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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
PURSUANT TO THE CONDOMINIUM PROPERTY ACT THE 2213 W. WABANSIA
CONDOMINIUMS

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

WHEREAS, by that certain Declaration of Condominium Ownership on January 8, 2007, Wally's Development, Inc., an Illinois corporation ("Declarant"), executed the Declaration of Condominium for the 2213 W. Wabansia Condominium and recorded on January 23, 2007 as document no. 0702315094 (the "Declaration"), the Declarant submitted certain real estate legally described on 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");

WHEREAS, pursuant to Article XIX, Section 6 the Unit Owners 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 1/2 of the roof of the Building 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 1/2 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 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.

WHEREAS, 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 88.00
DATE 8/17/2012 COPIES 6
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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 ~~B~~ and replacing Exhibit B with the Exhibit B attached hereto and by this reference incorporated herein.

IN WITNESS WHEREOF the undersigned has caused its name to be signed to these presents as of this 28th day of June, 2012

2213 W. WABANSIA CONDOMINIUM ASSOCIATION

By: Laura Kiel
 Laura Kiel, President

Attest: Lisa Wertzbaugher
 Lisa Wertzbaugher, Secretary

Laura Kiel
 Laura Kiel

Lisa Wertzbaugher
 Lisa Wertzbaugher

George Olmos
 George Olmos

Renee Olmos
 Renee Olmos

Matt Reid
 Matt Reid

Kelly Brown
 Kelly Brown

AJ Senff
 AJ Senff

Kristen Senff
 Kristen Senff

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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 1/2 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 1/2 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 B and replacing Exhibit B with the Exhibit B attached hereto and by this reference incorporated herein.

IN WITNESS WHEREOF the undersigned has caused its name to be signed to these presents as of this 22 day of June, 2012

2213 W. WABANSIA CONDOMINIUM ASSOCIATION

By: _____
 Laura Kiel, President

Attest: _____
 Lisa Wertzbaugher, Secretary

 Laura Kiel


 Lisa Wertzbaugher

 George Olmos


 Renee Olmos

 Matt Reid

 Kelly Brown



 AJ Senff



 Kristen Senff

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Laura Kiel, as President and Lisa Wertzbaugher, as Secretary, of 2213 W. WABANSIA CONDOMINIUM ASSOCIATION, and, appeared before me this day in person, and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

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

Barbara Congiusti
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Laura Kiel, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

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

Barbara Congiusti
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Matt Reid and Kelly Brown, personally known to me to be the same persons 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 26 day of June, 2012

Barbara Congiusti
NOTARY PUBLIC



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lisa Wertzbaugher, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 26 day of June, 2012



Barbara Congiusti
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George Olmos and Renee 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 26 day of June, 2012



Barbara Congiusti
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 notary seal, this _____ day of _____, 2012

NOTARY PUBLIC

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lisa Wertzbaugher, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 _____ day of _____, 2012

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George Olmos and Renee 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 _____ day of _____, 2012

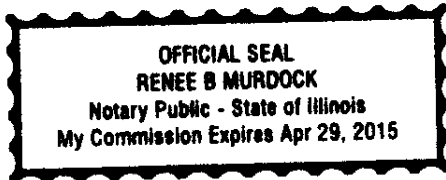
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 notary seal, this 22nd day of June, 2012

Renee Murdock
NOTARY PUBLIC



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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 DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702315094, 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

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

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Exhibit A

Survey

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EXHIBIT

ATTACHED TO



*9 Pages
1 Exhibit*

DOCUMENT

SEE PLAT INDEX

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