

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY AND  
RETURN TO:  
2853 N. PULASKI ROAD , SUITE CN  
CHICAGO , IL 60641

Doc#: 1220816012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/26/2012 10:26 AM Pg: 1 of 3

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND  
COVENANTS FOR THE  
2223 WEST WABANSIA AVENUE CONDOMINIUM ASSOCIATION**

WHEREAS, by a document recorded on MAY 30, 2012 in the office of the Recorder of Deeds of Cook County , Illinois , as Document Number 1215129002, certain property located at 2223 W. WABANSIA AVE, CHICAGO, IL 60647, was submitted to the provisions of the Illinois Condominium Property Act, and

WHEREAS, Developer wishes to amend said declaration by the addition of additional provisions and,

NOW THEREFORE, it is hereby agreed as follows:

That ARTICLE XIX (GENERAL PROVISIONS) is hereby amended by the addition of the following:

**16. Timely Notice to Mortgagees and Guarantors;**

d) Any 60-day delinquency in the payment of assessments or charges owned by the owner of any unit on which it holds the mortgage;

**17. First mortgagee's rights confirmed.** No provision of the condominium

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project documents gives a condominium unit owner or any other party priority over any rights of the first mortgagee of the condominium unit pursuant to its mortgage in the case of payment to the unit owner of insurance proceeds or condemnation awards for losses to or a taking of condominium units and/or common elements.

1. Description.

UNIT 1E  
UNIT 1W

UNIT 2E      UNIT 3  
UNIT 2W

as delineated on the Plat of survey of the following described tract of land,

THAT PART OF LOTS 87 TO 89 IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 10.00 FEET OF LOT 92 IN AND THE NORTH LINE OF LOTS 91 TO 92; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 75.58 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE WEST 10 FEET OF LOT 92, 86.27 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 4.92 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 38.87 FEET TO THE SOUTH LINE OF LOTS 88 AND 89; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 17 MINUTES 36 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 46.49 FEET; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 18 MINUTES 59 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 16.00 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE OF LOTS 88 TO 92, 23.85 FEET; THENCE AT AN ANGLE OF 89 DEGREES 18 MINUTES 59 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 16.61 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE OF LOTS 88 TO 92, 0.70 FEET; THENCE AT AN ANGLE OF 90 DEGREES 42 MINUTES 48 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 2.07 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE, 23.15 FEET; THENCE NORTHERLY AT AN ANGLE OF 90

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DEGREES 41 MINUTES 01 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 90.39 FEET TO SAID NORTH LINE OF LOTS 88 THROUGH 92; THENCE EASTERLY ALONG SAID NORTH LINE 50.60 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 # 1215129002 together with is undivided percentage interest in the Common Elements in Cook County, Illinois.

Commonly known as 2223 W. WABANSIA AVENUE , CHICAGO , IL 60647

P.I.N.: 14-31-328-099-0000; 14-31-328-112-0000

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to his present by, this 25th day of July , 2012.

2215 WABANSIA , LLC ,

By   
MEMBER

Property of Cook County Clerk's Office