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instrument prepared by and
after recording return to:

Joseph von Meier, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 North Wabash, Suite 2100
Chicago, Illinois 60611

Common Address:
318 W. Adams, Chicago,
Illinois 60606

P.I.N.(s) 17-16-208-019-1001 thru
17-16-208-019-1020



Doc#: 1411919027 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2014 11:55 AM Pg: 1 of 8

SEVENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 318 W. ADAMS COMMERCIAL CONDOMINIUM ASSOCIATION

THIS SEVENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 318 W. ADAMS COMMERCIAL CONDOMINIUM ASSOCIATION (this "Seventh Amendment"), is made and entered into by 318 W. ADAMS COMMERCIAL CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation (sometimes referred to herein as the "Association") as of April 24, 2014.

WITNESSETH:

WHEREAS, on February 14, 2006 the 318 W. ADAMS COMMERCIAL CONDOMINIUM ASSOCIATION was formed as a not for profit corporation under the laws of the State of Illinois;

WHEREAS, on July 24, 2006, CARD, LLC, an Illinois limited liability company ("Declarant") recorded the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws (the "Declaration") for 318 W. Adams Commercial Condominium (the "Condominium"), located at 318 W. Adams, Chicago, Illinois 60606 (the "Property"), which is legally described on Exhibit "A" attached hereto, with the Recorder of Deeds of Cook County, Illinois as Document No.: 0620544016, by which the Property was submitted to the Condominium Property Act of the State of Illinois;

WHEREAS, on October 30, 2006, Declarant recorded the First Amendment to the Declaration (the "First Amendment") with the Cook County Recorder of Deeds as Documents No.: 0630317065, amending the Declaration;

1633902.1

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WHEREAS, on April 23, 2010, Declarant recorded the Second Amendment to the Declaration (the "Second Amendment") with the Cook County Recorder of Deeds as Documents No.: 1011310009, amending the Declaration;

WHEREAS, on May 11, 2006, the Unit Owners recorded the Third Amendment to the Declaration (the "Third Amendment") with the Cook County Recorder of Deeds as Document No.: 1113131052, amending the Declaration;

WHEREAS, on June 24, 2011, the Unit Owners recorded the Fourth Amendment to the Declaration (the "Fourth Amendment") with the Cook County Recorder of Deeds as Document No.: 111751096 amending the Declaration;

WHEREAS, on October 6, 2011, the Unit Owners recorded the Amendment to Fourth Amendment to the Declaration (the "Amendment to Fourth Amendment") with the Cook County Recorder of Deeds as Document No.: 1127918067 amending the Declaration;

WHEREAS, on March 8, 2013, the Unit Owners recorded the Fifth Amendment to the Declaration (the "Fifth Amendment") with the Cook County Recorder of Deeds as Document No.: 1306716092 amending the Declaration;

WHEREAS, on November 6, 2013, the Unit Owners recorded the Sixth Amendment to the Declaration (the "Sixth Amendment") with the Cook County Recorder of Deeds as Document No.: 1331034074 amending the Declaration;

WHEREAS, pursuant to Section 14.11 of the Declaration, the Declarant recorded the Second Amendment to effectuate the annexation of the basement portion of the Common Elements ("Unit LL") to Unit 101;

WHEREAS, pursuant to Section 14.15 of the Declaration, upon annexing Unit LL to Unit 101, Exhibit B of the Declaration was required to be amended to set forth the new percentages of ownership interest in the Common Elements but Declarant failed to recalculate the percentages in violation of the requirements of the Declaration;

WHEREAS, the Association requested that Unit LL, Unit 101, Unit 100 and Units 200 - 1900 be re-measured for the purpose of recalculating the percentage ownership in the Common Elements to account for the annexation of Unit LL to Unit 101;

WHEREAS, the Unit Owners now desire to further amend the Declaration as set forth herein in order to revise the schedule of the percentage of ownership interest in the Common Elements for each Unit attached to the Declaration as Exhibit B and to revise page 2 of the Plat of Survey attached to the Declaration as Exhibit A;

WHEREAS, Section 14.6 of the Declaration provides, among other things, that the Declaration may be changed, modified or rescinded by an instrument in writing acknowledged by the president, treasurer or secretary of the Board of Directors of the Condominium (the

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“Board”) and approved by the Unit Owners having in the aggregate at least 67% of the total vote at a meeting called for that purpose; and

WHEREAS, the undersigned are one or more of the president, treasurer or secretary of the Board and the amendments to the Declaration hereinafter set forth were approved by Unit Owners having in the aggregate at least 67% of the total vote, at a meeting of the Unit Owners held for that purpose on April 23, 2014.

NOW THEREFORE, the Association declares as follows:

1. All terms defined in the Declaration shall remain and be defined terms for the purposes of this Seventh Amendment unless redefined herein.
2. The attached amended Exhibit “B” hereby replaces and supersedes Exhibit B to the Declaration and sets forth the new percentages of ownership in the Common Elements for each Unit.
3. The Survey at Exhibit “C” attached hereto dated February 10, 2006 and last revised January 6, 2014 as per Order No.: 2014-18770 prepared by Gremley & Biedermann hereby replaces and supersedes Page 2 of the Plat of Survey attached as Exhibit A to the Declaration.
4. The Declaration, as previously amended, is in full force and effect, except as expressly amended by this Seventh Amendment, which shall be effective as of the date of recording.

[Signature page follows]

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IN WITNESS WHEREOF, the President of the Board of Directors has caused this Seventh Amendment to be signed to these presents this 24th day of April, 2014.

318 W. ADAMS COMMERCIAL CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation

By: William M. Bennett
Name: William M. Bennett
Its: President

WITNESSED

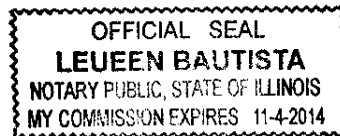
By: [Signature]
Name: David E. Crest
Its: Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that WILLIAM BENNETT, the President of the Board of Directors of the 318 W. ADAMS COMMERCIAL CONDOMINIUM ASSOCIATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24 day of April, 2014.

[Signature]
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PART OF LOT 7 IN BLOCK 82 IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF ADAMS STREET 150 FEET WEST OF THE WEST LINE OF FRANKLIN STREET AND RUNNING THENCE WEST ALONG THE NORTH LINE OF ADAMS STREET 50 FEET MORE OR LESS TO THE CENTRAL LINE OF THE EAST WALL OF THE BUILDING FORMERLY KNOWN AS 239 AND 241 ADAMS STREET; THENCE NORTH ALONG THE CENTERLINE OF SAID EAST WALL OF SAID BUILDING 161.3 FEET TO THE POINT WHERE THE SOUTH LINE OF THE SOUTH WALL OF THE CHIMNEY OF SAID BUILDING, IF EXTENDED ACROSS SAID EAST WALL OF SAID BUILDING, WOULD INTERSECT SAID CENTERLINE OF SAID EAST WALL OF SAID BUILDING; THENCE EAST 2 FEET 7 INCHES TO THE SOUTHEAST CORNER OF SAID CHIMNEY; THENCE NORTH 6 FEET AND 3 INCHES ALONG THE EAST LINE OF THE EAST WALL OF SAID CHIMNEY; THENCE EAST 6 FEET AND 11 INCHES; THENCE NORTH 31.2 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT 150 FEET WEST OF THE WEST LINE OF FRANKLIN STREET; THENCE SOUTH ON A LINE PARALLEL TO AND 150 FEET WEST OF THE WEST LINE OF FRANKLIN STREET TO POINT OF BEGINNING.

Permanent Real Estate Numbers: 17-16-208-019-1001; 17-16-208-019-1002; 17-16-208-019-1003; 17-16-208-019-1004; 17-16-208-019-1005; 17-208-019-1006; 17-16-208-019-1007; 17-16-208-019-1008; 17-16-208-019-1009; 17-16-208-019-1010; 17-16-208-019-1011; 17-16-208-019-1012; 17-16-208-019-1013; 17-16-208-019-1014; 17-16-208-019-1015; 17-16-208-019-1006; 17-16-208-019-1017; 17-16-208-019-1018; 17-16-208-019-1019; 17-16-208-019-1020.

Address of Real Estate:

318 West Adams, Chicago, IL 60606

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EXHIBIT B

Percentage of Ownership Interest in the Common Elements

Unit	Sq. Ft.	Percentage Interest
100	4,261	3.28%
101*	4,028	3.10%
200	6,762	5.20%
300	6,762	5.20%
400	6,762	5.20%
500	6,762	5.20%
600	6,762	5.20%
700	6,762	5.20%
800	6,762	5.20%
900	6,762	5.20%
1000	6,762	5.20%
1100	6,762	5.20%
1200	6,762	5.20%
1300	6,762	5.20%
1400	6,762	5.20%
1500	6,762	5.20%
1600	6,762	5.20%
1700	6,762	5.20%
1800	6,762	5.20%
1900	6,762	5.20%
Total	130,005	100.00%

*NOTE: Unit 101 consists of 3,655 sq. ft. on LL & 373 sq. ft. on 1st floor

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EXHIBIT C

Page 2 of Survey

Property of Cook County Clerk's Office

A large, thick, black scribble consisting of several vertical, wavy lines that completely obscures the text of the exhibit. The scribble is positioned in the center of the page, overlapping the diagonal watermark.

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GREMLEY & BIEDERMANN

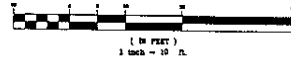
A Division of
PLCS Corporation
License No. 18-00322

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
Telephone: (773) 686-5182 Fax: (773) 686-4484 Email: INFO@PLCS-Div.com

318 W. ADAMS CONDOMINIUM

GRAPHIC SCALE

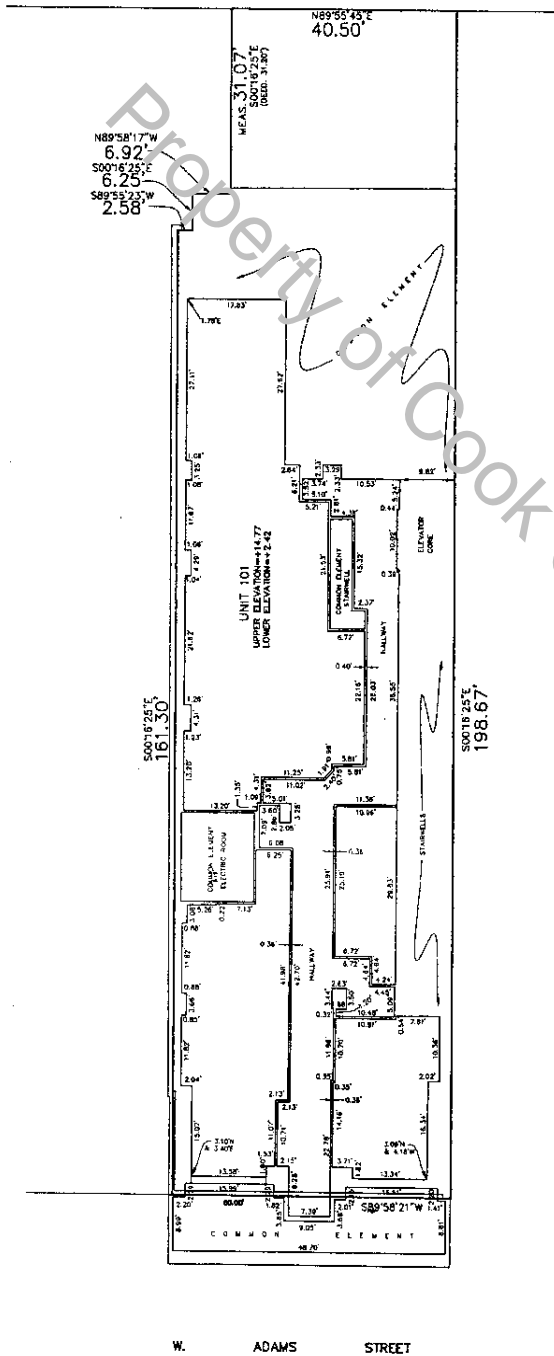


NOTE:

Elevations shown hereon are in reference to benchmark as described on page one.

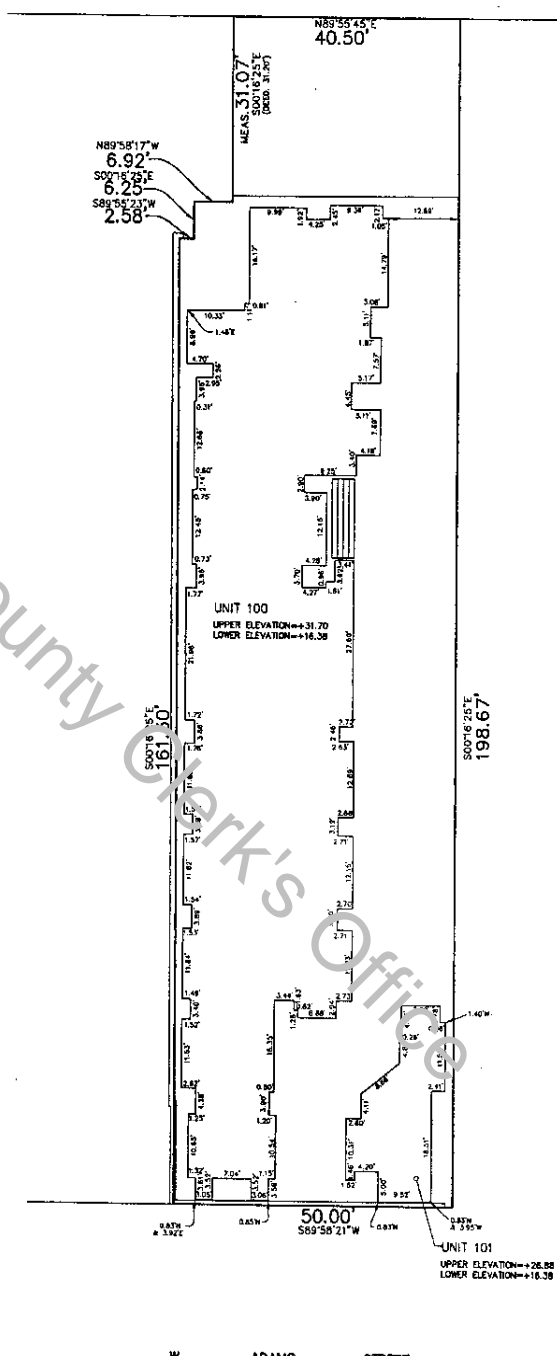
Horizontal planes shown hereon are measured from top of finished floor to bottom of finished ceiling.

Vertical planes shown hereon are measured to interior face of finished perimeter walls.



W. ADAMS STREET

BASEMENT



W. ADAMS STREET

FIRST FLOOR

REVISED BASEMENT JANUARY 08, 2014 AS PER ORDER #014-18776

REVISED BASEMENT JUNE 16, 2006 AS PER ORDER #2208-1135

ORDERED BY: MICHIGAN PROPERTY	ORDERED: JUNE 16, 2006
PROJECT: 318 W. ADAMS STREET CHICAGO, ILLINOIS	DATE: 06/16/06
GREMLEY & BIEDERMANN	
A Division of PLCS Corporation	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
Telephone: (773) 686-5182 Fax: (773) 686-4484 Email: INFO@PLCS-Div.com	
ORDER NO. 2006-05261-001	PAGE NO. 2

CG-0413200-1000-1000-1000-1000-1000-1000