

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

GRIFFIN & GALLAGHER, LLC  
10001 S. Roberts Road  
Palos Hills, Illinois 60465  
(708) 598-6800



Doc#: 1429534080 Fee: \$62.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2014 01:52 PM Pg: 1 of 13

FIRST SPECIAL AMENDMENT  
TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS

FOR

1349-1351 WEST BELMONT

THIS FIRST SPECIAL AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1349-1351 WEST BELMONT is made and entered into this 20<sup>th</sup> day of October, 2014 by Barrett Properties, LLC ("The Declarant").

WITNESSETH:

WHEREAS, by the Declaration of Covenants, Conditions, Restrictions and Easements for 1349-1351 West Belmont ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1425429124, Barrett Properties, LLC submitted certain real estate (the "Property") to the provisions of the Declaration, and

WHEREAS, BY SECTION 23.6 of the Declaration the right is reserved in the Developer, Barrett Properties, LLC to correct clerical errors in the recorded Documents being the Declaration or Plat of Survey; and

WHEREAS, the Surveyor used elevation measurements "NAVD" and elevations "CCD" or City Chicago Datum are required by the Cook County Divisions Department; and

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RECORDING FEE 62<sup>00</sup>  
DATE 10/22/2014 COPIES 6x  
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WHEREAS, Barrett Properties, LLC was the legal title holder of the following described real estate which was submitted to the terms of the Declaration, recorded as document number 1425429124 to wit:

LOTS 155 AND LOT 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1349-1351 West Belmont, Chicago, Illinois 60657  
PIN: 14-29-102-011-0000 & 14-29-102-012-0000 (PIQ & OP).

NOW, THEREFORE, Barrett Properties, LLC as the declarant holder and as the developer, and for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. Exhibit A is hereby deleted and the revised Exhibit A attached hereto is hereby incorporated into the Declaration.
2. Exhibit B is hereby deleted and the revised Exhibit B attached hereto is hereby incorporated into the Declaration.
3. Exhibit C is hereby deleted and the revised Exhibit C attached hereto is hereby incorporated into the Declaration.
4. Exhibit D is hereby deleted and the revised Exhibit D attached hereto is hereby incorporated into the Declaration.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms





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**REVISED EXHIBIT A**  
**SURVEY OF DEVELOPMENT AREA**

(see attached by this reference incorporated herein)

Property of Cook County Clerk's Office

A thick, black, hand-drawn wavy line that starts on the left, rises to a peak, falls to a trough, rises to a higher peak, and then falls to a final trough on the right.

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## REVISED EXHIBIT B LEGAL DESCRIPTION OF RESIDENTIAL NON-CONDOMINIUM PARCEL

LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

### COMMERCIAL UNIT C-1E:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1.00 FEET SOUTH AND 1.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOTS 155 AND 156; THENCE SOUTH A DISTANCE OF 44.29 FEET; THENCE WEST A DISTANCE OF 3.50 FEET; THENCE SOUTH A DISTANCE OF 9.33 FEET; THENCE EAST A DISTANCE OF 2.36 FEET; THENCE SOUTH A DISTANCE OF 5.94 FEET; THENCE WEST A DISTANCE OF 17.19 FEET; THENCE NORTH A DISTANCE OF 20.86 FEET; THENCE EAST A DISTANCE OF 2.57 FEET; THENCE NORTH A DISTANCE OF 6.75 FEET; THENCE WEST A DISTANCE OF 2.55 FEET; THENCE NORTH A DISTANCE OF 23.93 FEET; THENCE EAST A DISTANCE OF 4.75 FEET; THENCE NORTH A DISTANCE OF 9.64 FEET; THENCE EAST A DISTANCE OF 14.57 FEET TO THE POINT OF BEGINNING;

AND, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

### COMMERCIAL UNIT C-1W:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1.00 FEET SOUTH AND 1.40 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156; THENCE EAST A DISTANCE OF 16.28 FEET; THENCE SOUTH A DISTANCE OF 9.15 FEET; THENCE EAST A DISTANCE OF 2.92 FEET; THENCE SOUTH A DISTANCE OF 24.36 FEET; THENCE WEST A DISTANCE OF 3.61 FEET; THENCE SOUTH A DISTANCE OF 18.85 FEET; THENCE WEST A DISTANCE OF 12.23 FEET; THENCE NORTH A DISTANCE OF 8.35 FEET; THENCE WEST A DISTANCE OF 2.95 FEET; THENCE NORTH A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-29-102-011-0000 & 14-29-102-012-0000 (PIQ & OP)

PROPERTY ADDRESS: 1349-1351 West Belmont Apartment 2E, 2W, 3E, 3W, 4E and 4W, Chicago, IL 60657

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## REVISED EXHIBIT C LEGAL DESCRIPTION OF COMMERCIAL CONDOMINIUM PARCEL

### COMMERCIAL UNIT C-1E:

THAT PART OF LOTS 155 AND LOT 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1.00 FEET SOUTH AND 1.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOTS 155 AND 156:

THENCE SOUTH A DISTANCE OF 44.29 FEET; THENCE WEST A DISTANCE OF 3.50 FEET; THENCE SOUTH A DISTANCE OF 9.33 FEET; THENCE EAST A DISTANCE OF 2.36 FEET; THENCE SOUTH A DISTANCE OF 5.94 FEET; THENCE WEST A DISTANCE OF 17.19 FEET; THENCE NORTH A DISTANCE OF 20.86 FEET; THENCE EAST A DISTANCE OF 2.57 FEET; THENCE NORTH A DISTANCE OF 6.75 FEET; THENCE WEST A DISTANCE OF 2.58 FEET; THENCE NORTH A DISTANCE OF 23.93 FEET; THENCE EAST A DISTANCE OF 4.78 FEET; THENCE NORTH A DISTANCE OF 9.64 FEET; THENCE EAST A DISTANCE OF 14.57 FEET TO THE POINT OF BEGINNING;

### COMMERCIAL UNIT C-1W:

THAT PART OF LOTS 155 AND LOT 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1.00 FEET SOUTH AND 1.40 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156;

THENCE EAST A DISTANCE OF 16.28 FEET; THENCE SOUTH A DISTANCE OF 9.15 FEET; THENCE EAST A DISTANCE OF 2.92 FEET; THENCE SOUTH A DISTANCE OF 24.36 FEET; THENCE WEST A DISTANCE OF 3.61 FEET; THENCE SOUTH A DISTANCE OF 18.85 FEET; THENCE WEST A DISTANCE OF 12.23 FEET; THENCE NORTH A DISTANCE OF 8.35 FEET; THENCE WEST A DISTANCE OF 2.95 FEET; THENCE NORTH A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-29-102-011-0000 & 14-29-102-012-0000 (PIQ & OP)

PROPERTY ADDRESS: 1349-1351 West Belmont, Commercial Units C-1E and C-1W, Chicago, IL 60657

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## **REVISED EXHIBIT D LEGAL DESCRIPTION OF ACCESS EASEMENTS**

### **ACCESS EASEMENT (NORTH).**

THAT PART OF LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 18.68 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156;

THENCE SOUTH A DISTANCE OF 9.20 FEET; THENCE EAST A DISTANCE OF 15.25 FEET; THENCE NORTH A DISTANCE OF 3.95 FEET; THENCE WEST A DISTANCE OF 1.98 FEET; THENCE NORTH A DISTANCE OF 5.32 FEET; THENCE WEST A DISTANCE OF 13.27 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### **ACCESS EASEMENT (SOUTH - ALCOVE)**

THAT PART OF LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 82.88 SOUTH AND 22.94 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156;

THENCE NORTH A DISTANCE OF 7.74 FEET; THENCE EAST A DISTANCE OF 5.86 FEET; THENCE SOUTH A DISTANCE OF 7.74 FEET; THENCE WEST A DISTANCE OF 5.86 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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## ACCESS EASEMENT (SOUTH - PARKING LOT).

THE SOUTH 42.2 FEET OF LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## ACCESS EASEMENT (WEST).

THAT PART OF LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 0.40 FEET EAST AND 45.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOTS 155 AND 156;

THENCE EAST A DISTANCE OF 2.90 FEET; THENCE SOUTH A DISTANCE OF 7.24 FEET; THENCE WEST A DISTANCE OF 3.30 FEET; THENCE NORTH A DISTANCE OF 7.24 FEET; THENCE EAST A DISTANCE OF 0.40 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## ACCESS EASEMENT (GARAGE).

THAT PART OF LOTS 155 AND 156 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 17.45 FEET (CCD) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 29.25 FEET (CCD) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 81.91 SOUTH AND 2.40 FEET WEST OF THE NORTHEAST CORNER OF SAID LOTS 155 AND 156;

THENCE WEST A DISTANCE OF 18.12 FEET; THENCE NORTH A DISTANCE OF 16.15 FEET; THENCE EAST A DISTANCE OF 0.45 FEET; THENCE NORTH A DISTANCE OF 3.91 FEET; THENCE EAST A DISTANCE OF 17.19 FEET; THENCE SOUTH A DISTANCE OF 20.06 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.