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**FIRST AMENDMENT TO
THE DECLARATION
OF CONDOMINIUM
OWNERSHIP AND
OF EASEMENTS,
RESTRICTIONS,
COVENANTS AND
BY-LAWS FOR
1500 WEST GRAND
CONDOMINIUM
ASSOCIATION**

Doc#: 1407929056 Fee: \$44.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2014 02:59 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY
Daniel G. Laurer & Assoc., P.C.
1424 W. DIVISION STREET
CHICAGO, IL 60642-3322

AFTER RECORDING DELIVER TO:
CTI-BOX #333

THIS DECLARATION is made and entered by T&B Ventures, LLC, an Illinois Limited Liability Company, (hereinafter referred to as the "Declarant");

WITNESSETH:

WHEREAS, the Declarant holds legal title to the parcel of real estate situated in the City of Chicago, Cook County, Illinois (hereinafter called the "Parcel") and legally described below and by this reference made a part hereof; and,

WHEREAS, the Declarant submitted this Parcel to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter called the "Act") and recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 1500 West Grand Condominium Association ("the Declaration") on November 04, 2004 as Document Number 0430919070; and,

WHEREAS, the Declarant is desirous of more clearly setting forth the Unit Owners' rights and obligations as to certain Limited Common Elements on or about the Property and establishing, for its own benefit and for that of all future owners or occupants of the Property and each part thereof, certain easements and rights in, over and upon the property and certain mutually beneficial restrictions and obligations with respect to the use and maintenance thereof; and,

WHEREAS, the Declaration paragraph 3.01 provides that the "...Common Elements include, without limitation and if applicable, any of the following items located on the Property: the walls, roof, hallways, stairways, entrances and exits, security system, mechanical equipment areas...", as well as other structural components of the Property; and,

WHEREAS, paragraph 3.03 of the Declaration defines Limited Common Elements of the Property as

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"...such parts of the Common elements serving exclusively a single Unit or adjoining Units as an inseparable appurtenance thereto, as designated as such in this Declaration, including the Plat, or by the terms of this Declaration, are clearly intended to be reserved for or for the use of one or more units to the exclusion of other units... The Limited Common Elements shall include but shall not be limited to the following: (a) the interior surface of the perimeter walls, ceilings and floors which define the boundary planes of a Unit; (b) perimeter doors and windows which serve exclusively a single Unit; (c) any system or component part which serves a Unit exclusively, to the extent that such system or component part is located outside the boundaries of a Unit; (d) balconies, terraces and/or decks contiguous to a Unit (excluding any stair system and landings which provide ingress and egress to the other Units); (e) the Garage Parking Spaces; (f) the Storage Spaces; and (g) any future Roof Deck or other roof structure."

WHEREAS, paragraph 16.01 of the Declaration provided that all rights vested in the Board of Unit Owners shall be vested in the Declarant and/or Developer until the election of the initial Board by the Unit Owners;

WHEREAS the Declaration further provides and that the Developer and Declarant may, until such time as they no longer own a Unit in the Condominium, make Amendments to the Declaration or the Plat as are necessary or desirable.

WHEREAS, the legal description of the Parcel, common address and PIN is as follows:

Legal Description:	Please see below
Common Address:	1500 West Grand Avenue
Units:	1E, 1W, 2E, 2W, 3E, 3W, 4E, and 4W Chicago, Illinois 60622
PINS:	17-08-212-044-1001 17-08-212-044-1002 17-08-212-044-1003 17-08-212-044-1004 17-08-212-044-1005 17-08-212-044-1006 17-08-212-044-1007 17-08-212-044-1008

PARCEL 1:

UNITS NUMBERS 1E, 1W, 2E, 2W, 3E, 3W, 4E, 4W IN THE 1500 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THE EAST 1.25 FEET OF LOT 35 AND ALL OF LOTS 36 AND 37 ALL IN BLOCK 15 IN BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430919070; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0430919070.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0430919070.

NOW THEREFORE, the Declarant and Developer, pursuant to the rights conferred on them in the Declaration, and for the purposes set forth herein, hereby amend Exhibit D of the Declaration and **DECLARES AS FOLLOWS**.

1. Exhibit D of the Declaration, after the filing of this Amendment, shall now read as follows to correct the assignment of the Limited Common Element Parking Spaces, and the existing Exhibit D to the November 2004 Declaration shall be replaced as follows:

“EXHIBIT D

**SCHEDULE OF PARKING AND STORAGE SPACES
1500 WEST GRAND CONDOMINIUMS**

<u>Unit</u>	<u>LCE Parking Space Schedule</u>	<u>LCE Storage Space Schedule</u>
1E	P-6	S-1
1W	P-8	S-2
2E	P-3	S-3
2W	P-1	S-4
3E	P-5	S-5
3W	P-4	S-6
4E	P-7	S-7
4W	P-2	S-8”

2. The remainder of the Declaration is hereby ratified and confirmed by the Declarant and Developer.

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IN WITNESS WHEREOF, T&B Ventures, LLC, an Illinois Limited Liability Company has caused its Member/Manager to affix his signature hereunto and caused its name to be signed this 17 day of March, 2014.

T&B Ventures, LLC, an Illinois Limited Liability Company,

By: [Signature]
Manager

Attest: [Signature]
Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gary Treinkman and Stanley Boduch, Managers of T&B Ventures, LLC, an Illinois Limited Liability Company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said Amendment as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17 day of March, A.D., 2014.

SEAL

[Signature]
Notary Public

