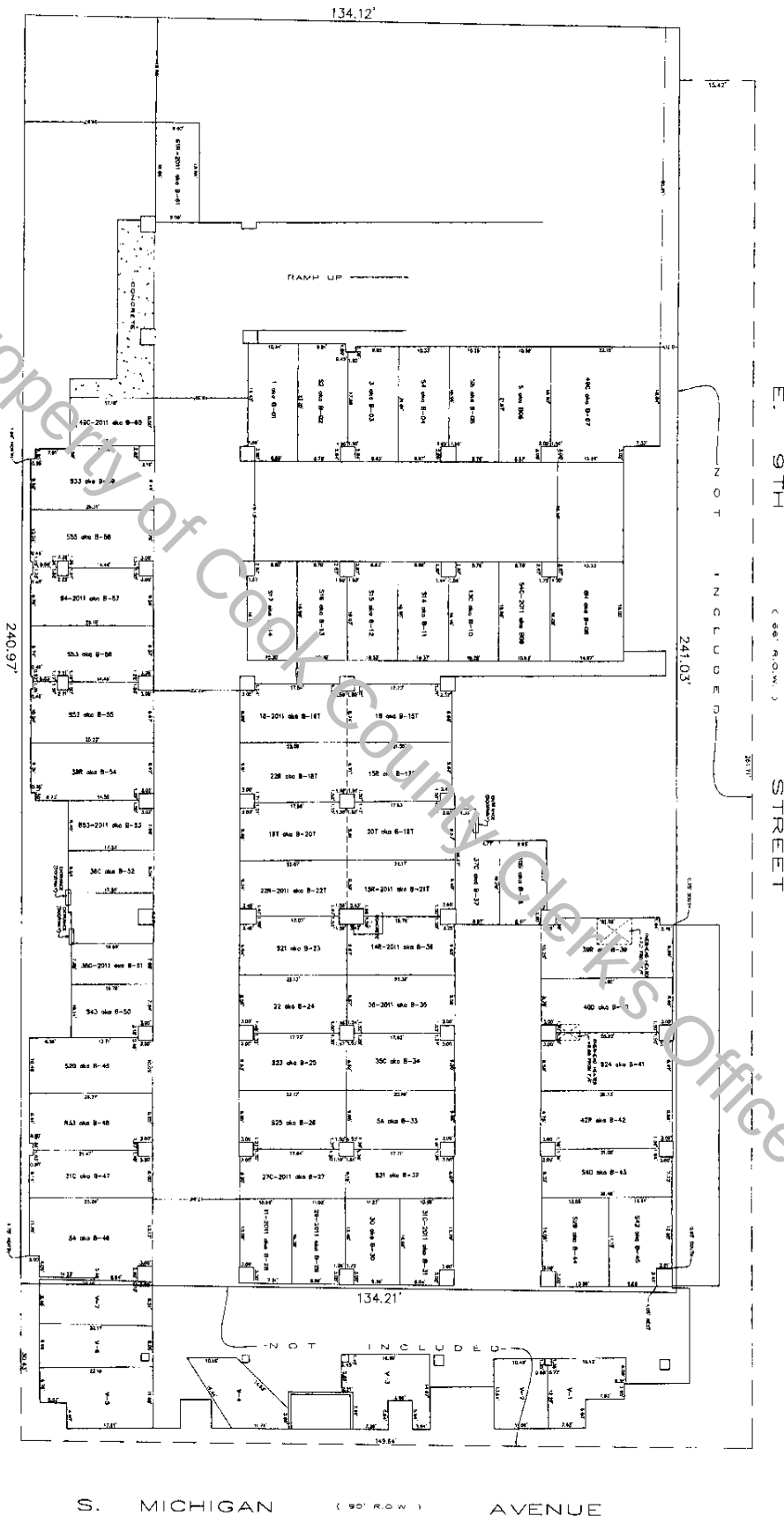
4500 NEW EIGHTH AVENUE, SUITE 100
TULSA, OKLA. 74116-1000
TELEPHONE (717) 453-5822 FAX (717) 284-4144 TOLL FREE (800) 525-5569

Plat of Survey

[illegible]

BASEMENT
(PARKING SPACE DETAIL)

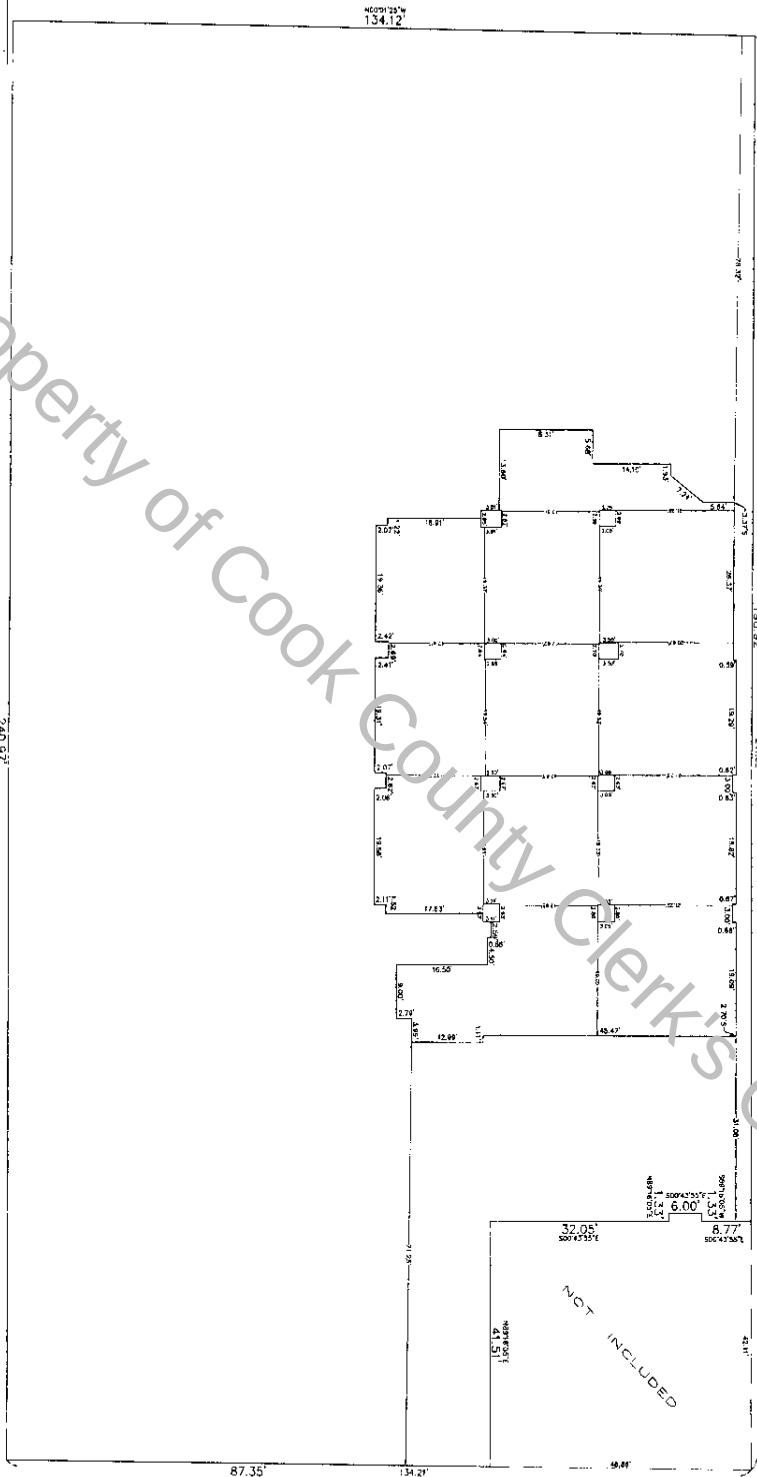
EASLEMENT	
LOWER EL.	0.84
UPPER EL.	12.62

[illegible]

UNOFFICIAL COPY

GREMLEY & BIEDERMANN
 Surveyors
PLCS Corporation
 1500 North LaSalle Avenue, Chicago, IL 60610
 Telephone: (773) 344-5122 Fax: (773) 344-4400 Email: info@plcs.com
 Plat of Survey

PROJECT NO.	2007-09906-001
DATE	10/11/07
BY	GREMLEY & BIEDERMANN
CHECKED BY	4/10/08
SCALE	AS SHOWN
PROJECT LOCATION	1500 North LaSalle Avenue, Chicago, IL 60610
PROJECT DESCRIPTION	Plat of Survey



(FIRST FLOOR
 (COLUMN DETAIL)

S. MICHIGAN AVENUE

Note: R. & M. Gremler and Biedermann disclaim responsibility for the accuracy of the information provided herein. The information is provided for informational purposes only. The user of this information is advised that the information is not intended to be used as a basis for any legal or financial decision. The user of this information is advised that the information is not intended to be used as a basis for any legal or financial decision. The user of this information is advised that the information is not intended to be used as a basis for any legal or financial decision.

UNOFFICIAL COPY

GREMLEY & BIEDERMANN

PLCS Corporation

ALCHMEX, INC. MS-403.2?

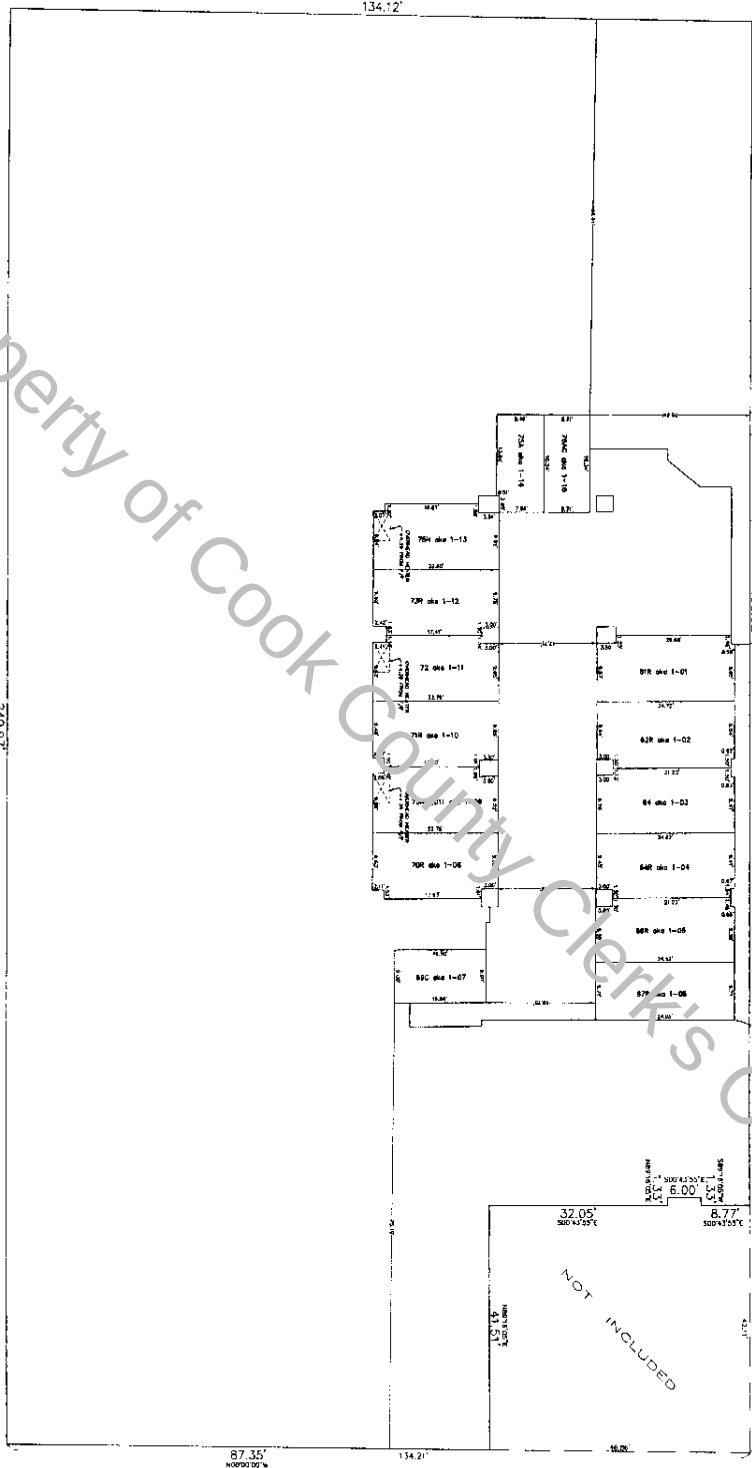
PROFESSIONAL LAND SURVEYORS
4508 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 645-5102 FAX: (773) 216-4164 EMAIL: HW-Office-CS-Survey@CS.SUNEDU.COM

Plat of Survey

9TH (E. 9TH) STREET

S. MICHIGAN (90' R.O.W.) AVENUE



FIRST FLOOR
(PARKING SPACE DETAIL)

FIRST FLOOR
DOWNR EL. 14.40
UPPER EL. 24.00

Notes: 1. A detailed Record and Statistical Summary containing:
 1. Detailed description of the vessel and equipment used in the capture of the
 2. BIRD-CAT including by name and of each vessel and equipment used in the
 3. capture of the
 4. BIRD-CAT
 5. For each vessel, including time and other measurements and dates to which the
 6. vessel was used, including time, date, current, the policy and cost of the
 7. equipment.
 8. No description shall be submitted by such measurement upon the fish.
 9. When the vessel used in the capture of the BIRD-CAT is a vessel of the
 10. Government of the United States, the vessel shall be described as follows:
 11. COMMISSIONER OF FISH AND WILDERNESS, U.S. DEPT. OF AGRICULTURE

UNOFFICIAL COPY

GREMLEY & BIEDERMANN

PLOS Corporation

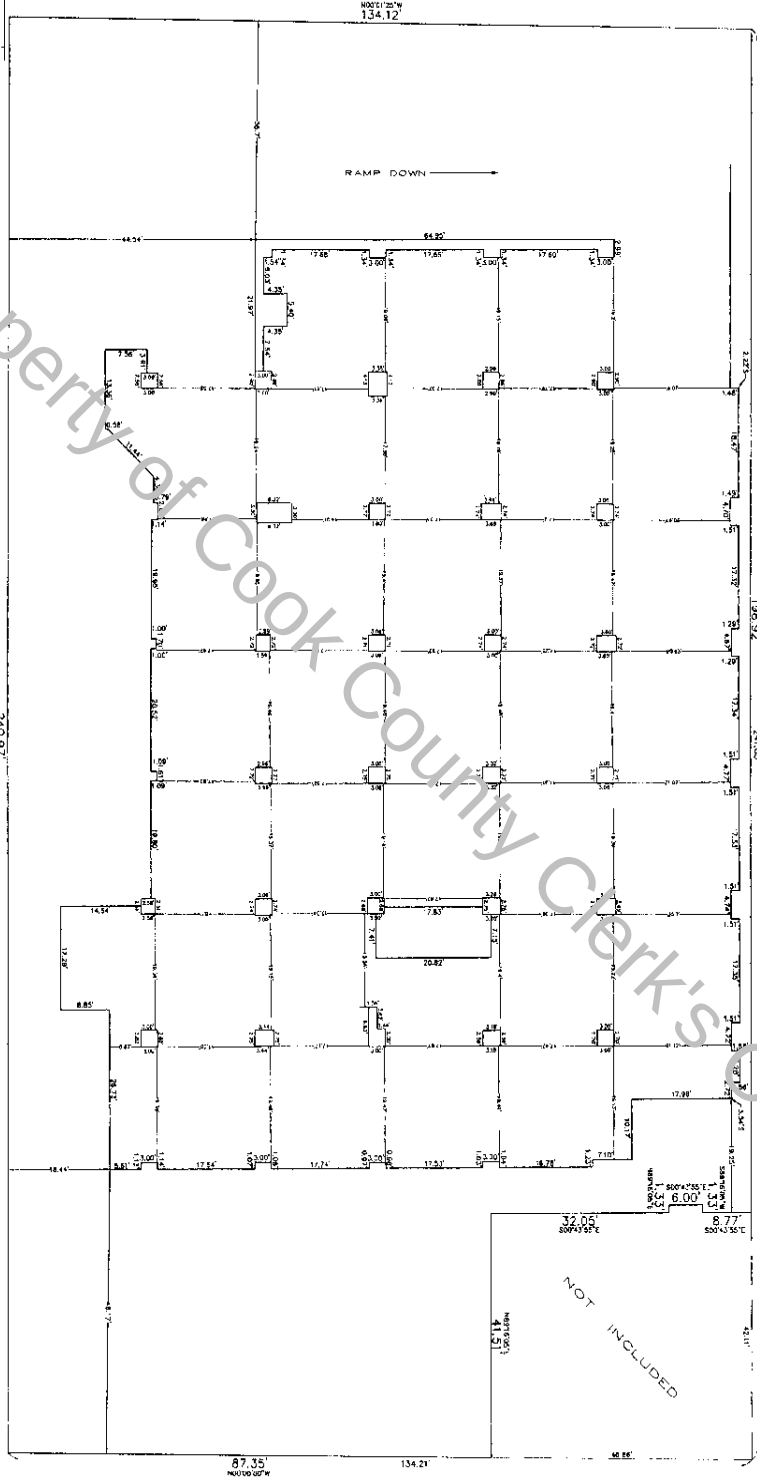
PROFESSIONAL LAND SURVEYORS
License No. 00000000
4526 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 346-5122 FAX: (773) 326-0444 EMAIL: INFO@PLOS.COM

Plat of Survey

E. 9TH

(60' R.O.W.)

STREET



PROJECT NO.	2007-09906-001
DATE	6/8/11
BY	GREMLEY & BIEDERMANN
CHECKED BY	
APPROVED BY	
REVISIONS	

(MEZZANINE
COLUMN DETAIL)

Note: R. M. Gremler, PLS, and Margaret Biedermann, PLS, are the authors of this survey. All dimensions are given in feet and decimal parts thereof. Contours and elevations are given in feet and decimal parts thereof. All bearings are given in degrees, minutes and seconds. All distances are given in feet and decimal parts thereof. This survey was made for the purpose of showing the location and dimensions of the building and its appurtenances, including the ramp and stairs, and for the purpose of showing the location and dimensions of the building and its appurtenances, including the ramp and stairs, and for the purpose of showing the location and dimensions of the building and its appurtenances, including the ramp and stairs.

S. MICHIGAN (60' R.O.W.) AVENUE

S. MICHIGAN (90' R.O.W) AVENUE

UNOFFICIAL COPY

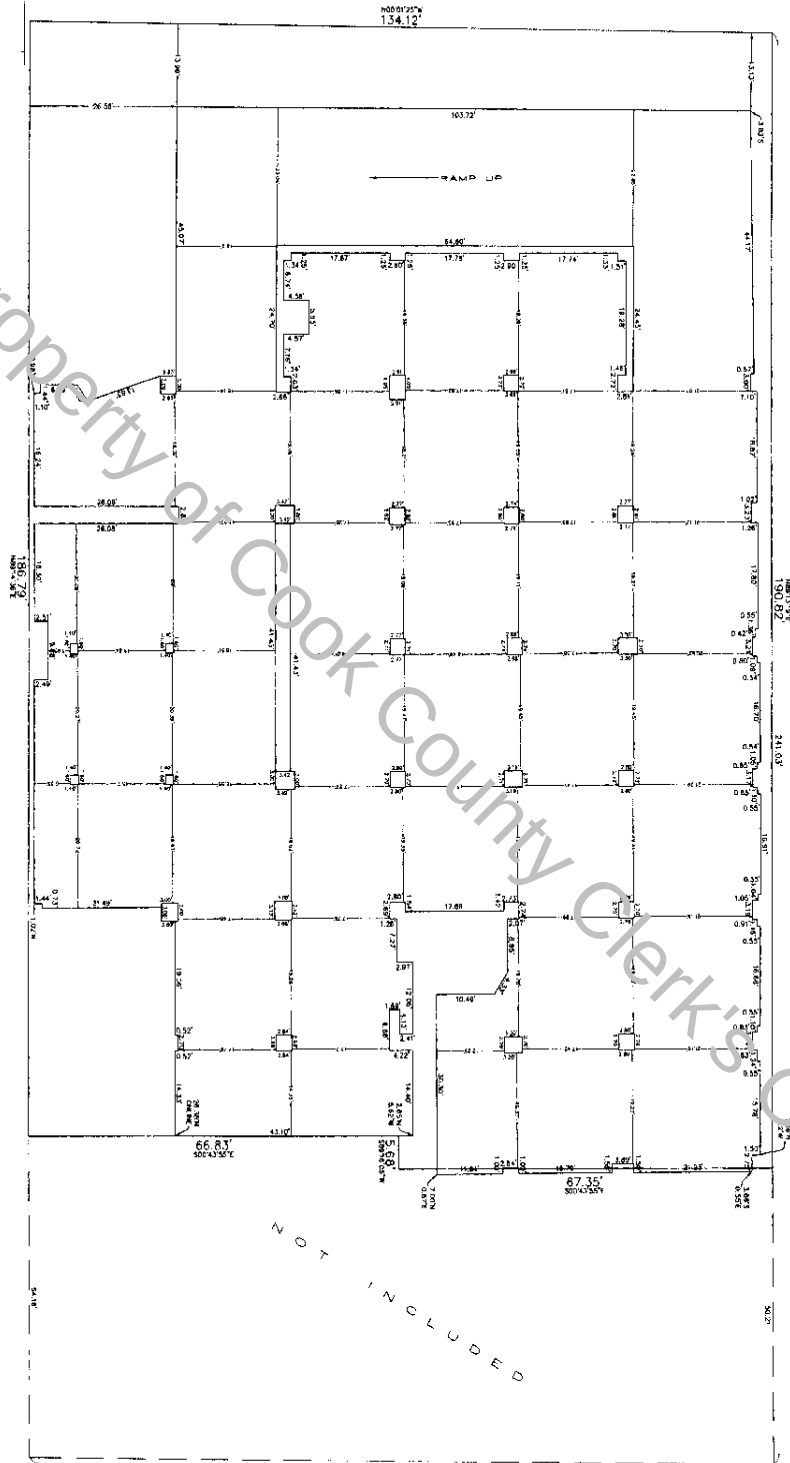
GREMLEY & BIEDERMANN
 A Division of
PLCS Corporation
 PROFESSIONAL LAND SURVEYORS
 1406 NORTH ELSTON AVENUE, CHICAGO, ILL. 60642
 TEL: (773) 855-0002 FAX: (773) 286-4441 EMAIL: INFO@GCSURV.COM

Plat of Survey

E. 9TH

(SEE RECORD)

STREET



GREMLEY & BIEDERMANN	
DATE: 01/13/07	PROJECT: 2007-09906-001
BY: [Signature]	SCALE: 1/8" = 1'-0"
CHECKED BY: [Signature]	SHEET: 8 OF 11

SECOND FLOOR
 (COLUMN DETAIL)

S. MICHIGAN AVENUE

Notes: 1. All dimensions shown and measured distances respectively.
 2. Dimensions are rounded to the nearest 1/8 inch.
 3. Dimensions are rounded to the nearest 1/8 inch.
 4. Dimensions are rounded to the nearest 1/8 inch.
 5. Dimensions are rounded to the nearest 1/8 inch.
 6. Dimensions are rounded to the nearest 1/8 inch.
 7. Dimensions are rounded to the nearest 1/8 inch.
 8. Dimensions are rounded to the nearest 1/8 inch.
 9. Dimensions are rounded to the nearest 1/8 inch.
 10. Dimensions are rounded to the nearest 1/8 inch.

[illegible]

Plat of Survey

134.12

104.34

RAMP UP

186.73

66.83' 300' 0.55"

67.75' 300' 0.55"

NOT INCLUDED

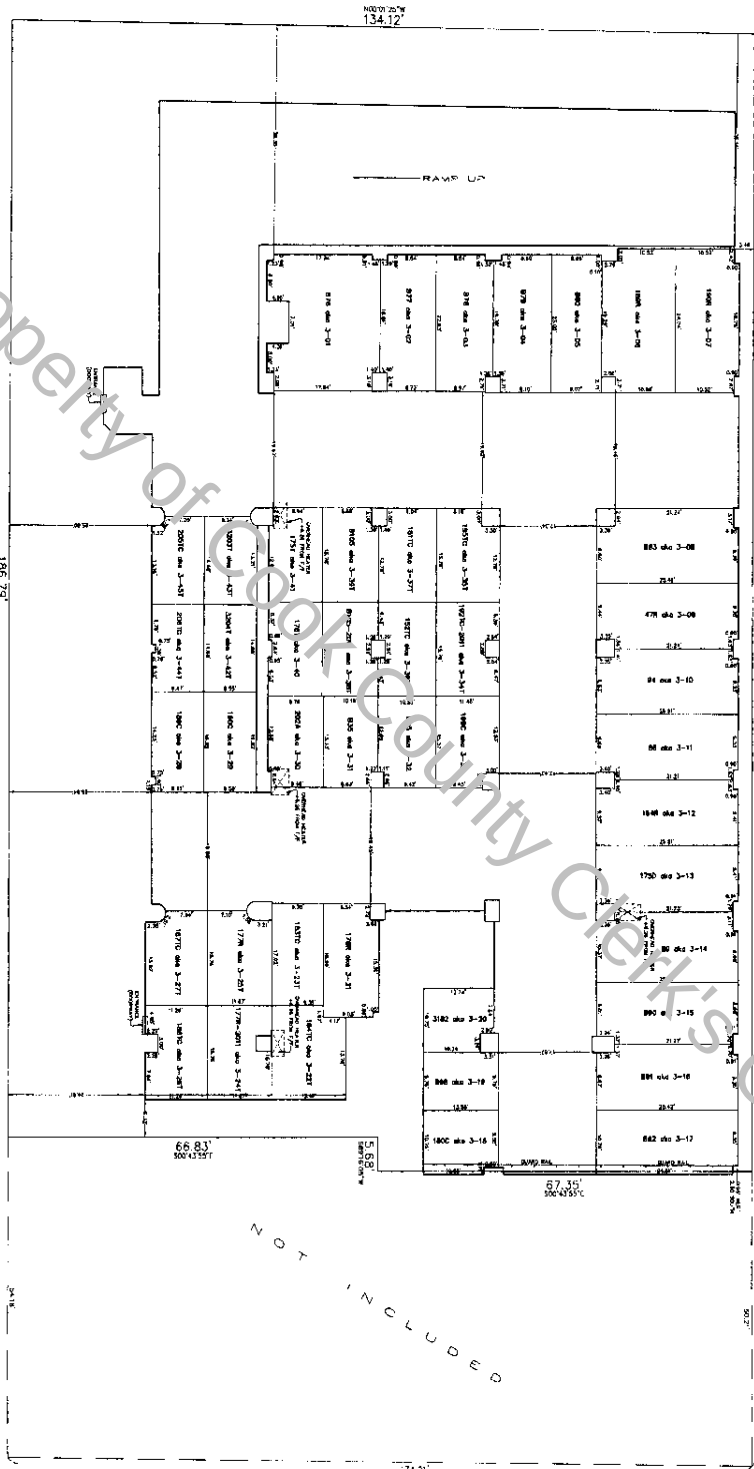
S. MICHIGAN (20' R.C.W.) AVENUE

THIRD FLOOR
(COLUMN DETAIL)

[illegible]

© 2009 THE UNIVERSITY OF CHICAGO. ALL RIGHTS RESERVED. DOI: 10.1017/S0022292409990007

5TH STREET (see also)



THIRD FLOOR
(PARKING SPACE DETAIL)

THIRD FLOOR
LOWERS EL. 60.62
UPPER EL. 61.64

[illegible]

2007-09906 - 001

UNOFFICIAL COPY

EXHIBIT C

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SECRETARIAL CERTIFICATION

1, Benson Austin, being first duly sworn on oath, does hereby state that:

1. I am duly elected, qualified and acting Secretary of the Michigan Avenue Lofts Condominium Association.

2. I am the keeper of the corporate records of the Association.

3. The Board has approved this Amendment by at least two-thirds (2/3) approval to amend the Declaration correcting the plats of survey relating to the Garage and Garage Spaces.

 Secretary
Michigan Avenue Lofts Condominium Association

Signed and sworn to before me on
this 2nd day of August, 2011

Mary E. Daniel
NOTARY PUBLIC



UNOFFICIAL COPY

EXHIBIT D

GARAGE SPACE NUMBERING SPREADSHEET

[See Attached]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Michigan Avenue Lofts
Master List Parking Spaces

8/12/2011

Unit Number	Floor	Original Closing Document	Corrected Numbering System*
2007	2	142TS	
2007	2	143TS	
2006	3	205TC	
2006	3	206TC	
2004	1	66R	
2004	1	67R	
1909	3	B92	
1908	1	70R	70R-2011
1907	1	71R	
1905	1	75H	
1904	3	177R	
1904	3	177R	177R-2011
1903	1	61R	
1903	1	62R	
1902	B	54C	54C-2011
1901	B	15R	
1901	B	22R	
1817		30	
1815	B	38R	
1814	3	80C	
1813	3	189C	
1811	M	96TC	
1811	M	97TC	
1806	1	73R	
1805	2	1D	
1804	M	B18	
1803	B	31C	
1802	2	131T	
1802	2	132T	
1801	B	15R	15R-2011
1801	B	22 R	22R-2011
1719	2	148TC	
1715	B	NA	36-2011
1714	2	B62	
1713	2	B62	B62-2011
1712	B	10S	
1711	2	43	
1706	B	39R	
1705	3	47R	
1703-1704	B	18	
1703-1704	B	18	18-2011
1702	1	64 R	
1701	B	49C	
1619	2	133R	
1617	M	B38	
1615	B	13C	
1614	1	70R	
1613	B	35C	

UNOFFICIAL COPY

Michigan Avenue Lofts
Master List Parking Spaces

8/12/2011

Unit Number	Floor	Original Closing Document	Corrected Numbering System*
1612	2	117R	
1612	B	3	
1612	B	37C	
1611	B	S4	
1606	B	S20	
1605	B	42R	
1603	M	102TC	
1603		103TC	
1602	B	19T	
1602		20T	
1601	3	202A	
1519	B	S17	
1515	B	S52	
1515	1	64	
1511	B	S15	
1506	2	B14	
1505		S21	
1504	B	S2	
1503	B	S3	
1502	M	31	
1502	M	31	31-2011
1501	B	S43	
1419	B	22	
1417	B	S29	
1415	B	S14	
1412	2	133 C	
1411	B	S55	
1406	B	5	
1405	B	N/A	27C-2011
1404	B	S24	
1403	B	8H	
1401	B	S16	
1319	2	B69	
1315	3	N/A	192TC-2011
1313	3	195TC	
1312	M	B3	
1311	B	S25	
1307	M	B2	
1305	2	B58	
1304	3	94	
1303	2	B55	
1302	B	1	
1301	3	151TC	
1301	3	152TC	
1219	2	B39	
1217	B	NA	14R-2011
1215	2	70	

UNOFFICIAL COPY

Michigan Avenue Lofts
Master List Parking Spaces

8/12/2011

Unit Number	Floor	Original Closing Document	Corrected Numbering System*
1212	2	B40	
1211	M	B24	B24-2011
1210	2	B50	
1209	3	B35	
1207	M	B12	
1206	M	B24	
1204	M	15	
1203	B	40D	
1202	M	B17	
1201	M	B31	
1201	M	B31	B31-2011
1119	B	S33	
1115	2	143R	
1104	2	45C	
1103	B	S31	
1101-02	M	B28	
1101-02	M	B28	B28-2011
1101-02		72	
1019	M	88	
1017	B	55	
1015	M	39	
1013	3	B78	
1012	3	187TC	
1011	2	7	7-2011
1010	B	N/A	35C-2011
1008	1	75AC	
1006	3	B90	
1004	M	89C	
1003	B	54	
1002	3	175D	
1001	M	B8	
916	B	N/A	29-2011
911 / 912	2	B46	
911 / 912	2	B54	
909	M	110R	
905	2	44	
904	2	129	
904	2	130T	
903	M	11	
902	2	B52	
901	2	B85	
819	2	149TC	
815	B	5A	
812	2	135C	
811	B	11	11-2011
805	2	B41	
804	3	B79	
803	M	B83	B83-2011

UNOFFICIAL COPY

Michigan Avenue Lofts
Master List Parking Spaces

8/12/2011

Unit Number	Floor	Original Closing Document	Corrected Numbering System*
802	3	B76	
802	3	B77	
801	3	B98	
719	M	B4	
716	3	86	
715	2	B119	
713	3	B105	
713	3	B105	B105-2011
712	B	S42	
711	3	B83	
708	B	S4	S4-2011
705	1	69C	
704	2	N/A	156C-2011
704	3	B91	
703	M	B33	
702	M	B13	
701	2	B51	
619	M	76C	
618	M	B10	
617	B	31C	31C-2011
615	B	R33	
613	2	B89	
612	3	188TC	
611	3	190C	
605	3	89	
604	2	48	
604	2	49	
603	M	7	
602	M	B71	
601	M	B68	
519	B	36C	
516	B	49C	49C-2011
515	3	B95	
512/513/514	2	R140	
511	2	141TC	
510	B	N/A	B53-2011
509	M	134R	
507	M	93C	
505	3	189R	
504	3	199C	
503-502	2	60	
503-502	2	60	60-2011
501	M	B16	
419	2	138R	
418	1	75A	
415	M	N/A	M94-2011
411	M	B22	
408	3	190R	

UNOFFICIAL COPY

Michigan Avenue Lofts
Master List Parking Spaces

8/12/2011

Unit Number	Floor	Original Closing Document	Corrected Numbering System*
406	3	164 R	
404	3	178R	
403	3	175T	
403	3	176T	
402	B	S23	
401	3	B80	
304	B	61R	61R-2011
303	M	B29	
303	M	B29	B29-2011
302	B	S40	
301	3	183TC	
301	3	184TC	
204	2	151TC	151TC-2011
204	2	152TC	152TC-2011
203	B	B33	
201	3	3182	
COMMERCIAL	3	3203T	
COMMERCIAL	3	3204T	

UNOFFICIAL COPY

EXHIBIT

11 EX
27 PBS
34

ATTACHED TO

186
1122422073

DOCUMENT

SEE PLAT INDEX