

# UNOFFICIAL COPY

THIRD Amendment to the  
Declaration of Condominium  
Ownership and By-Laws  
Easements Restrictions &  
Covenants for the 1751 W.  
Condominium



Doc#: 1515629045 Fee: \$120.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2015 12:39 PM Pg: 1 of 17

Prepared by & Mail to:  
Attorney Kevin W. Dillon  
6650 N. Northwest Hwy. # 300  
Chicago Illinois 60631-1307

This THIRD AMENDMENT to the Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the 1751 W. Division Condominium relates to the Unit Ownership of the Limited Common Element Parking Space Numbers 1, 2, 3, 4, 5, & 6 as depicted on the attached Plat of Survey consisting of ONE page attached hereto as "Exhibit A" completed by MM Surveying Company Inc. and dated May 07, 2015.

The Original Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the 1751 W. Division Condominium was duly recorded on May 5, 2001 (Document number 0010448653) in the Office of the Recorder of Deeds in Cook County, Illinois.

## LEGAL DESCRIPTION

Units C-1W, C-1E, 2E, 2W, 3E, 3W, 4E and 4W in the 1751 W. Division Condominium as delineated on a survey of the following real estate:

Lots 7 and 8 in Fricke and Dose's subdivision of Block 4 in Johnston's subdivision of the East ½ of the Southeast ¼ of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois which survey is attached to the Declaration of Condominium Recorded May 25, 2001 as Document number 0010448653, in Cook County Illinois.

Situated at 1751-53 W. Division Chicago, Illinois 60622

PINS: 17-06-405-023-1001  
17-06-405-023-1002  
17-06-405-023-1003

RECORDED  
DATE 6-5-15  
BY BMY  
120  
6

# UNOFFICIAL COPY

17-06-405-023-1004  
17-06-405-023-1005  
17-06-405-023-1006  
17-06-405-023-1007  
17-06-405-023-1008

WITNESSETH: THAT Notwithstanding any and all contrary language contained in the Original Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the 1751 W. Division Condominium, including but not limited to the Original Recorded Plat of Survey "Exhibit A" attached thereto and the subsequent two recorded Amendments thereto, the EXCLUSIVE RIGHT TO USE Limited Common Element Parking Spaces 1 thru 6 inclusive shall be as depicted on the attached "Exhibit A" ONE Page Plat of Survey completed by MM Surveying company Inc. dated May 7, 2015 and are as follows:

Unit Number 3W shall have the exclusive right to use Limited Common Element Parking Space 1;

Unit Number 4E shall have the exclusive right to use Limited Common Element Parking Space 2;

Unit Number 3E shall have the exclusive right to use Limited Common Element Parking Space 3;

Unit Number 2E shall have the exclusive right to use Limited Common Element Parking Space 4;

Unit Number 4W shall have the exclusive right to use Limited Common Element Parking Space 5; &

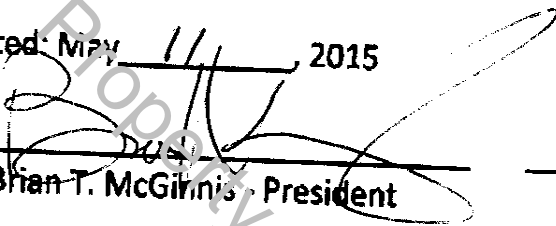
Unit Number 2W shall have the exclusive right to use Limited Common Element Parking Space 6.

Further this Third Amendment and its said attached "Exhibit A" Plat of Survey shall control over any and all inconsistencies with the previous above stated recorded Amendments and Plat of survey.

# UNOFFICIAL COPY

PURSUANT TO A SPECIAL MEMBERSHIP MEETING DULY HELD ON MAY 11, 2015 WITH DUE & PROPER NOTICE OF THE MEETING HAVING BEEN PROVIDED TO ALL OF THE UNIT OWNERS, THIS THIRD AMENDMENT has been approved by at least three quarters of the Unit owners, and that this THIRD Amendment & the attached one page "Exhibit A" Plat of Survey completed by MM Surveying Company Inc. dated May 7, 2015 shall be recorded immediately and shall take effect on the day that it is recorded in the Office of the Recorder of Deeds in Cook County, Illinois.

Dated: May 11, 2015

  
\_\_\_\_\_  
Brian T. McGinnis, President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Treasurer

Being all of the Board of Managers (Board of Directors) of the Condominium Association

THE UNDERSIGNED UNIT OWNERS HEREBY VOTE YES TO THE ABOVE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS EASEMENTS RESTRICTIONS AND COVENANTS FOR THE 1751 W. DIVISION CONDOMINIUM AND THE ONE PAGE PLAT OF SURVEY OF THE LIMITED COMMON ELEMENT PARKING SPACES ONE (1) THRU 6 (SIX) MARKED AS "EXHIBIT A" PERTAINING TO THE OWNERSHIP OF THE LIMITED COMMON ELEMENT PARKING SPACES, AND FURTHER APPROVE, ACKNOWLEDGE, AUTHORIZE, RATIFY, CONFIRM, AGREE & ACCEPT THE SAME AND HEREBY CONSENT TO THE SAID THRID AMENDMENT AND SAID ONE PAGE 'EXHIBIT A' PLAT OF SURVEY TO BE RECORDED WITH THE RECORDER OF DEEDS IN COOK COUNTY ILLINOIS IMMEDIATELY.

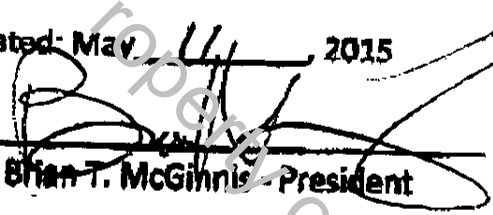
UNIT 2E OWNER RYAN TIBBS:

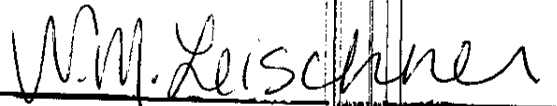
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# UNOFFICIAL COPY

PURSUANT TO A SPECIAL MEMBERSHIP MEETING DULY HELD ON 11 MAY 11, 2015 WITH DUE & PROPER NOTICE OF THE MEETING HAVING BEEN PROVIDED TO ALL OF THE UNIT OWNERS, THIS THIRD AMENDMENT has been approved by at least three quarters of the Unit owners, and that this THIRD Amendment & the attached one page "Exhibit A" Plat of Survey completed by MM Surveying Company Inc. dated May 7, 2015 shall be recorded immediately and shall take effect on the day that it is recorded in the Office of the Recorder of Deeds in Cook County, Illinois.

Dated: May 11, 2015

  
Brian T. McGinnis - President

  
Secretary

\_\_\_\_\_  
Treasurer

Being all of the Board of Managers (Board of Directors) of the Condominium Association

THE UNDERSIGNED UNIT OWNERS HEREBY VOTE YES TO THE ABOVE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM, OWNERSHIP AND BY-LAWS EASEMENTS RESTRICTIONS AND COVENANTS FOR THE 1751 W. DIVISION CONDOMINIUM AND THE ONE PAGE PLAT OF SURVEY OF THE LIMITED COMMON ELEMENT PARKING SPACES ONE (1) THRU 6 (SIX) MARKED AS "EXHIBIT A" PERTAINING TO THE OWNERSHIP OF THE LIMITED COMMON ELEMENT PARKING SPACES, AND FURTHER APPROVE, ACKNOWLEDGE, AUTHORIZE, RATIFY, CONFIRM, AGREE & ACCEPT THE SAME AND HEREBY CONSENT TO THE SAID THIRD AMENDMENT AND SAID ONE PAGE "EXHIBIT A" PLAT OF SURVEY TO BE RECORDED WITH THE RECORDER OF DEEDS IN COOK COUNTY ILLINOIS IMMEDIATELY.

UNIT 2E OWNER RYAN TIBBS:

\_\_\_\_\_

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Dated: May 11, 2015

  
Brian T. McGinnis - President

\_\_\_\_\_  
Secretary

  
Treasurer

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UNIT 2E OWNER RYAN TIBBS:

\_\_\_\_\_

05/03/2015 18:59 047-321-3477  
05/03/2015 11:37 7737244836

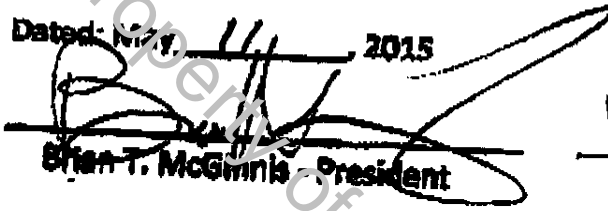
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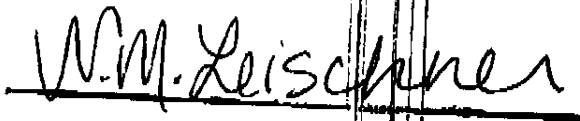
FEDEX OFFICE 3627

PAGE 02  
PAGE 01/0

PURSUANT TO A SPECIAL MEMBERSHIP MEETING DULY HELD ON 11 MAY 2015 WITH DUE & PROPER NOTICE OF THE MEETING HAVING BEEN PROVIDED TO ALL OF THE UNIT OWNERS, THIS THIRD AMENDMENT has been approved by at least three quarters of the Unit owners, and that this THIRD Amendment & the attached one page "Exhibit A" Plat of Survey completed by MM Surveying Company Inc. dated May 7, 2015 shall be recorded immediately and shall take effect on the day that it is recorded in the Office of the Recorder of Deeds in Cook County, Illinois.

Dated: May 11, 2015

  
Brian T. McGinnis - President

  
Secretary

\_\_\_\_\_  
Treasurer

Being all of the Board of Managers (Board of Directors) of the Condominium Association

THE UNDERSIGNED UNIT OWNERS HEREBY VOTE YES TO THE ABOVE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS EASEMENTS RESTRICTIONS AND COVENANTS FOR THE 175' W. DIVISION CONDOMINIUM AND THE ONE PAGE PLAT OF SURVEY OF THE LIMITED COMMON ELEMENT PARKING SPACES ONE (1) THRU 6 (SIX) MARKED AS "EXHIBIT A" PERTAINING TO THE OWNERSHIP OF THE LIMITED COMMON ELEMENT PARKING SPACES, AND FURTHER APPROVE, ACKNOWLEDGE, AUTHORIZE, RATIFY, CONFIRM, AGREE & ACCEPT THE SAME AND HEREBY CONSENT TO THE SAID THIRD AMENDMENT AND SAID ONE PAGE "EXHIBIT A" PLAT OF SURVEY TO BE RECORDED WITH THE RECORDER OF DEEDS IN COOK COUNTY ILLINOIS IMMEDIATELY.

UNIT 2E OWNER RYAN TIBBS:

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Dated: May \_\_\_\_\_, 2015

\_\_\_\_\_  
Brian T. McGinnis - President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Treasurer

Being all of the Board of Managers (Board of Directors) of the Condominium Association

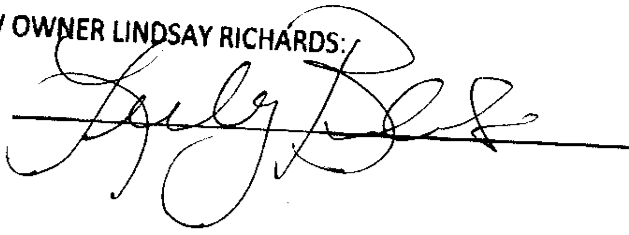
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UNIT 2E OWNER RYAN TIBBS:



# UNOFFICIAL COPY

UNIT 2W OWNER LINDSAY RICHARDS:



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UNIT 3E OWNER JASON VAN BROECK:

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UNIT 3W OWNERS MARK & NICOLE LEISHNER:

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UNIT 4E OWNER ERIC SCHLEEF:

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UNIT 4W OWNERS BRIAN T. MCGINNIS & KATHRYN C. MCGINNIS:

---

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Property of Cook County Clerk's Office



# UNOFFICIAL COPY

UNIT 2W OWNER LINDSAY RICHARDS:

\_\_\_\_\_

UNIT 3E OWNER JASON VAN BROECK:

*Jason Van Broeck*  
\_\_\_\_\_

UNIT 3W OWNERS MARK & NICOLE LEISHNER:

\_\_\_\_\_

\_\_\_\_\_

UNIT 4E OWNER ERIC SCHLEEF:

\_\_\_\_\_

UNIT 4W OWNERS BRIAN T. MCGINNIS & KATHRYN C. MCGINNIS:

\_\_\_\_\_

\_\_\_\_\_

Property of Cook County Clerk's Office

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UNIT 2W OWNER LINDSAY RICHARDS:

\_\_\_\_\_

UNIT 3E OWNER JASON VAN BROECK:

\_\_\_\_\_

UNIT 3W OWNERS MARK & NICOLE LEISHNER:

Mark Leishner  
Nicole Leishner

UNIT 4E OWNER ERIC SCHLEEF:

\_\_\_\_\_

UNIT 4W OWNERS BRIAN T. MCGINNIS & KATHRYN C. MCGINNIS:

\_\_\_\_\_

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UNIT 2W OWNER LINDSAY RICHARDS:

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UNIT 3E OWNER JASON VAN BROECK:

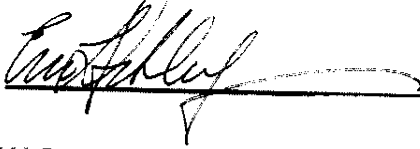
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UNIT 3W OWNERS MARK & NICOLE LEISHNER:

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UNIT 4E OWNER ERIC SCHLEEF:



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UNIT 4W OWNERS BRIAN T. MCGINNIS & KATHRYN C. MCGINNIS:

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Property of Cook County Clerk's Office

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UNIT 2W OWNER LINDSAY RICHARDS:

\_\_\_\_\_

UNIT 3E OWNER JASON VAN BROECK:

\_\_\_\_\_

UNIT 3W OWNERS MARK & NICOLE LEISHNER:

\_\_\_\_\_

\_\_\_\_\_

UNIT 4E OWNER ERIC SCHLEEF:

\_\_\_\_\_

UNIT 4W OWNERS BRIAN T. MCGINNIS & KATHRYN C. MCGINNIS:

Brian T. McGinnis  
Kathryn C. McGinnis

Property of Cook County Clerk's Office

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Unit C-E OWNER MYRTHE NAPARSTEK

*Myrthe S. Naparstek*  
\_\_\_\_\_

Unit C-W OWNER D&A CAPITAL

\_\_\_\_\_

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# UNOFFICIAL COPY


## AFFIDAVIT OF PRESIDENT

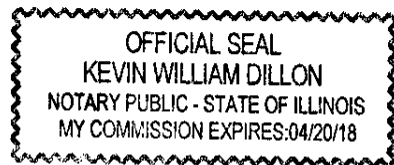
Brian T. McGinnis, having been first duly sworn on oath, avers that he is the President of the 1751W. Division Condominium Association and the attached **THIRD AMENDMENT** to the Declaration of Condominium Ownership and By-Laws Easements Restrictions and Covenants for the 1751 W. Division Condominium along with the attached Limited Common Elements parking space plat of survey consisting of ONE page was duly adopted by the Condominium Board of Managers (Board of Directors) and adopted by the above signed written consents of three-quarters (3/4) of the Unit owners as required by the Declaration of the By-Laws. I further certify that a copy of this Third Amendment has been mailed by certified mail to all mortgagees that may have bona fide liens of record against any Unit, not less than ten days prior to the date of this Affidavit.

By   
 Brian T. McGinnis President

Subscribed and sworn to before me by Brian T. McGinnis on this

3rd <sup>June</sup> day of ~~May~~, 2015

  
 Notary Public



# UNOFFICIAL COPY

5312 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630



## MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

### PLAT OF SURVEY

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
mmurvey1288@icgglobal.net

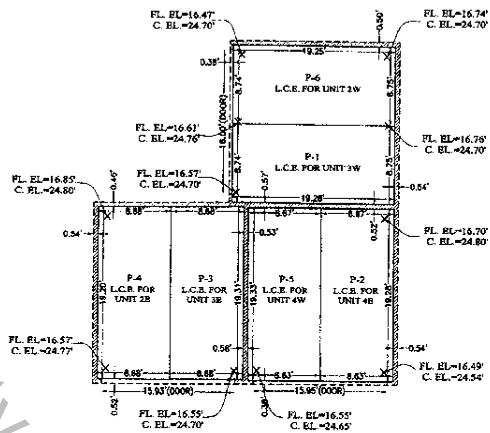
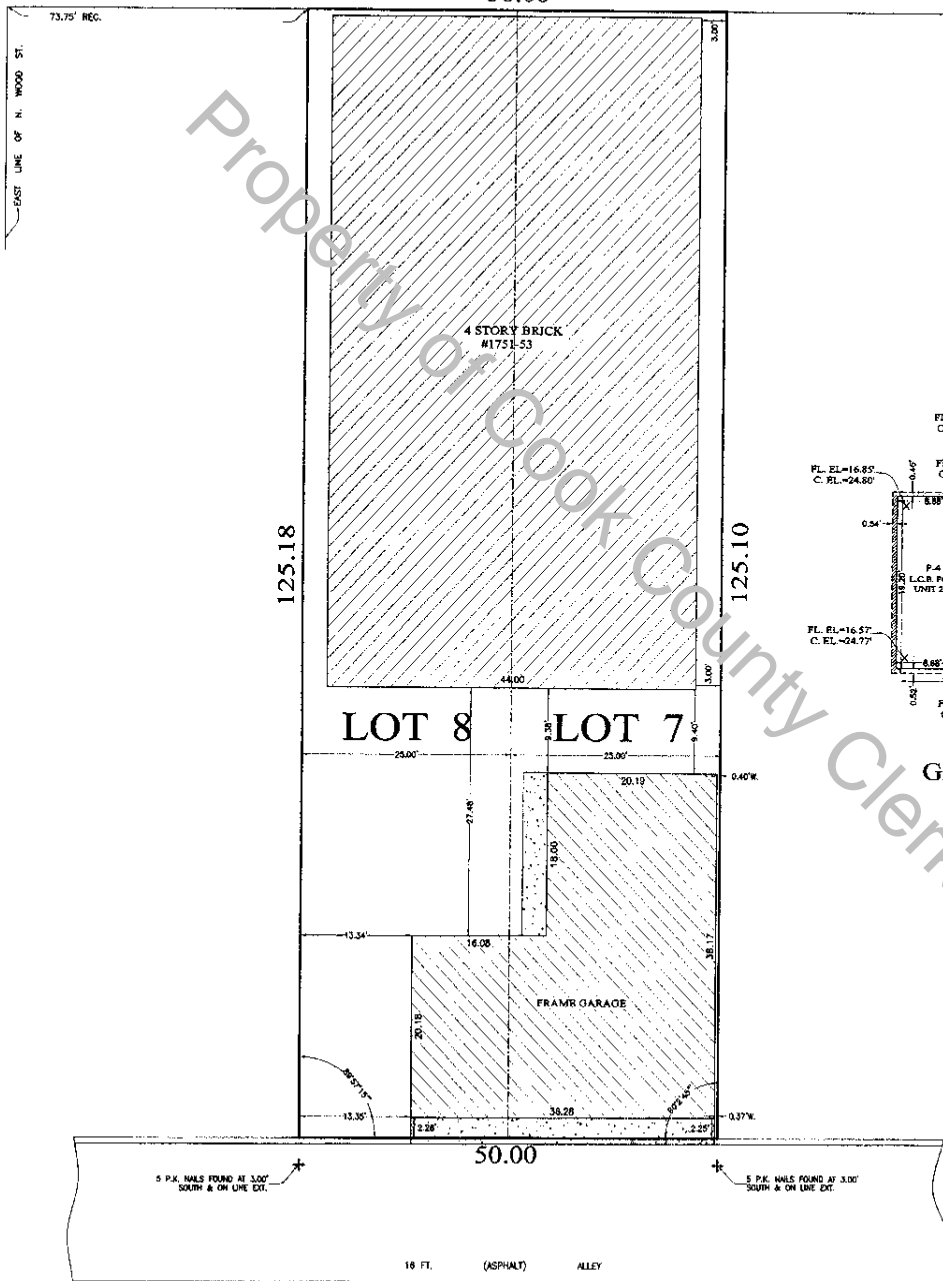
### EXHIBIT "A"

## AMENDMENT TO 1751-53 DIVISION CONDOMINIUM

COMMONLY KNOWN AS: 1751-53 W. DIVISION ST., CHICAGO, IL.  
RECORDED AS DOCUMENT NUMBER: 0010448653

# W. DIVISION ST.

50.00



### GARAGE LAYOUT

**BENCHMARK:** 1751-53  
 12.0 FT. NORTH OF THE SOUTH LINE OF W. CRYSTAL ST. AND  
 62.70 FT. EAST OF THE EAST LINE OF N. DAMEN AVE  
 ELEV. = 17.022 (CITY OF CHICAGO 2008) DATE: 1/16

ALL DIMENSIONS ARE SHOWN IN FEET  
AND DECIMAL PARTS THEREOF.

Order No. 84571  
 Scale: 1 inch = 10 FEET  
 Field Completion Date: 29 APRIL 2015  
 Ordered by: KEVIN DILLON

**LEGEND:**  
 FL. EL. = FLOOR ELEVATION  
 C. EL. = CEILING ELEVATION  
 L.C.E. = LIMITED COMMON ELEMENT  
 C.E. = COMMON ELEMENT  
 S = STORAGE UNIT  
 P = PARKING SPACE

#### GENERAL NOTES:

HORIZONTAL BOUNDARIES ARE PLANES  
 FORMED BY THE DISTANCES BETWEEN  
 FINISHED FALK OF INTERIOR WALLS

VERTICAL BOUNDARIES ARE PLANES FORMED  
 BY THE FINISHED FLOOR ELEVATION AND  
 FINISHED CEILING ELEVATION.

State of Illinois 99  
 County of Cook

We, M M Surveying Co., Inc., do hereby  
 certify that we have surveyed the above  
 described property and that the plat  
 hereon drawn is a correct representation  
 of said survey.

Signature: Mr. Domozajk

Date: MAY 07 2015

REG. ILL. Land Surveyor No. 35-3758  
 LIC. EXP. NOVEMBER 30, 2016

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# **EXHIBIT**

# **ATTACHED TO**

Doc#: 1515629045 Fee: \$120.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2015 12:39 PM Pg: 1 of 17



*Property of Cook County Clerk's Office*

*16 pages  
1 Exhibit*

# **DOCUMENT**

*6-5-15 120  
B. Munn*

# **SEE PLAT INDEX**