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This document prepared by and after recordation should be returned to:
David Chaiken
111 W. Washington, #823
Chicago, Il 60602



Doc#: 1223016156 Fee: \$88.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/17/2012 03:32 PM Pg: 1 of 9

THIRD AMENDMENT TO

DECLARATION OF

CONDOMINIUM OWNERSHIP

This space reserved for Recorder's Use only
PURSUANT TO THE CONDOMINIUM PROPERTY ACT THE 2213 W. WABANSIA
CONDOMENIUMS

THIS FIRST AMENTMENT TO DECLARATION ("Amendment") is made and entered into by 2213 W. WABANSIA CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation (hereinatter referred to as "Association");

WHEREAS, by that certain Declaration of Condominium Ownership on January 8, 2007, Wally's Development, Inc., 20 Illinois corporation ("Declarant"), executed the Declaration of Condominium for the 22.13 W. Wabansia Condominium and recorded on January 23, 2007 as document no. 0702315094 (the "Declaration"), the Declarant submitted certain real estate legally described co Exhibit A attached hereto and made a part hereof the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as the 2213 W. Wabansia Condominium (the "Condominium");

WHERAS, pursuant to Article XIX, Section 6 the Unit Owner of the Association desire to amend Article I- (aa) Roof Deck by striking Section (aa) and adding a new Section (aa) as follows:

(aa) Roof Deck(s) means the rear portion on the east ½ of the roof of the Bulling to be assigned as a limited common element to Unit 2A, as more fully depicted on the Plat of Survey attached hereto and made a part hereof, the front portion on the west ½ of the roof of the Building, to be assigned as a limited common element to Unit 2B, as more fully depicted on the Plat of Survey attached hereto and made a part hereof, the east half of the roof of the Garage to be assigned as a limited common element to Unit 1A, as more fully depicted on the Plat of Survey attached hereto and made a part hereof, and the west half of the roof of the Garage to be assigned as a limited common element to Unit 1B, as more fully depicted on the Plat of Survey attached hereto and made a part hereof.

WHERAS, pursuant to Article XIX, Section 6 the Unit Owners of the Association desire to amend Article III- Common Elements. Section 4 by striking Section 4 and adding a new Section 4 as follows:

RECORDING FEE	
DATE \$ 17 2013	COPIES 6
OK BY THE	
· · · · · · · · · · · · · · · · · · ·	

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4. Assignment of Limited Common Elements. Balconies, decks and terraces, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of the Unit they serve as depicted on the Plat of Survey. The Parking Spaces, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of the Unit as set forth as a Parcel 2 in the deed of conveyance from Developer to Unit Owner. The Roof Deck on the rear portion on the east ½ of the roof of the building, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 2A. The Roof Deck on the front portion on the west ½ of the roof of the building, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 2B. The Garage Roof Deck on the east half, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 1A. The Garage Roof Deck on the west half, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 1B.

WHEREAS, pursuant to Article XIX, Section 6 the Unit Owners of the Association desire to amend Exhibit B, by striking Exhibit 3 and replacing Exhibit B with the Exhibit B attached hereto and by this reference incorporated herein.

IN WITNESS WHER 30F the undersigned has caused its name to be signed to these presents as of this 2 day of 2012

2213 W. WABANSIA CONDOMINIUM ASSOCIATION

By: Laura Xiel	04/2"
Laura Kiel, President	
Attest: Jim Wetspaussen Lisa Wertzbaugher, Secretary	
Laura Kiel	Lisa Wertzbaugher
Melle	Venul Couraci
George Olmos	Renee Olmos
1607/	
Matt Reid	Kelly Brown
AJ Senff	Kristen Senff

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4. <u>Assignment of Limited Common Elements</u>. Balconies, decks and terraces, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of the Unit they serve as depicted on the Plat of Survey. The Parking Spaces, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of the Unit as set forth as a Parcel 2 in the deed of conveyance from Developer to Unit Owner. The Roof Deck on the rear portion on the east ½ of the roof of the building, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 2A. The Roof Deck on the front portion on the west ½ of the roof of the building, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 2B. The Garage Roof Deck on the east half, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 1A. The Garage Roof Deck on the west half, where shown as Limited Common Elements on the Plat, shall be assigned to the owner of Unit 1B.

WHEREAS, pursuant to Article XIX, Section 6 the Unit Owners of the Association desire to amend Exhibit B, by striking Exhibit and replacing Exhibit B with the Exhibit B attached hereto and by this reference incorporated herein.

IN WITNESS WHERF OF the undersigned has caused its name to be signed to these presents as of this 22 day of 12 day of 2012

2213 W. WABANSIA CONDOMINIUM ASSOCIATION

By:	- 46
Laura Kiel, President	
Attest:	_
Lisa Wertzbaugher, Secretary	Ott.
Laura Kiel	Lisa Wertzbaugher
George Olmos	Renee Olmos
Matt Reid	Kelly Brown
AJ Senfit	Kristen Sentr

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STATE OF ILLINOIS)) SS			
COUNTY OF COOK)			
I, the undersigned, a Notary Public in CERTIFY that Laura Kiel, as Presid WABANSIA CONDOMINIUM A person, and severally acknowledged the delivered the said instrument, as the from purposes therein set forth.	ent and Lisa SSOCIATIO nat as such Pre ee and volunta	Wertzbaugher, N, and, appeared sident and Secret ary act of the corp	as Secretary, or a secretary, or a secretary they signed poration, for the secretary they signed the secretary they signed the secretary the s	of 2213 W. s day in d and e uses and
Given under my hand and not	ary seal, this _	<u></u> day of	JUNI-,	OFFICIAL SEAL
Given under my hand and not	ł	Parkeral NOTARY I	PUBLIC	BARBARA A CONGIUST NOTARY PUBLIC: STATE OF ILLINOIS MY COMMISSION EXPIRES 1-15-201
STATE OF ILLINOIS)	~		
COUNTY OF COOK) S:	S		
I, the undersigned, a Notary P HEREBY CERTIFY that Laura Kiel, name is subscribed to the foregoing in acknowledged that she signed, sealed act, for the uses and purposes therein so	, person aly kn strument, appearant delivered	own to me to be eared before me t	the same perso	n whose on, and
Given under my hand and not	ary seal, this _	26 div of	June	, 2012 OFFICIAL SEAL
		Barbar NOTARY I	Orginal J	BARBARA A CONGIUST NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 1-15-2014
STATE OF ILLINOIS)) SS	0,	C.
COUNTY OF COOK)	, 55		
I, the undersigned, a Notary Public in CERTIFY that Matt Reid and Kelly whose names are subscribed to the for and acknowledged that they signed, so voluntary act, for the uses and purpose	Brown, person regoing instrurtionaled and deliver	onally known to r ment, appeared be rered the said ins	me to be the sar efore me this da	ne persons ay in person,

Given under my hand and notary seal, this 26 day of June, 2012

Sarta Clary

NOTARY PUBLIC

SARK

OFFICIAL SEAL

3ARBARA A CONGIUSTI

NOTARY PUBLIC. STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-15-2014

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STATE OF ILLINOIS)) SS		
COUNTY OF COOK)) 33		
HEREBY CERTIFY that whose name is subscribe	ed, a Notary Public in and t Lisa Wertzbaugher, per d to the foregoing instrum igned, sealed and delivered tosses therein set forth.	rsonally known to me ent, appeared before	e to be the same properties to be the same p	person erson, and voluntary
×,		21		OFFICIAL SEAL 3ARBARA A CONGIUS NOTARY PUBLIC STATE OF ILLING
Given under my	hand and notary seal, this	day of	<u> </u>	WY COMMISSION EXPIRES 1-15-20
100 PA	hand and notary seal, this	Bart-G NOTARY PU	RUC S	
		NOTAKTIO	BLAC	
STATE OF ILLINOIS	0,5) SS		
COUNTY OF COOK	()	,		
CERTIFY that George George of person whose names are	ary Public in end for the Colmos and Renes Olmo subscribed to the foregoing that they signed, scaled	s, personally known ng instrument, appear	to me to be the se red before me thi	ame s day in
	e uses and purposes there:		* ^	OFFICIAL SEAL
			3.A	OFFICIAL SEAL ARBARA A CONGIUST STARY PUBLIC STATE OF ILLINOIS
and voluntary act, for the	e uses and purposes therei	n set forth.	3.A	OFFICIAL SEAL ARBARA 4 CONGIUST
and voluntary act, for the		is 20 day of	June 34	OFFICIAL SEAL ARBARA A CONGIUST STARY PUBLIC STATE OF ILLINOIS
and voluntary act, for the	e uses and purposes therei	n set forth.	June 34	OFFICIAL SEAL ARBARA A CONGIUST STARY PUBLIC STATE OF ILLINOIS
and voluntary act, for the	e uses and purposes therei	NOTARY P	June 34	OFFICIAL SEAL ARBARA A CONGIUST STARY PUBLIC STATE OF ILLINOIS
and voluntary act, for the	e uses and purposes therei	is 20 day of	June 34	OFFICIAL SEAL ARBARA A CONGIUST STARY PUBLIC STATE OF ILLINOIS
Given under my STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a Not	hand and notary seal, this	NOTARY PU	June 34 Tune 34 Tune 34 Tune 34 Tune 34 Tune 34 Tune 34	OFFICIAL SEAL ARBARA A CONGIUST ITARY PUBLIC STATE OF ILLINOIS GOMMISSION EXPIRES 1-15-2014
Given under my STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a Not CERTIFY that Al Senfi whose names are subscri	tary Public in and for the (f and Kristen Senff, per ibed to the foregoing instr	NOTARY PLANS SS County and State afor sonally known to me unpent, appeared before	TUNE DISTRICT TO BE THE SAME POPE THE SAME P	OFFICIAL SEAL ARBARA CONGIUST ITARY PUBLIC STATE OF ILLINOIS GOMMISSION EXPIRES 1-15-2014 PERSON TO PERSON,
Given under my STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a Not CERTIFY that Al Senfi whose names are subscriand acknowledged that	tary Public in and for the G	NOTARY PUSS County and State afortsonally known to me unnent, appeared befolivered the said instru	TUNE DISTRICT TO BE THE SAME POPE THE SAME P	OFFICIAL SEAL ARBARA CONGIUST ITARY PUBLIC STATE OF ILLINOIS GOMMISSION EXPIRES 1-15-2014 PERSON TO PERSON,
Given under my STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a Not CERTIFY that Al Senft whose names are subscriand acknowledged that to voluntary act, for the use	tary Public in and for the (f and Kristen Senff, per libed to the foregoing instribet signed, sealed and desand purposes therein se	NOTARY PUSANS SEARCH AND SS SS SO County and State afort sonally known to me unnent, appeared before the said instruction.	TUNE DISTRICT TO BE THE SAME POPE THE SAME P	OFFICIAL SEAL ARBARA CONGIUST TARY PUBLIC STATE OF ILLINOIS GOMMISSION EXPIRES 1-15-2014 EPPY ELSON Terror, T
Given under my STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a Not CERTIFY that Al Senft whose names are subscriand acknowledged that to voluntary act, for the use	tary Public in and for the of and Kristen Senff, per libed to the foregoing instribey signed, sealed and defined to the sealed to the sealed and defined to the sealed and defined to the sealed and defined to the sealed to the sealed and defined to the sealed to the	NOTARY PUSANS SEARCH AND SS SS SO County and State afort sonally known to me unnent, appeared before the said instruction.	Tune 34 BLIC resaid, DO HELL to be the same pore me this day in the same pore ment as their free	OFFICIAL SEAL ARBARA CONGIUST TARY PUBLIC STATE OF ILLINOIS GOMMISSION EXPIRES 1-15-2014 EPPY ELSON Terror, T

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STATE OF ILLINOIS)) SS	
COUNTY OF COOK)	, 55	
I, the undersigned, a Notary Pu HEREBY CERTIFY that Lisa Wertzb whose name is subscribed to the forego acknowledged that she signed, sealed a act, for the uses and purposes therein se	augher, personating instrument, and delivered the	ally known to me to be the appeared before me this d	e same person lay in person, and
Given under my hand and nota	ry seal, this	day of	, 2012
TO CANAL TO THE PARTY OF THE PA		NOTARY PUBLIC	
STATE OF ILLINOIS)) SS	
COUNTY OF COOK)	,	
I, the undersigned, a Notary Public in acd for the County and State aforesaid, DO HEREBY CERTIFY that George Olmos and Renec Olmos, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notary seal, this			
		NOTARY PUBLIC	
STATE OF ILLINOIS)) SS	
COUNTY OF COOK)) 55	J ₅₅ .
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that AJ Senff and Kristen Senff, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.			
Given under my hand and nota	ry seal, this 🔏 🕏	ay of June NOTARY PUBLIC	<u>~</u> ,2012
OFFICIAL SEAL RENEE B MURDOCK Notary Public - State of Illi My Commission Expires Apr 2	nois 9, 2015	NOTINI I ODDIC	

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LEGAL DESCRIPTION

UNIT NUMBERS 1A, 1B, 2A, 2B AND 3B IN THE 2213 W. WABANSIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 93 (EXCEPT THE EAST FIVE (5) FEET THEREOF) AND THE EAST 20 FEET OF LOT 92 IN ISHAM'S RESUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE OF THE SOUTHWEST ¼ OF MILWAUKEE AVENUE IN SECTION 31, SECTION 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DFCLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ©752315094, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-31-328-126-1001; 14-31-328-126-1002; 14-31-328-126-1003; 14-31-328-126-1004; 14-31-328-126-1005

ADDRESS OF PROPERTY: 2213 W. WABANSIA, CHICAGO, ILLINOIS 60647

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EXHIBIT B

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

O	WNE	RSHIP	INTER	EST	ΙN	THE

<u>UNIT</u>	COMMON ELEMENTS
1A 1B 2A 2B 3B TOTAL	24.74% 24.23% 21.64% 15.20% 14.19% 100.00%

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Exhibit A

Survey

Property of Cook County Clerk's Office

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EXHIBIT

ATTACHED TO

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DOCUMENT

SEE PLAT INDEX