

# UNOFFICIAL COPY

## NORTH AMERICAN TITLE COMPANY

14-00372



Doc#: 1434519183 Fee: \$76.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2014 04:19 PM Pg: 1 of 6

### AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2828 N DAWSON CONDOMINIUMS

This Amendment to the Declaration of Condominium Ownership for The 2828 N Dawson Condominiums dated February 11, 2004, and recorded with the Cook County Recorder of Deeds on April 28, 2014, as Document 1411819067 (said Declaration is hereinafter referred to as the "Declaration") is executed by The 2828 N Dawson Condominiums Association (the "Association").

#### WITNESSETH:

**WHEREAS**, the real estate described in Exhibit B of the Declaration and as the legal description rider attached hereto, located in the City of Chicago, County of Cook, and State of Illinois (the "Parcel") has been submitted to the Condominium Property Act of Illinois (the "Act") pursuant to the Declaration; and

**WHEREAS**, the Association, pursuant to Article XIII of the Declaration, desires to record an Amendment (the "Amendment") to the Declaration to correct clerical errors in Exhibit A, the Survey, with respect to the designation of the Limited Common Elements.

#### THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

2828 N DAWSON CONDOMINIUMS  
ASSOCIATION, 2828 N DAWSON AVENUE,  
CHICAGO, ILLINOIS 60618

#### PROPERTY ADDRESS AND PIN

2828 N DAWSON AVENUE  
CHICAGO, ILLINOIS 60618  
P.I.N.: 13-26-217-071-0000  
13-26-217-072-0000

RECORDING FEE 76.00  
DATE 12-11-14 COPIES 6  
CHK BY S. Mungl

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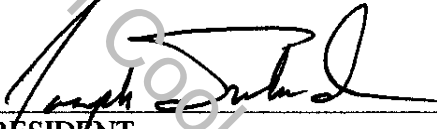
NOW, THEREFORE, the Association hereby declares that the Declaration is amended and corrected as follows:

1. The first Page of Exhibit A to the Declaration which is the Survey and which depicts the Units, limited common elements to the Units, and common elements, among other matters, is replaced by the new first Page of the Survey attached hereto as Amended Exhibit A. The purpose of this Amendment is to correct the identification of the limited common elements as depicted on the Survey.
2. Except as herein specifically amended, the Declaration is ratified and confirmed.

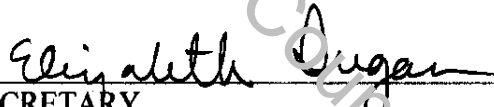
IN WITNESS WHEREOF, the Association has caused its signature to be affixed hereunto and has caused its name to be signed to these presents on the day and year first above written.

BY: THE 2828 N DAVENSON CONDOMINIUMS ASSOCIATION

ITS:

  
 \_\_\_\_\_  
 PRESIDENT

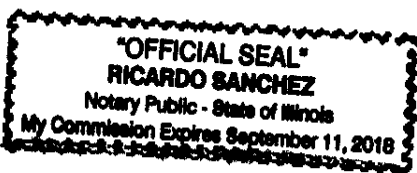
ATTEST:

  
 \_\_\_\_\_  
 SECRETARY

STATE OF ILLINOIS        )  
   ) ss.  
 COUNTY OF COOK         )

I, RICARDO SANCHEZ, a Notary Public in and for said County and State do hereby certify that JOSEPH M. TRABAND and ELIZABETH DUGAN, personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and NOTARIAL seal this 5<sup>th</sup> day of DECEMBER, 2014.



12/05/14

  
 \_\_\_\_\_  
 RICARDO SANCHEZ  
 Notary Public

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## CERTIFICATION AS TO UNIT OWNER APPROVAL

I, Elizabeth Dugan, do hereby certify that:

- I am the duly elected and qualified Secretary for the 2828 N DAWSON CONDOMINIUMS ASSOCIATION, and as such Secretary, I am the keeper of the books and records of the Association
- The attached Amendment to the Declaration for the 2828 N DAWSON CONDOMINIUMS ASSOCIATION was duly approved in accordance with the provisions of the Declaration and appropriate notice has been provided to all mortgagees having bona fide liens of record.

CERTIFIED AT CHICAGO, ILLINOIS

THIS 5 DAY OF December, 2014.

SECRETARY

Elizabeth Dugan

AS TO UNIT 1N

Elizabeth Dugan  
ELIZABETH DUGAN

AS TO UNIT 1S

Charisse G Traband & Joseph M Traband  
CHARISSE G TRABAND & JOSEPH M TRABAND

AS TO UNIT 2N

Nathan Brown & Archie Brown  
NATHAN BROWN & ARCHIE BROWN

AS TO UNIT 2S

Julie McDermit & Jesse Smith  
JULIE MCDERMITT & JESSE SMITH

AS TO UNIT 3N

John Miller  
JOHN MILLER

AS TO UNIT 3S

Zachary Macholan  
ZACHARY MACHOLAN

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AMENDED

EXHIBIT A

SURVEY

*attached*

Property of Cook County Clerk's Office

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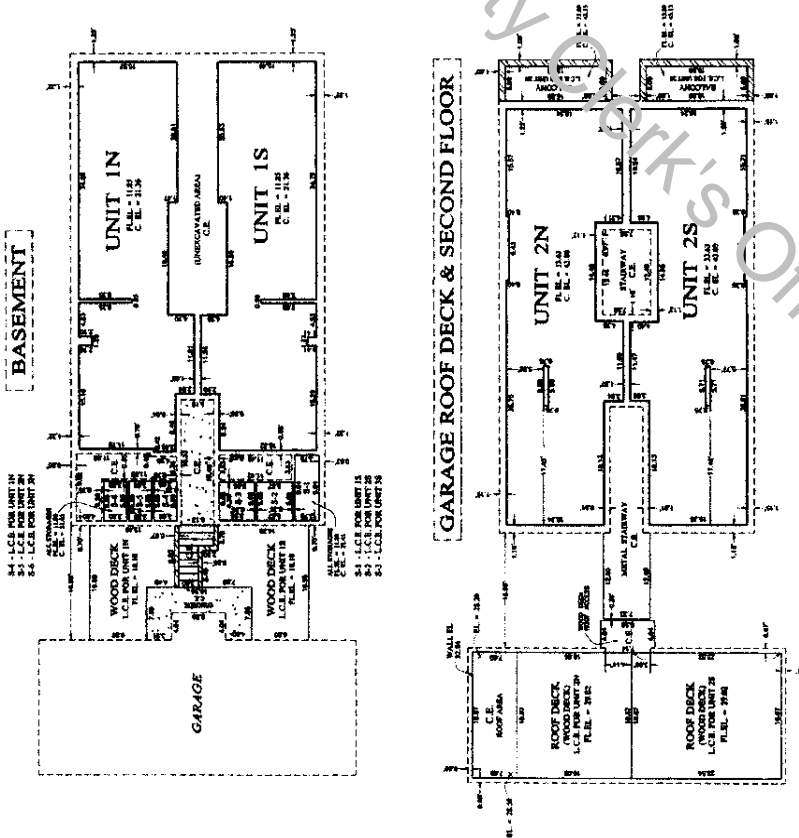
## MM SURVEYING CO., INC. PLAT OF SURVEY 2828 N. DAWSON CONDOMINIUMS

5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630  
NORTH ASSUMED

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
mmisurvey1385@bcgglobal.net  
**AMENDED**  
**EXHIBIT "A"**  
PAGE 2 OF 2

COMMONLY KNOWN AS 2828 N. DAWSON AVE., CHICAGO, ILLINOIS 60616  
PLOT #12-26-211-071-0000; 11-26-211-073-0000 (UNDIVIDED)  
TOTAL LAND AREA = 6.046 sq. ft.

FIRST AMENDMENT TO Page 2 of 2  
EXHIBIT "D" DECLARATION OF CONDOMINIUM OWNERSHIP AND BASEMENTS, RESTRICTIONS AND COVENANTS FOR 2828 N. DAWSON CONDOMINIUMS DECLARATION OF BYLAWS FOR "2828 N. DAWSON CONDOMINIUMS"  
THE CONDOMINIUM DECLARATION RECORDED APRIL 28, 2014 AS DOCUMENT No. 1411819067



**BENCHMARK No. 468**  
LOCATED AT THE WEST CORNER OF EAST LINE OF NORTH LINE OF ALLEY N. OF W. DIVERSITY AVE.  
**ELEV. = 12.999** CITY OF CHICAGO BENCHMARK DATUM

**LEGEND:**  
F.L.E.L. - FLOOR ELEVATION  
C.E.L. - CEILING ELEVATION  
L.C.E. - LIMITED COMMON ELEMENT  
C.E. - COMMON ELEMENT  
P - PARKING SPACE

**GENERAL NOTES**  
HORIZONTAL BOUNDARIES ARE PLANNED BY THE DISTANCES BETWEEN FINISHED FACE OF INTERIOR WALLS.  
VERTICAL BOUNDARIES ARE PLANNED BY THE FINISHED FLOOR AND THE FINISHED CEILING.

LOCAL DESCRIPTION NOTED ON THIS PLAN WAS PROVIDED BY THE CLIENT AND WAS NOT RECORDED WITH DEED AND/OR TITLE POLICY. CONTRACTING SURVEYOR'S RESPONSIBILITY IS TO OBTAIN TITLE POLICY AND LOCAL ZONING AND HAZARD, ETC. INFORMATION FROM THE SURVEYOR'S OFFICE AT HIS OWNERS RISK FOR A SURETY BOND.

All dimensions are in feet and inches unless otherwise noted.  
Order No. 82575 (AMD)  
Scale: 1/8" = 1'-0"  
Date of Printing: APRIL 18, 2014  
Ordered by: CIP CONSTRUCTION  
RE: #80348

State of Illinois  
County of Cook  
We, the undersigned, do hereby certify that I am a duly licensed Professional Surveyor in the State of Illinois and that the plat herein shown is a correct representation of the actual survey.  
Signature: W.A. Deming  
Date: OCT 28, 2014  
REG. NO. Land Surveyor No. 28-2788  
Exp. NovEMBER 30, 2014

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# **EXHIBIT**

## **ATTACHED TO**

26  
 14/11/13  
 OK BY B.M.



5 pgs  
 1 Exhibit

## **DOCUMENT**

# **SEE PLAT INDEX**

Property of County Clerk's Office