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Doc#: 1319234090 Fee: \$80.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2013 03:05 PM Pg: 1 of 7

THIRD AMENDMENT TO THAT DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION

THIS AMENDMENT is made and entered into this 30th day of APRIL, 2013, by THE 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION, an Illinois Not-For-Profit Corporation hereinafter referred to as "Declarant":

WITNESSETH THAT:

WHEREAS, Members of the Declarant are the legal title holders of the following described real estate in the City of Chicago, County of Cook, and State of Illinois:

Legal: UNIT NUMBERS 1N, 2N, 3N, 4N, 1S, 2S, 3S, 4S AND PU-1, IN IN THE 2848 N. SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 4 AND 5 IN BLOCK 1 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0921731066, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESSES AND PINS:

UNIT 1N	2848 NORTH SHEFFIELD AVENUE 14-29-224-031-1001
UNIT 2N	2848 NORTH SHEFFIELD AVENUE 14-29-224-031-1002
UNIT 3N	2848 NORTH SHEFFIELD AVENUE 14-29-224-031-1003
UNIT 4N	2848 NORTH SHEFFIELD AVENUE 14-29-224-031-1004
UNIT 1S	2848 NORTH SHEFFIELD AVENUE 14-29-224-031-1005

RECORDING FEE 74.50
DATE 7/11/13 COPIES 6
OK BY [Signature]

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UNIT 2S 2848 NORTH SHEFFIELD AVENUE
14-29-224-031-1006

UNIT 3S 2848 NORTH SHEFFIELD AVENUE
14-29-224-031-1007

UNIT 4S 2848 NORTH SHEFFIELD AVENUE
14-29-224-031-1008

PU-1 2848 NORTH SHEFFIELD AVENUE
14-29-224-031-1009

WHEREAS, Declarant previously entered in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the THE 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION (hereinafter called "Declaration"), which Declaration was recorded with the Recorder of Deeds for Cook County, Illinois, on August 5, 2009 as Document No. 0921731066; and

WHEREAS, Declarant amended said Declaration on September 23, 2009 and again on May 16, 2012; and

WHEREAS, Declarant has unanimous consent from its Members to again Amend the Declaration and has the necessary consent of Eligible Mortgagees pursuant to the Declaration; and

WHEREAS, Declarant wishes to amend the Declaration as previously amended to reflect a change in each unit's Percentage Ownership Interest in the Common Elements and to provide for certain roof rights;

NOW THEREFORE, the Declaration is hereby amended as follows:

FIRST: Exhibit B shall be deleted and a new Exhibit B shall be substituted in lieu thereof and shall read as follows:

**"EXHIBIT B
PERCENTAGE OF OWNERSHIP
OF COMMON ELEMENTS**

	Parking Space Limited Common Element	Storage Space Limited Common Element	Roof Rights Limited Common Element	Percentage Interest
1N	P-1N	S-1N		15.25
1N	PU-1			.18
2N	P-2N	S-2N		10.61
3N	P-3N	S-3N		11.00
4N	P-4N	S-4N	R-4N	12.55
1S	P-1S	S-1S	R-1S	15.45
2S	P-2S	S-2S		10.61
3S	P-3S	S-3S		11.00
4S	P-4S	S-4S	R-4S	<u>13.35</u>
			Total	100.00

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SECOND: A new Paragraph is hereby added to be designated Paragraph 2.13 and to read as follows:

2.13 ROOF DECK LIMITED COMMON ELEMENT

The Board or Association may prescribe such reasonable rules and regulations with respect to the construction and use of the Roof Decks, as it may deem fit.

The Owner of Unit 4S shall hereby have sole and exclusive right to the Roof Deck above the Unit as presently constructed and as set forth on the Plat attached hereto and made a part hereof and which will constitute an amendment to the Plat attached as Exhibit D to the Declaration.

Those Roof Decks assigned to Units 4N, 1S and 4S, as set forth on Exhibit B and as designated on the Plat hereof are expressly declared Limited Common elements serving said respective Units. Each such Owner shall have the right to the exclusive use and possession of the Deck assigned to such Unit; provided, however, no Owner shall paint, decorate, fence, furnish, adorn or alter such Deck in any manner contrary to such rules and regulations as may be established by the Board, or unless he shall first obtain the written consent of the Board. Any barbecue equipment permitted in conformity with rules or the Board shall not generate smoke which interferes with the use and enjoyment by any owner of his Units' Deck.

The Owner(s) of said Units shall take total responsibility including the prompt attention to and payment of the total costs of repair for damage, if any, done to the Common elements and/or to any other Unit as a result of said construction, or use of said Roof Decks, including any damage that is not covered by insurance or indemnity, including any "deductible".

The cost of repair of the Roof Deck that may be required due to improper installation or failure to maintain or improper maintenance of the Roof Decks will be assessed against the Unit Owner to whom the Limited Common element Roof Deck belongs.

IN WITNESS WHEREOF, THE 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION, an Illinois Not-For-Profit Corporation has caused its name to be signed in these presents by its President this April 26, 2013.

2848 N. SHEFFIELD CONDOMINIUM
ASSOCIATION, an Illinois Not For Profit Corporation

BY: Justin L. Walstrom
Justin L. Walstrom President

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CONSENTED TO AND APPROVED BY

UNIT 1N:

Mark A. H.

UNIT 2N:

[Signature]

UNIT 3N:

[Signature]

UNIT 4N:

[Signature]

UNIT 1S:

[Signature]

UNIT 2S:

Mar R. Roman

UNIT 3S:

P. F. B.

UNIT 4S:

[Signature]

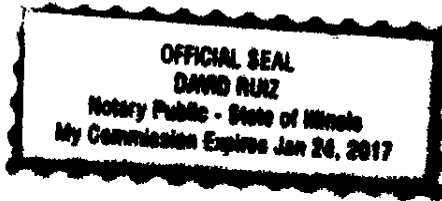
Being all the Members of 2848 N. SHEFFIELD CONDOMINIUM

PREPARED BY AND MAIL TO:

Mr. Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 West Monroe Street
Suite #3950
Chicago, Illinois 60603

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named President of 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION, Declarant, 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal
this 23 day of MAY, 2013.

[Signature]
Notary Public
My Commission Expires: 1/24/2017

AFFIDAVIT

I, Mark Deerp, Secretary for 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION, an Illinois Not-for-Profit Corporation, being first duly sworn on oath, state as follows:

1. The Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for THE 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION, which Declaration was recorded with the Recorder of Deeds for Cook County, Illinois, on August 5, 2009, as Document No. 0921731066, was amended on September 23, 2009 and again on May 16, 2012 and again on June 3rd, 2013, to change each Unit's Percentage Ownership in the Common Elements and to provide for certain Roof Rights. Such Third Amendment was approved by Unit Owners having at least two-thirds (2/3) of the total votes at a meeting of Unit Owners duly called for such purpose.

2. I sent notice of the Amendment to the Eligible Mortgagees by both regular and certified mail on June 10th, 2013.

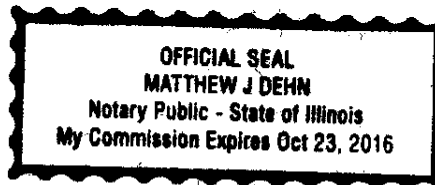
Dated this June 13th, 2013

THE 2848 N. SHEFFIELD CONDOMINIUM ASSOCIATION, an Illinois Not-For-Profit Corporation

[Signature]
MARK A. DEERP, Secretary

Subscribed and Sworn to before me this
13th day of June, 2013.

[Signature]
Notary Public
My Commission Expires: Oct 23, 2016



5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

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M.M. SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

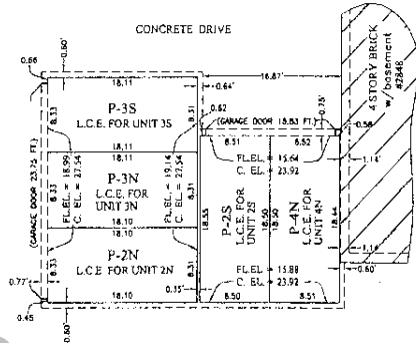
PHONE: 773\282-5900
FAX: 773\282-9424



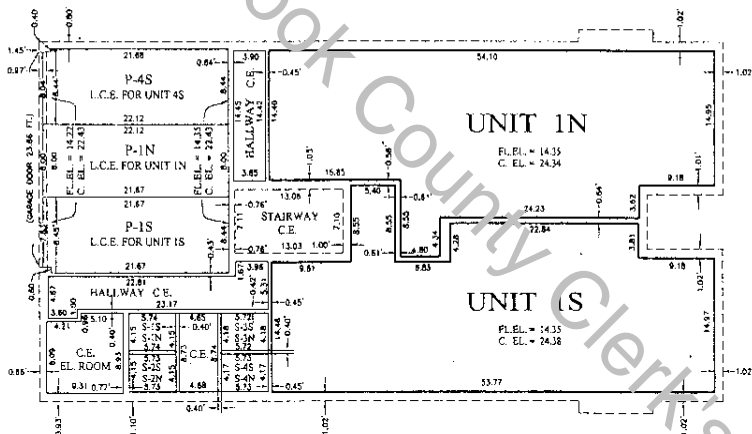
AMENDED
EXHIBIT "D"
PAGE 1 OF 2

APPENDIX B-1
FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
"2848 N. SHEFFIELD CONDOMINIUM"
Page 1 of 2, Recorded August 05, 2009, as Document No. 092173106

GARAGE



BASEMENT



NOTE:

STORAGES ARE STACKED
S-1S, S-2S ARE BETWEEN ELEV. 14.35 AND 19.36
S-1N, S-2N ARE BETWEEN ELEV. 19.45 AND 24.45
S-3S, S-4S ARE BETWEEN ELEV. 14.35 AND 18.30
S-3N, S-4N ARE BETWEEN ELEV. 18.58 AND 22.75

BENCHMARK No. 272

LOCATED AT 48.0 FEET NORTH OF NORTH LINE OF
W. DIVERSEY PKWY. AND 10.7 FEET WEST OF EAST
LINE OF N. SEMINARY AVE.

ELEV. = 18.519 CITY OF CHICAGO
BENCHMARK DATUM

LEGEND:

- FLEL. - FLOOR ELEVATION
- C.E.L. - CEILING ELEVATION
- L.C.E. - LIMITED COMMON ELEMENT
- C.E. - COMMON ELEMENT
- P - PARKING SPACE

State of Illinois
County of Cook

We, M.M. Surveying Co., Inc., do hereby certify that
we have surveyed the above described property and
that the plat hereon drawn is a correct
representation of said survey.

Signature: _____

Date: _____

REG. ILL. Land Surveyor No. 35-2522
LIC. EXP. NOVEMBER 30, 2012

MAIL TO:

LEVIT & LIPSHUTZ
1120 W. BELMONT AVE
CHICAGO, IL 60637

All dimensions are in
feet and decimals part thereof.

Order No. 79118
Scale: 1 inch = 10
Date of Fieldwork: MAY 11, 2012
Ordered by: LEVIT & LIPSHUTZ

RE: # 75039

GENERAL NOTES

HORIZONTAL BOUNDARIES ARE PLANES
FORMED BY THE DISTANCES BETWEEN
FINISHED FACE OF INTERIOR WALLS.

VERTICAL BOUNDARIES ARE PLANES
FORMED BY THE FINISHED FLOOR AND
THE FINISHED CEILING.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS
PROVIDED BY THE CLIENT AND MUST BE
COMPARED WITH DEED AND/OR TITLE POLICY.

FOR BUILDING LINES, EASEMENTS AND OTHER
RESTRICTIONS NOT SHOWN HEREON, REFER TO
YOUR DEED, TITLE POLICY AND LOCAL ZONING
ORDINANCE, ETC.

THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY

UNOFFICIAL COPY

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

PHONE: 773\282-5900
FAX: 773\282-9424

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

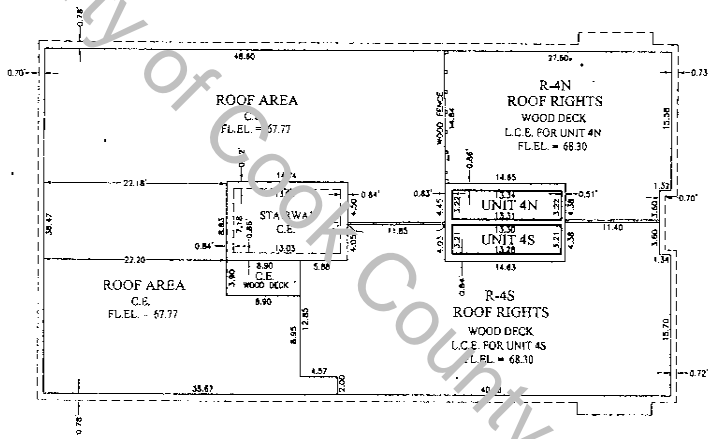


AMENDED
EXHIBIT "D"
PAGE 2 OF 2

APPENDIX B-1
SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR

"2848 N. SHEFFIELD CONDOMINIUM"
Page 2 of 2, Recorded August 05, 2009, as Document No. 092173106

ROOF LEVEL



Property of Cook County Clerk's Office

BENCHMARK No. 272

LOCATED AT 48.0 FEET NORTH OF NORTH LINE OF
W. DIVERSEY PKWY. AND 10.7 FEET WEST OF EAST
LINE OF N. SEMINARY AVE.

ELEV. = 18.519 CITY OF CHICAGO
BENCHMARK DATUM

LEGEND:

- F.L.E.L. - FLOOR ELEVATION
- C.E.L. - CEILING ELEVATION
- L.C.E. - LIMITED COMMON ELEMENT
- CE. - COMMON ELEMENT
- P - PARKING SPACE

State of Illinois
County of Cook

We, M M Surveying Co., Inc., do hereby certify that
we have surveyed the above described property and
that the plat hereon drawn is a correct
representation of said survey.

Signature: _____

Date: _____

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2014

All dimensions are in
feet and decimal part thereof.

80505

Order No. _____

Scale: 1 inch = 10'

Date of Fieldwork: MARCH 11, 2013

Ordered by: TODD BARTON

RE: # 75039

GENERAL NOTES

HORIZONTAL BOUNDARIES ARE PLANES
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THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.