

UNOFFICIAL COPY



Doc#: 1125846075 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2011 03:50 PM Pg: 1 of 10

This document prepared by and
after recording return to:

Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603
Attention: Charles D. Mangum

FIRST AMENDMENT OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

THIS FIRST AMENDMENT OF THE DECLARATION OF EASEMENTS,
COVENANTS, CONDITIONS AND RESTRICTIONS (the "First Amendment") is made and
entered into this 26th day of August, 2011, by **BRADFORD NILES LLC**, an Illinois limited
liability company ("Declarant").

RECITALS

WHEREAS, Declarant entered into that certain Declaration of Easements, Covenants,
Conditions and Restriction dated December 23, 2010, and recorded January 7, 2011, in the Cook
County Recorder of Deeds as Document Number 1100729068 ("Declaration").

WHEREAS, Declarant desires to amend the Declaration as provided for herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00)
and other good and valuable consideration, Declarant covenants and agrees as follows:

1. **Recitals**. The recitals set forth hereinabove are fully incorporated into this First
Amendment. Capitalized terms used herein and not defined have the meanings ascribed to them
in the Declaration.

Property of Cook County Clerk's Office

DGZ #8839824 DR

10

UNOFFICIAL COPY

2. **Legal Description.** The legal description attached to the Declaration as Exhibit "A" is hereby deleted therefrom and Exhibit "A" attached hereto is substituted in lieu thereof.

3. **Site Plan.** The Site Plan attached to the Declaration as Exhibit "B" and Exhibit "B-1" is hereby deleted therefrom and Exhibit "B" and Exhibit "B-1" attached hereto are substituted in lieu thereof.

4. **Pylon Sign.** The Panels on the Pylon Sign, as shown on Exhibit "C" of the Declaration, are on the elevations of both sides of the Pylon Sign.

5. **Lot 2.** Due to a subdivision of the Lots, Lot 2 has been divided into Lot 2 and Lot 2A which are legally described on Exhibit "A" and depicted on Exhibit "B-1".

6. **Counterpart Signatures.** This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall be one in the same instrument.

7. **Ratification.** In all other respects, the Declaration, as amended, is hereby ratified and affirmed and shall remain in full force and effect.

[Remainder of page intentionally left blank; signatures to follow.]

Cook County Clerk's Office

UNOFFICIAL COPY

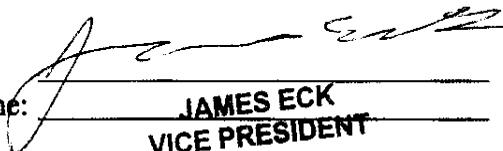
IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first written above.

DECLARANT:

BRADFORD NILES LLC, an Illinois limited liability company

By: **Bradford Real Estate Services Corp.**,
an Illinois corporation

Its: **Manager**

By: 
Name: JAMES ECK
Its: VICE PRESIDENT

5389864.5

Property of Cook County Clerk's Office

UNOFFICIAL COPY

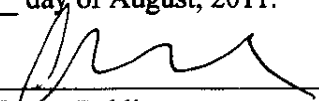
NOTARIAL ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

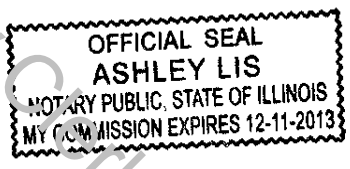
The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES W. K, who subscribed to the foregoing instrument as the MANAGER of Bradford Real Estate Services Corp., as Manager of Bradford Niles LLC, appeared before me this day, in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free, voluntary and duly authorized act of said corporation as the Manager of said limited liability company for the uses therein set forth.

GIVEN under my hand and notarial seal this 8th day of August, 2011.



 Notary Public

My commission expires: 12-11-2013



Notary Public's Office


UNOFFICIAL COPY

CONSENT OF TENANT TO FIRST AMENDMENT OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

Gregg Appliances, Inc., an Indiana corporation (the "Tenant"), as holder of a leasehold interest in Lot 2 and Lot 2A, hereby consents to the execution and recording of the First Amendment and agrees that Tenant shall be bound by the First Amendment.

IN WITNESS WHEREOF, Tenant has caused this instrument to be signed by its duly authorized Dennis May on its behalf, as of this 26th day of August, 2011.

GREGG APPLIANCES, INC., an Indiana corporation

By: 
Name: Dennis May
Title: President and CEO

STATE OF Indiana
COUNTY OF Marion)
SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Dennis May, who subscribed to the foregoing instrument as a(n) President of Gregg Appliances, Inc., an Indiana corporation, 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, voluntary and duly authorized act of said company, for the uses therein set forth.

GIVEN under my hand and notarial seal this 26th day of August, 2011.


Notary Public

My commission expires: _____

MARY BRANIGAN
SEAL
Notary Public, State of Indiana
My Commission Expires June 15, 2016

UNOFFICIAL COPY

Exhibit "A"

Legal Descriptions of Lots 1, 2 and 2A

Lot 1

LOT 1 OF THE FINAL PLAT OF RAYMOND HARA FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN RAYMOND HARA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1994 AS DOCUMENT NUMBER 94847852, IN COOK COUNTY, ILLINOIS.

Lot 2

LOT 2 OF THE FINAL PLAT OF RAYMOND HARA FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN RAYMOND HARA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1994 AS DOCUMENT NUMBER 94847852, IN COOK COUNTY, ILLINOIS.

Lot 2A

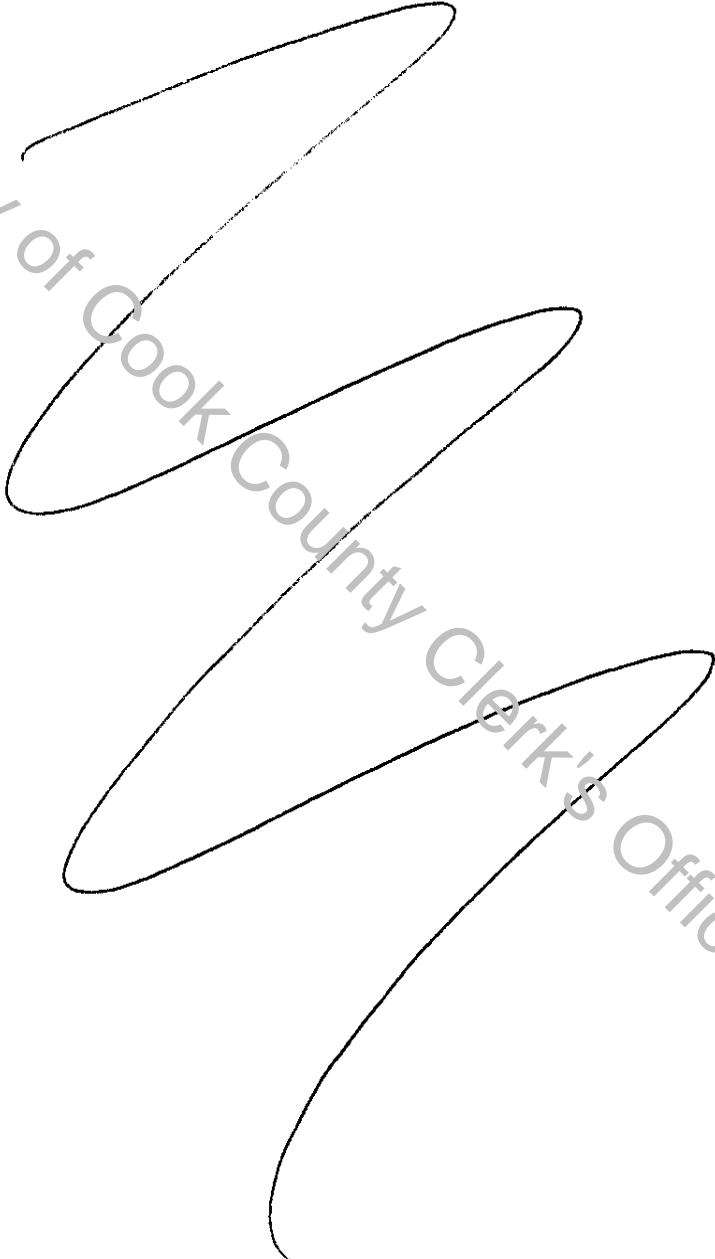
LOT 2A OF THE FINAL PLAT OF RAYMOND HARA FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN RAYMOND HARA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1994 AS DOCUMENT NUMBER 94847852, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit "B"

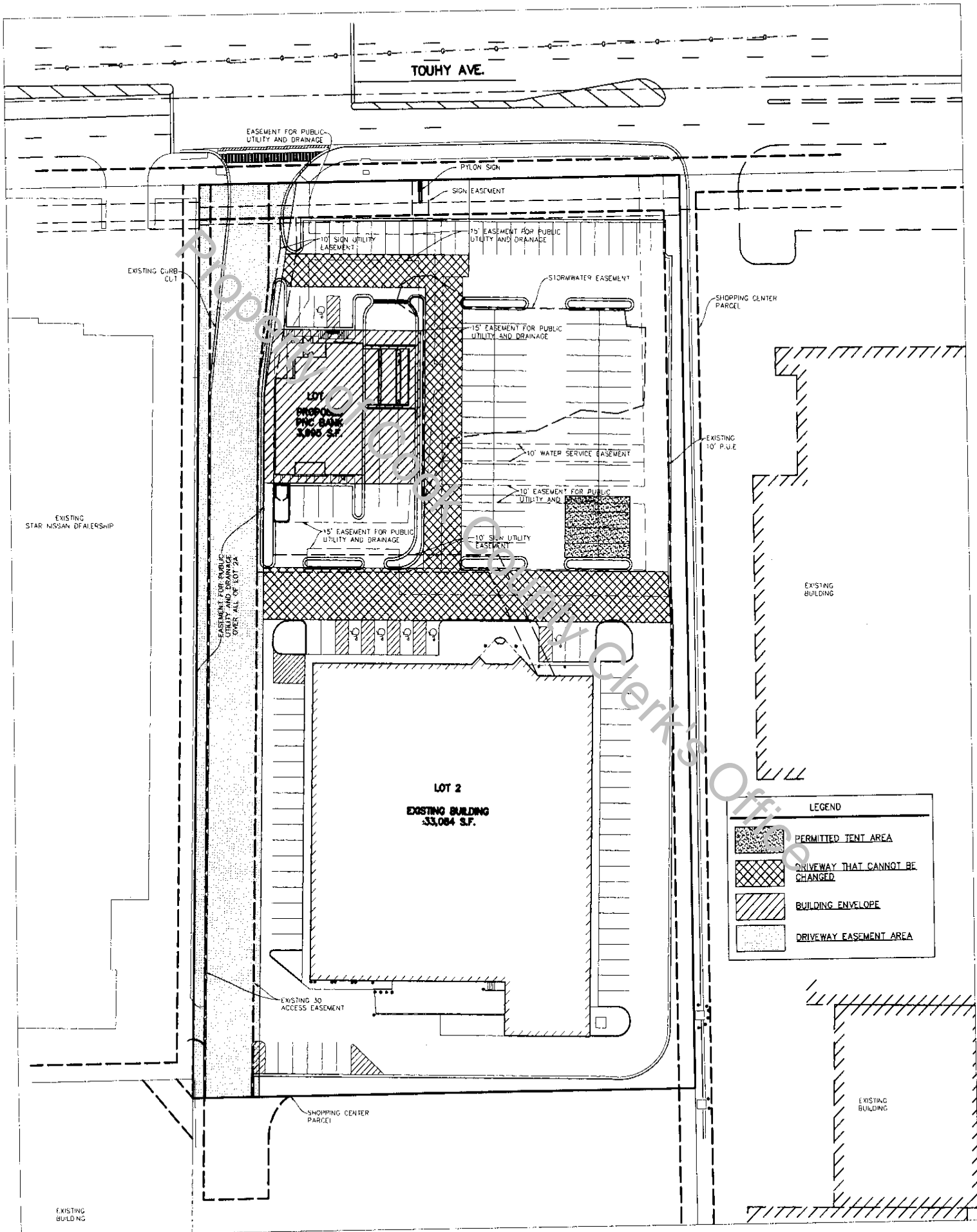
Site Plan

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT B SITE PLAN



LEGEND	
	PERMITTED TENT AREA
	DRIVEWAY THAT CANNOT BE CHANGED
	BUILDING ENVELOPE
	DRIVEWAY EASEMENT AREA

UNOFFICIAL COPY

EXHIBIT B1 SITE PLAN

