



1525418082

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RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2015 01:52 PM Pg: 1 of 6

**AMENDMENT TO THE  
DECLARATION OF  
CONDOMINIUM  
OWNERSHIP AND OF  
EASEMENTS,  
RESTRICTIONS,  
COVENANTS AND BY-  
LAWS FOR MOTOR  
ROW LOFTS AT 2301-  
2315 SOUTH  
MICHIGAN AVENUE  
CONDOMINIUM  
ASSOCIATION**

For Use By Recorder's Office Only

This document is recorded for the purpose of amending Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium ("Declaration") which was recorded on April 28, 2008 as Document Number 0811922074 in the Office of the Recorder of Deeds of Cook County, Illinois, and covers the property (hereafter the "Property") legally described in Exhibit "A," which is attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the Board and the Owners desire to amend the Declaration concerning board terms; and

WHEREAS, pursuant to Article XIII, Section 13.08 of the By-Laws, the Unit Owners having at least two-thirds (2/3) of the total votes may amend the condominium instruments; and

WHEREAS, said instrument has been signed and acknowledged by all Members of the Board; and

WHEREAS, said instrument has been approved by at least 2/3 of the Unit Owners; and

WHEREAS, an officer of the Board has certified by affidavit (attached as Exhibit B) that at least 2/3 of the Unit Owners of the Association have approved the amendment; and

WHEREAS, the effective date of the Amendment shall be the date of recordation.

This document prepared by and after recording to be returned to:  
Michael J. Shifrin  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 — (847) 537-0500

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NOW, THEREFORE, the Association hereby declares that Article V, Section 1 of the Declaration be and is hereby amended as follows (additions in text are indicated by underline and deletions in text are indicated by ~~strike-out~~):

1. Board of Managers; Association.

(a) Board of Managers.

(i) The direction and administration of the Property shall be vested in a Board of Managers (hereinbefore and hereinafter sometimes referred to as the "Board"), consisting of a minimum of three (3) persons and a maximum of five (5) persons who shall be elected in the manner hereinafter provided. ~~The initial Board shall be elected at the first Annual Meeting of the Association for terms expiring on the next Annual Meeting of the Association following such election, subject to the election of a successor or successors. Thereafter each Board member shall be elected for a term of one (1) year, subject to the election of a successor or successors. No member of the Board shall be elected for a term of more than one (1) year, but Board members may succeed themselves in office.~~ At the next annual meeting, the newly elected Board shall designate three (3) newly elected Board Members to serve two (2) year terms and two (2) newly elected Board Members to serve a one (1) year term. Thereafter, successors shall be elected for two (2) year terms.

**End of Text of Amendment**

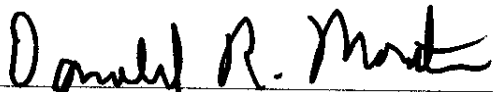
**This Amendment shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.**

**Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.**

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APPROVED THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2015.

Donald R. Martin, President



Motor Row Lofts at 2301-2315 South Michigan Ave. Condominium Association

Subscribed and Sworn to before me  
this 11 day of SEPT, 2015.



Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

[to be inserted prior to recording]

#### PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ~ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172: ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24TH STREET, CONNECTING THE SECOND (2ND), THIRD (3<sup>RD</sup>), FOURTH (4<sup>TH</sup>) AND FIFTH (5<sup>TH</sup>) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO. AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO. AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE,

#### PARCEL 3:

THAT PART OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 14.33 AND 31.24 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTH ALONG THE WEST LINE OF LOT 2 A DISTANCE OF 76.03 FEET. THENCE EAST AT THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF

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3,56 FEET TO THE POINT OF BEGINNING: THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EIGHTEEN (18) COURSES:

1. EAST 20.10 FEET;
2. SOUTH 0.21 FEET;
3. EAST 1.52 FEET;
4. NORTH 0.45 FEET;
5. EAST 15.42 FEET;
6. SOUTH 2.06 FEET;
7. WEST 25 FEET;
8. SOUTH 1.55 FEET;
9. WEST 6.58 FEET;
10. SOUTH 29.52 FEET;
11. WEST 1.62 FEET;
12. SOUTH 0.65 FEET;
13. WEST 18.81 FEET;
14. NORTH 2.30 FEET;
15. WEST 2.34 FEET;
16. NORTH 43.09 FEET;
17. EAST 1.55 FEET;
18. NORTH 2.01 FEET TO THE POINT OF BEGINNING,

Property Address: 2301-2315 South Michigan Avenue, Chicago, Illinois

Pins: 17-27-110-001-0000; 17-27-110-002-0000 and 17-27-110-003-0000

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## EXHIBIT B

### AFFIDAVIT OF OWNER APPROVAL

I, Donald R Martin, being first duly sworn on oath, depose and state that I am the President of the Board of Directors of Motor Row Lofts at 2301-2315 South Michigan Ave. Condominium Association, and that approval of at least 2/3 of the Unit Owners of the Association has been obtained.

Donald R. Martin

President of Motor Row Lofts at 2301-2315 South Michigan Ave. Association

Subscribed and Sworn to before me  
this 11 day of Sept., 2015.

Brian Owen

Notary Public

