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Doc#: 1435045095 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2014 02:39 PM Pg: 1 of 12

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR BARTLETT COMMONS CONDOMINIUM ASSOCIATION

This document prepared by:

Howard J. Weiss
Ziering & Weiss, P.C.
1416 Techny Road
Northbrook, IL 60062

1435045095 60.00
12-16-14
BY B. Murray

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not be refundable or be applied as a credit against the Unit Owner's monthly assessments.”

3. The following language is added as Article VIII.

“Declarant, its successors and assignees shall be prohibited from conveying or leasing Unit 1B, Unit 1C, Unit 1D, Unit 2B, Unit 2C, and Unit 2D to any person or entity whose principal business is that of eye doctor, optometrist, optician, ophthalmologist, or other eye care, eye therapy or eye wear provider or eye care, eye therapy or eye wear retailer.”

Declarant, shall be prohibited from conveying or leasing any remaining unsold units to a general dentist. This restriction does not preclude Seller from selling or leasing a unit to a specialty dentist, including but not limited to a dentist specializing in endodontics, oral & maxillofacial, orthodontics, periodontics, pedodontics or prosthodontics. This prohibition shall be binding on Declarant but is not binding on successors, assignees, or grantees of any subject units.

4. Updated and corrected survey is attached hereto as exhibit B.
5. All other provisions of the Declaration shall remain in full force and effect.


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IN WITNESS WHEREOF, Declarant has caused this First Amendment to Declaration of Condominium Ownership and of Covenants, Easements and Restrictions for Bartlett Commons Condominium to be executed as of the date first written above.

DECLARANT:

808 WEST BARTLETT, LLC, an
Illinois Limited Liability Company

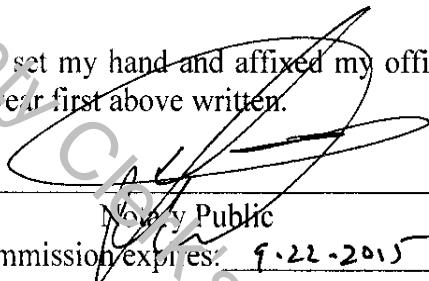
BY: 
Debbie Korompilas, sole Member and
Sole Manager

State of Illinois)
County of Cook)

On this 10 day of December, 2014, before me appeared Debbie Korompilas, to me personally known, who, being by me duly sworn, did say that she is the sole Manager and sole Member of 808 West Bartlett, LLC, an Illinois limited liability company, and that said instrument was signed on behalf of said limited liability company, and that she acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.




Notary Public
My commission expires: 9-22-2015

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CONSENT OF MORTGAGEE

First Bank of Highland Park, mortgagee under the terms of a certain mortgage dated April 24, 2014 and recorded in the office of the Recorder of Deeds on May 5, 2014 as Document Number 1412516075 and certain Assignment of Rents dated April 24, 2014 and recorded in the office of the Recorder of Deeds on May 5, 2014 as Document Number 1412516075 hereby consents to the execution and recording of the First Amendment to Declaration of Condominium Ownership and of Covenants, Easements and Restrictions and agrees that said mortgage is subject to the provisions of said First Amendment.

First Bank of Highland Park

By: Mark L. Kosick
Title: Senior Vice-President

ATTEST: [Signature]

STATE OF ILLINOIS)
COUNTY OF)

I, PATRICIA MATA a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARK L. KOSICK, SENIOR VP of First Bank of Highland Park and FREDERICK DISHAW, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as _____ and _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said First Bank of Highland Park, for the uses and purposes set forth;

Given under my hand and Notarial seal this 10th day of December, 2014

[Signature]

My Commission Expires: 6-5-18



UNOFFICIAL COPY
 CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5130715 ANC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNITS 1A, 1B, 1C, 1D, 2A, 2B, 2C AND 2D IN THE BARTLETT COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
 LOT 2 OF WESTGATE COMMONS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION PUD RECORDED SEPTEMBER 22 2005 DOCUMENT 0526545121 AND CERTIFICATE OF CORRECTION RECORDED APRIL 28, 2011 AS DOCUMENT 1111822083 BEING PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT -, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR BENEFIT OF PARCEL ONE FOR ACCESS, INGRESS, EGRESS AND PARKING DESCRIBED IN THE DECLARATION DOCUMENT 0620031038 AND ON THE PLAT OF SUBDIVISION DOCUMENT 0526545121.

06-34-109-007-1001
 06-34-109-007-1002
 06-34-109-007-1003
 06-34-109-007-1004
 06-34-109-007-1005
 06-34-109-007-1006
 06-34-109-007-1007
 06-34-109-007-1008

910-832 WEST BARTLETT, BARTLETT, IL 60103

EX. A

CHICAGO LAND SURVEY COMPANY INC.

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

(EXHIBIT "B")

PLAT OF CONDOMINIUM OF BARTLETT COMMONS CONDOMINIUM

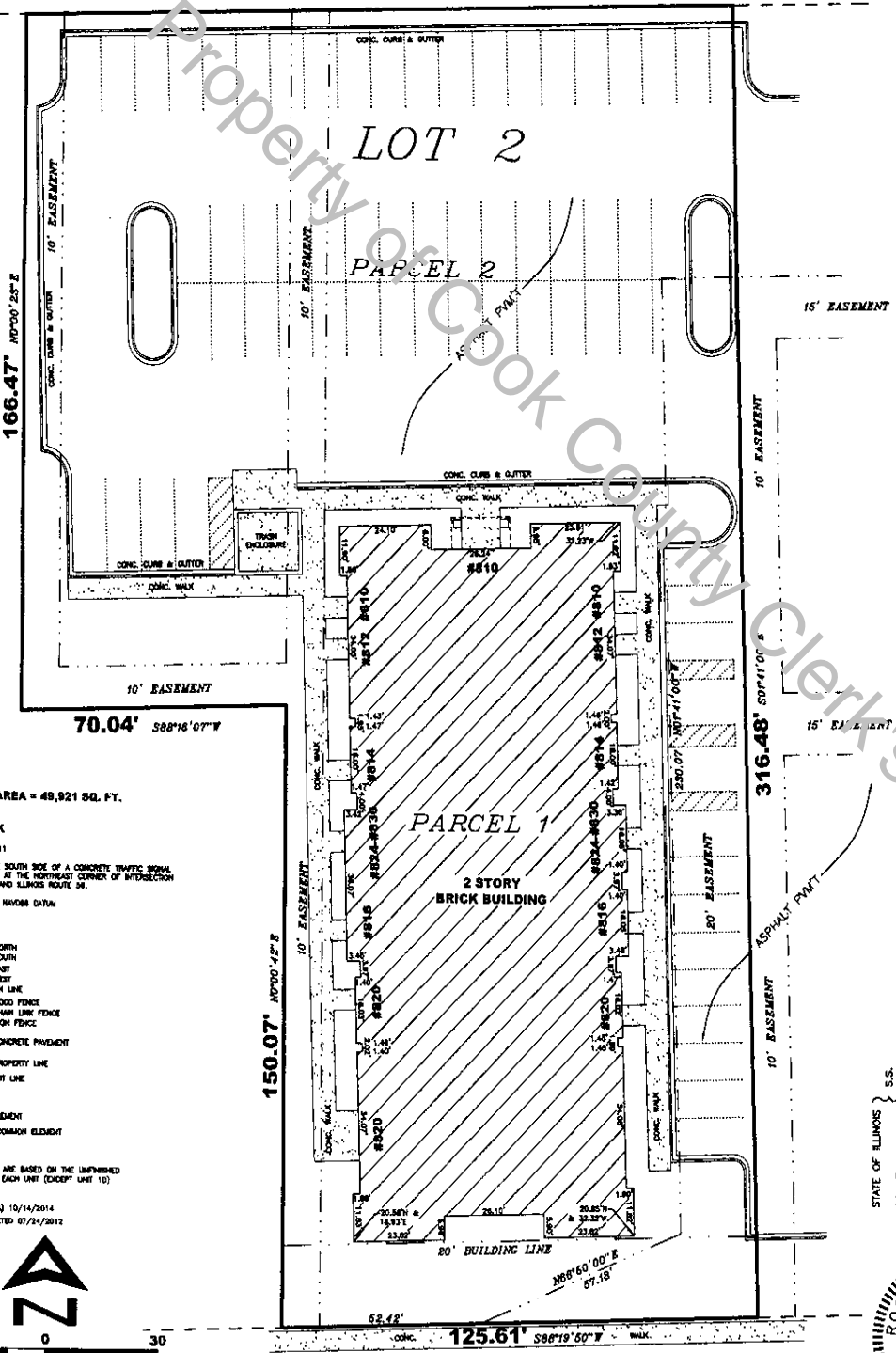
PARCEL 1:
PROPOSED UNITS 1A, 1B, 1C, 1D, 2A, 2B, 2C, AND 2D IN THE BARTLETT COMMONS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 2 OF WESTGATE COMMONS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION RECORDED SEPTEMBER 22, 2005 AS DOCUMENT 0526545121 AND CERTIFICATE OF CORRECTION RECORDED APRIL 28, 2011 AS DOCUMENT 1111822083, BEING PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT , AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND PARKING DESCRIBED IN THE DECLARATION DOCUMENT 0620031038 AND ON THE PLAT OF SUBDIVISION AS DOCUMENT 0526545121.

PROPERTY KNOWN AS: 808 WEST BARTLETT ROAD, BARTLETT, ILLINOIS.

P.I.N. 08-34-109-002-0000

186.31' N88°17'05"E



PROPERTY AREA = 49,921 SQ. FT.

BENCH MARK

BENCH MARK: 082111
BRASS DISK ON THE SOUTH SIDE OF A CONCRETE TRAFFIC SIGNAL POST BASE LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF BARTLETT ROAD AND ILLINOIS ROUTE 14.
ELEVATION = 794.44' NAVD83 DATUM

LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- OL ON LINE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- PROPERTY LINE
- LOT LINE

NOTE:
C.E. - COMMON ELEMENT
L.C.E. - LIMITED COMMON ELEMENT

NOTE:
ALL MEASUREMENTS ARE BASED ON THE UNFINISHED INTERIOR WALLS OF EACH UNIT (EXCEPT UNIT 1D)

UPDATED (UNIT AREA) 10/14/2014
FIELD WORK COMPLETED 07/24/2012



30 0 30
SCALE: 1" = 30'

ORDERED BY: LEWIS KOROMPILAS
FILE NO.: 107-29/D
SHEET 1 OF 2

WEST BARTLETT ROAD

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR BY PERSONS UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. I DATED THIS 14 TH DAY OF OCTOBER 2014.

BY: *Roger P. Jacobs*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 0384



LICENSED EXPIRES 11/30/2014

64.B

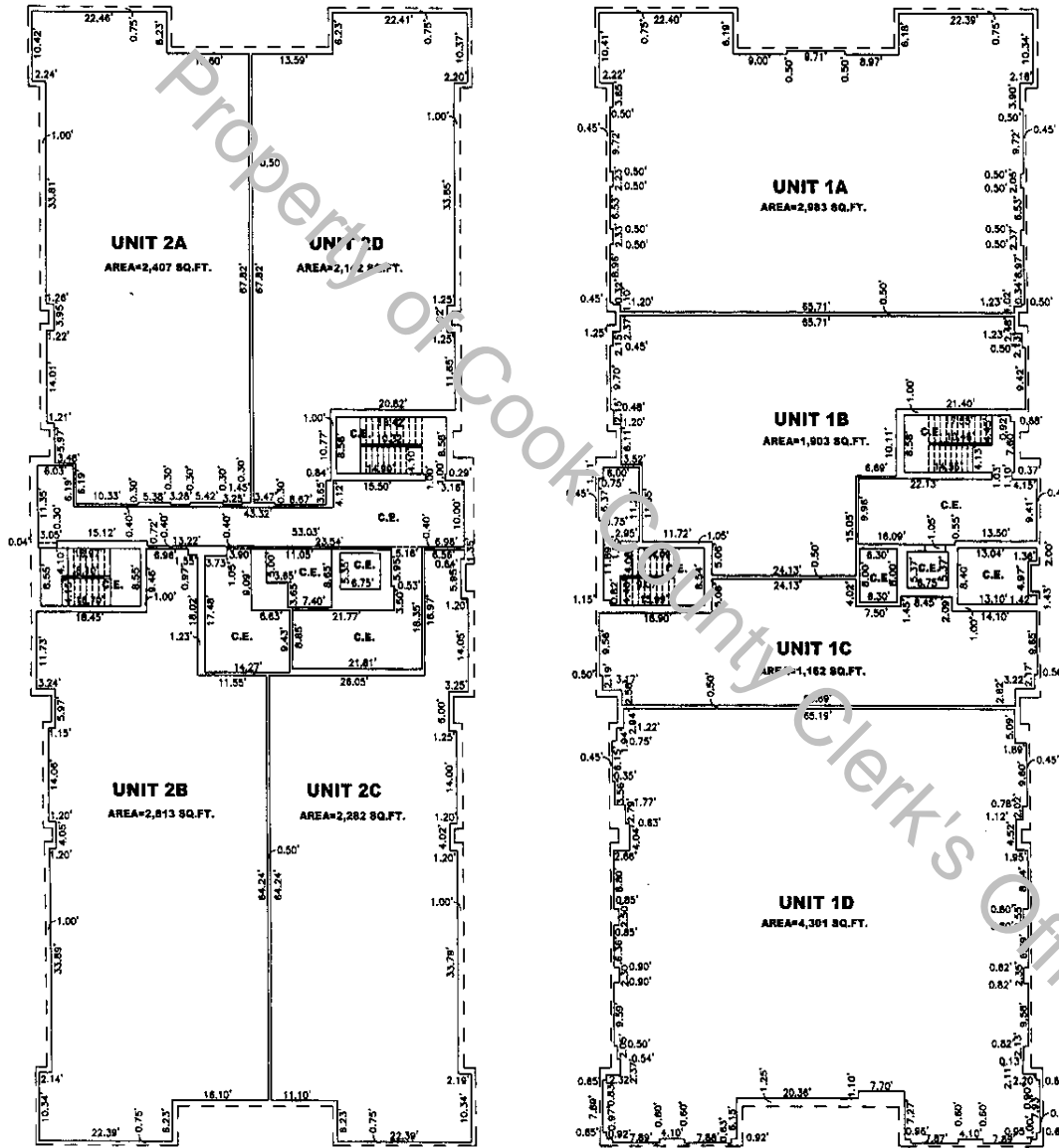
CHICAGOLAND SURVEY COMPANY

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005282 EXPIRES 04/30/2015

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

(EXHIBIT "B")

PLAT OF CONDOMINIUM OF BARTLETT COMMONS CONDOMINIUM



SECOND FLOOR
CEILING ELEVATION 828.03'
FLOOR ELEVATION 817.06'
AREA=11,930 SQ.FT.

FIRST FLOOR
CEILING ELEVATION 815.26'
FLOOR ELEVATION 804.75'
AREA=11,930 SQ.FT.

NOTE:
C.E. - COMMON ELEMENT
L.C.E. - LIMITED COMMON ELEMENT

UPDATED (UNIT AREA) 10/14/2014
UPDATED (UNIT AREA) 11/04/2013
UPDATED 10/04/2013
FIELD WORK COMPLETED 07/24/2012



STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED THIS 14 TH DAY OF OCTOBER 2014.

ORDERED BY: LEWIS KOROMPILAS
FILE NO.: 107-29/D
SHEET 2 OF 2

LICENSE EXPIRES
11/30/2014

BY: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

BY: B