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Doc#: 1332944068 Fee: \$80.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2013 03:39 PM Pg: 0

AMENDMENT TO DECLARATION OF CONDOMINIUM

This Amendment to Declaration of Condominium (this "Amendment") is made by Christiana Court Condominium Association, Inc., an Illinois not-for-profit corporation (the "Association"), as of June 5, 2013 and is effective as of January 1, 2013. This Amendment amends that certain Declaration of Condominium for Christiana Court Condominium 4455-59 North Christiana 3213-15 W. Sunnyside Chicago, Illinois 60625 (the "Property") dated December 29, 1998 and recorded with the Cook County Recorder of Deeds on February 25, 1999 as document number 99126605, as amended by (a) a first Amendment thereto dated April 28, 1999 and recorded with the Cook County Recorder of Deeds on April 29, 1999 as document number 99413417, (b) a second Amendment thereto dated May 26, 1999 and recorded with the Cook County Recorder of Deeds on June 7, 1999 as document number 99540947, and (c) a third Amendment thereto dated October 21, 2000 and recorded with the Cook County Recorder of Deeds on October 26, 2000. The above-described Declaration of Condominium and the three prior amendments thereto are collectively referred to herein as the "Declaration". Capitalized terms that are used but not expressly defined in this Amendment shall have the meanings given to them in the Declaration.

Whereas, the Association recently caused a new Plat of Survey of the Property to be done by United Survey Service, LLC (the "New Survey");

Whereas, under the New Survey, the square footage of each Unit and the ownership percentage of each Unit Owner in the Common Elements are different from those currently set forth in the Declaration;

Whereas this Amendment has been approved and acknowledged in writing by all members of the Board of Directors of the Association, all of the Unit Owners, and each mortgagee having a bona fide lien of record against any Unit; and

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Whereas, there are currently a number of inaccuracies in the Declaration in its description of which Limited Common Element storage space belongs to which Unit.

Therefore, in order to (a) update the square footage of each Unit and the ownership percentage of each Unit Owner in the Common Elements to reflect the New Survey, and (b) correct certain inaccuracies in the Declaration in its description of the allocation of the Limited Common Element storage spaces among the Units, the Association hereby amends the Declaration as follows:

1. The current Exhibit B to the Declaration is hereby deleted in its entirety and is hereby replaced with the new Exhibit B to the Declaration attached hereto.
2. The current Exhibit D to the Declaration is hereby deleted in its entirety and is hereby replaced with the new Exhibit D to the Declaration attached hereto.

This Amendment relates to the Property. The legal description of the Property is as follows:

LOTS 39 and 40 IN BLOCK 3 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE SOUTH 665.6 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos.:	13-14-226-038-1001
	13-14-226-038-1002
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	13-14-226-038-1013
	13-14-226-038-1014
	13-14-226-038-1015
	13-14-226-038-1016

Property Address:	4455-59 North Christiana Ave. and 3313-15 West Sunnyside Ave. Chicago, IL 60625
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[SIGNATURE PAGE FOLLOWS]

*Polares
Rogers*

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IN WITNESS WHEREOF, the Association hereby executes this Amendment as of the date first written above.

CHRISTIANA COURT CONDOMINIUM ASSOCIATION, INC.,
an Illinois not-for-profit corporation

By: *Leslie O'Regan* 
Leslie O'Regan, President

Attested By:


David Woolley, Secretary

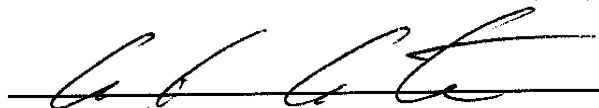
STATE OF ILLINOIS

COUNTY OF COOK

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) SS
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I, *Anthony Antonacci*, a Notary Public in and for Cook County, Illinois, do hereby certify that Leslie O'Regan, President of Christiana Court Condominium Association, Inc., an Illinois not-for-profit corporation (the "Association"), and David Woolley, Secretary of the Association, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act, respectively, and as the free and voluntary act of the Association as aforesaid for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of June, 2013.


Notary Public
Commission Expires: March 27 2017
782871



Prepared by and after recording please return to:

Brandon Bell
Grady Bell LLP
53 W. Jackson Blvd., Suite 1760
Chicago, IL 60604

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EXHIBIT B
TO
DECLARATION OF CONDOMINIUM
FOR
CHRISTIANA COURT CONDOMINIUM
4455-59 NORTH CHRISTIANA AVEUE
3313-15 W. SUNNYSIDE AVENUE
CHICAGO, ILLINOIS
60625

<u>Unit No.</u>	<u>Square Ft.</u>	<u>Ownership Interest in Common Elements</u>	<u>Limited Common Element Storage Space</u>
0C	1,797	8.87%	0C
1A	1,677	8.28%	1A
1B	974	4.81%	1B
1C	861	4.25%	1C
1D	1,080	5.33%	1D
1E	917	4.53%	1E
1F	1,528	7.54%	1F
2A	1,397	6.90%	2A
2B	1,445	7.13%	2B
2D	1,080	5.33%	2D
2F	1,790	8.84%	2F
3A	1,397	6.90%	3A
3B	1,445	7.13%	3B
3D	1,079	5.33%	3D
3E	918	4.53%	3E
3F	871	4.30%	3F
TOTAL	20,256	100%	

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EXHIBIT

ATTACHED TO

Property of Cook County Clerk's Office
 4 pgs
 3 paper plat's

 7 # 80- R/15TD

DOCUMENT

SEE PLAT INDEX