

# UNOFFICIAL COPY

**SECOND AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OWNERSHIP  
AND OF  
EASEMENTS, RESTRICTIONS,  
COVENANTS AND BY-LAWS  
FOR  
DEMING CONDOMINIUM**



Doc#: 1408719104 Fee: \$88.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/28/2014 02:42 PM Pg: 1 of 9

**THIS THIRD AMENDMENT** is made and entered into by **OGDEN PARTNERS DEMING LLC**, an Illinois limited liability company (hereinafter referred to as the "Declarant").

**WITNESSETH:**

**WHEREAS**, the property legally described on Exhibit D attached hereto was submitted to the provisions of the Condominium Property Act of the State of Illinois ("Act") on December 24, 2013 pursuant to Declaration recorded as Document No. 1335829002 ("Original Declaration"), and

**WHEREAS**, the said Declaration was amended by instrument recorded on December 31, 2013 as Document No. 1336545065 which Amendment added the property legally described on Exhibit C attached hereto; and

**WHEREAS**, Declarant has reserved the right to add units to the Condominium as construction is completed and has also reserved the right to correct scrivener's and other errors or inaccuracies; and

**WHEREAS**, a detached garage has now been completed and Declarant wishes to declare certain parking areas in the garage as limited common elements of the Condominium and to add land to the Condominium as common area; and

**WHEREAS**, Declarant wishes to correct certain typographical errors and also to conform to certain FNMA and FHA rules.

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN  
TO:**

Mark R. Ordower  
333 S. Desplaines  
Suite 207  
Chicago, Illinois 60661

**PERMANENT REAL ESTATE INDEX  
NUMBERS**

14-28-318-086-0000

**COMMON ADDRESS:**

416-422 W. Deming Place  
Chicago, IL 60614

RECORDING FEE 88.00  
DATE 3/28/2014 COPIES 6X  
OK BY [Signature]

A02130120 1051 GK

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NOW, THEREFORE, Declarant hereby declares as follows:

1. Exhibit A attached hereto being amended pages of Survey Order No. 130012 showing additional land submitted under the Act as a common area and parking spaces as limited common elements in a detached garage are hereby substituted for pages 1 and 2 of said Survey Order No. 130012 which was attached as Exhibit E to the First Amendment to the Declaration.


2. Exhibit B attached hereto describes the total land now contained in the Deming Condominium.

3. The condominium contains no Parking Units although it does contain parking areas, some of which are limited common elements. Therefore paragraphs 2.2 and 14.1 of the Declaration are hereby amended by changing the term Parking Unit or Parking Units to Parking Area or Parking Areas.

4. The time period in Paragraph 11.1(h) of the Declaration concerning mortgagee consent shall be changed from thirty days to sixty (60) days.

IN WITNESS WHEREOF, OGDEN PARTNERS DEMING LLC. has executed this Amendment as of these presents as of this 26<sup>th</sup> day of March, 2014.

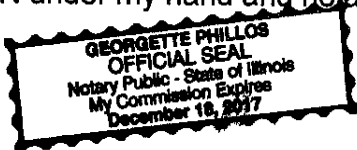
OGDEN PARTNERS DEMING LLC, an  
Illinois limited liability company  
By: Ogden Partners, Inc., Its Manager

By:   
Mark Ordower, Its President

STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF COOK        )

I, Georgette Phillos, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark Ordower, President of Ogden Partners, Inc., manager of Ogden Partners Deming LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, 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 company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of March, 2014.



  
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## EXHIBIT B TO SECOND AMENDMENT

### PARCEL 1:

LOTS 43 AND 44 IN THE SUBDIVISION OF PART OF OUT-LOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 44 AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 44; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 78.08 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID, SAID POINT BEING THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE CONTINUING NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 69.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 44, A DISTANCE OF 35.00 FEET TO THE SOUTHWESTERLY LINE OF THE 16.00 FOOT ALLEY AS SHOWN ON THE SUBDIVISION OF BLOCK 3 IN OUT-LOT "A" OF WRIGHTWOOD AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY EXTENSION, 10.76 FEET TO THE INTERSECTION WITH A LINE DRAWN 10.76 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 22.43 FEET TO THE INTERSECTION WITH A LINE DRAWN 12.57 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 10.99 FEET TO THE INTERSECTION WITH A LINE DRAWN 21.75 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 6.76 FEET TO THE INTERSECTION WITH A LINE DRAWN 5.81 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 48.17 FEET TO THE INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE 5.81 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS, EGRESS AND ACCESS EASEMENT DATED AUGUST 3, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT 0425426051 FROM MISSIONARY SISTERS OF THE SACRED HEART-WESTERN PROVINCE TO EVEREST DEMING DEVELOPMENT, LLC, FOR THE PURPOSE OF INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 1 IN HENRY PIPER'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 1915 AS DOCUMENT 5717969 IN PLAT BOOK 141, PAGE 4, AND THAT PART OF LOT 44 IN THE SUBDIVISION OF PART OF OUT-LOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 44; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 78.08 FEET TO THE INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID PARALLEL LINE, 5.81 FEET TO THE INTERSECTION WITH A LINE DRAWN 5.81 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG SAID PARALLEL LINE, 48.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT: THENCE CONTINUING NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG SAID PARALLEL LINE, 44.12 FEET TO THE NORTHERLY LINE OF LOT 1 AFORESAID; THENCE NORTH 67 DEGREES 45 MINUTES 54 SECONDS EAST, ALONG SAID NORTHERLY LINE, 29.25 FEET TO THE NORTHEASTERLY LINE OF LOT 1 AFORESAID, BEING ALSO THE SOUTHWESTERLY LINE OF A 16.00 FOOT PUBLIC ALLEY AS SHOWN ON THE SUBDIVISION OF BLOCK 3 IN OUT-LOT "A" OF WRIGHTWOOD AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE AND THE SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY EXTENSION, 33.00 FEET TO THE INTERSECTION WITH A LINE DRAWN 10.76 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 22.43 FEET TO THE INTERSECTION WITH A LINE DRAWN 12.57 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 10.99 FEET TO THE INTERSECTION WITH A LINE DRAWN 21.75 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 6.76 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF THAT PART OF PARCEL 1 LYING IN LOT 43 AS CREATED BY AGREEMENT RECORDED APRIL 28, 1903 AS DOCUMENT 3382309 IN COOK 8196 AT PAGE 347 FOR PRIVATE ALLEY AND FOR INGRESS AND EGRESS TO THE PUBLIC ALLEY LYING WEST AND ADJOINING OF LOTS 15 AND 16 IN THE SUBDIVISION OF BLOCK 3 OUT-LOT "A" OF WRIGHTWOOD AFORESAID.

Commonly Known As: 416 and 422 W. Deming Place, Chicago, IL

Permanent Index No. : 14-28-318-086-0000

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## EXHIBIT C

### TO SECOND AMENDMENT

LOT 43 IN THE SUBDIVISION OF PART OF OUT-LOT "B"(EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOT 44 IN THE SUBDIVISION OF PART OF OUT-LOT "B"(EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD AFORESAID DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 44; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 44, 98.10 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 67 DEGREES 50 MINUTES 47 SECONDS WEST 5.50 FEET; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, 39.11 FEET, THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST 9.50 FEET, THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, 10.76 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 44; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF LOT 44, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 44; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 44, 49.90 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 14-28-318-086-0000

STREET ADDRESS: 416 W. DEMING PLACE  
CHICAGO, ILLINOIS 60614

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## EXHIBIT D

### TO SECOND AMENDMENT

LOT 44 IN THE SUBDIVISION OF PART OF OUT-LOT "B"(EXCEPT THE SOUTH 320 FEET THEREOF) OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 44 AFORESAID DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 44; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 44, A DISTANCE OF 78.08 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID, SAID POINT BEING THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE CONTINUING NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 69.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 44, A DISTANCE OF 35.00 FEET TO THE SOUTHWESTERLY LINE OF THE 16.00 FOOT PUBLIC ALLEY AS SHOWN ON THE SUBDIVISION OF BLOCK 3 IN OUT-LOT "A" OF WRIGHTWOOD AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY EXTENSION, 10.76 FEET TO THE INTERSECTION WITH A LINE DRAWN 10.76 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 22.43 FEET TO THE INTERSECTION WITH A LINE DRAWN 12.57 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 10.99 FEET TO THE INTERSECTION WITH A LINE DRAWN 21.75 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 6.76 FEET TO THE INTERSECTION WITH A LINE DRAWN 5.81 FEET (AS MEASURED PERPENDICULARLY) NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 48.17 FEET TO THE INTERSECTION WITH A LINE DRAWN 69.92 FEET (AS MEASURED PERPENDICULARLY) SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 44 AFORESAID; THENCE SOUTH 67 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, 5.81 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THAT PART OF SAID LOTS 44 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 44, THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 44, 99.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 50 MINUTES 47 SECONDS WEST, 6.75 FEET; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, 37.90 FEET; THENCE SOUTH 67

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DEGREES 30 MINUTES 13 SECONDS WEST, 8.25 FEET; THENCE NORTH 22 DEGREES 09 MINUTES 13 SECONDS WEST, 10.76 FEET; TO THE NORTHWESTERLY LINE OF SAID LOT 44; THENCE NORTH 67 DEGREES 30 MINUTES 10 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF LOT 44; 15.00 FEET TO THE NORTHEAST CORNER OF LOT 44; THENCE SOUTH 22 DEGREES 09 MINUTES 13 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 44, 48.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 14-28-318-086-0000

STREET ADDRESS: 422 W. Deming Place  
CHICAGO, ILLINOIS

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# EXHIBIT

## ATTACHED TO



## DOCUMENT

## SEE PLAT INDEX

*7 pages  
2 exhibits  
9 80 00*

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