



1527316047

This document prepared by and after recordation should be returned to: Barry Ash, LLC 77 W. Washington St Suite 1211 Chicago, IL 60602

Doc#: 1527316047 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 09/30/2015 02:47 PM Pg: 1 of 5

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP PURSUANT TO THE CONDOMINIUM PROPERTY ACT CATALPA SQUARE CONDOMINIUM ASSOCIATION

THIS SECOND AMENDMENT TO DECLARATION ("Second Amendment") is made and entered into this 31 day of August, 2015, by CATALPA, an Illinois limited liability corporation, (hereinafter referred to as "Association"); CATALPA SQUARE CONDOMINIUM ASSOCIATION

WHEREAS, by that certain Declaration of Condominium Ownership on May 13,2008, 5450 Western Avenue LLC, an Illinois limited liability company, executed the Declaration of Condominium for the Catalpa Square Condominium Association and recorded on May 15,2008, with the Cook County Recorder of Deeds, as Document Number 0813722008 (the "Declaration"), the Declarant submitted certain real estate legally described on Exhibit A attached hereto and made a part hereof the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as the Catalpa Square Condominium Association (the "Condominium");

WHEREAS, Declarant did execute a First Amendment to Declaration of Condominium Ownership to delete and remove section 12.1 from the Declaration and render that Section ineffective from the date of this Amendment.

WHEREAS, the Declarant turned over the Property to the Catalpa Square Condominium Association, an Illinois not-for-profit corporation.

WHEREAS, Association desires, pursuant to paragraph 11 of the Declaration to further amend the Declaration to correct the Declaration for it failed to assign the Limited Common Element Parking Spaces to the Unit Owners, as what was contemplated when the Declarant prepared and recorded the Declaration with the Cook County Recorder of Deeds.

WHEREAS, the recorded Declaration has attached thereto an Exhibit, identified as A-1, which clearly evidences the Parking Spaces as Limited Common Elements.

WHEREAS, the Association desires to further amend the Declaration to assign the Parking Spaces to the Unit Owners.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the Association does hereby declare as follows:

- 1. All capitalized terms used in this Amendment and not otherwise defined in this Amendment shall have the meanings ascribed to them in the Declaration.
2. The Declaration is hereby amended to assign the Limited Common Element Parking Spaces

RECORDING FEE 46.00
DATE 9/30/2015 COPIES 6X
OK BY [Signature]


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to the Unit Owners, as contemplated in Paragraph 26 of the Declaration.

3. Paragraph 26 of the Declaration, states in part, that the Unit Owners shall have the exclusive use of the Parking Space designated for each Unit on the Plat. The Plat is identified as Exhibit A-1 to the Declaration.
4. Set forth in Exhibit A to this Second Amendment to the Declaration is a table evidencing the assignment of the Limited Common Element Parking Spaces to the Unit Owners.
5. Except as expressly modified by this Amendment, the Declaration shall remain unmodified and in full force and effect in accordance with its terms.

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

CATALPA SQUARE CONDOMINIUM ASSOCIATION

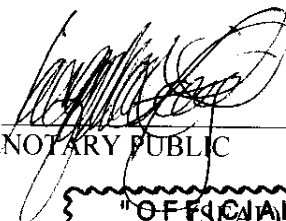
By: 

 FRANK CONDE, President

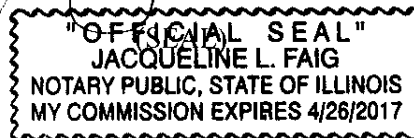
STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

I, Jacqueline Faig, a Notary Public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY that Frank Conde, as President of Catalpa Square Condominium Association who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of August 2015.



 NOTARY PUBLIC



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

CATALPA SQUARE CONDOMINIUM ASSOCIATION

By: *Ramon Robles*
Ramon Robles, Treasurer

STATE OF ILLINOIS }

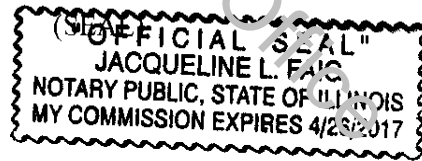
SS

COUNTY OF COOK }

I, Jacqueline Faic, a Notary Public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY that Ramon Robles, as ^{Treasurer} ~~President~~ of Catalpa Square Condominium Association who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of August 2015.

Jacqueline Faic
NOTARY PUBLIC



UNOFFICIAL COPY**EXHIBIT "A" TO SECOND AMENDMENT TO DECLARATION
LEGAL DESCRIPTION****PARCEL 1:**

UNITS 101, 102, 104, 108, 301, 302, 303, 304, 306, 307, 308, 401, 404, 406 AND 408 IN THE CATALPA SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:



THE NORTH 193 FEET (EXCEPT THE WEST 156 FEET AND THE NORTH 2 RODS AND EXCEPT THAT PART TAKEN FOR WESTERN AVENUE THEREOF) IN LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2008 AS DOCUMENT NUMBER 0813722008, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF BALCONY LIMITED COMMON ELEMENT 101, 102, 104, 108, 301, 302, 303, 304, 306, 307, 308, 401, 404, 406 AND 408, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0813722008.

PINS:

13-12-218-051-1001 - UNIT 101
 13-12-218-051-1002 - UNIT 102
 13-12-218-051-1003 - UNIT 104
 13-12-218-051-1005 - UNIT 108
 13-12-218-051-1009 - UNIT 301
 13-12-218-051-1010 - UNIT 302
 13-12-218-051-1011 - UNIT 303
 13-12-218-051-1012 - UNIT 304
 13-12-218-051-1014 - UNIT 306
 13-12-218-051-1015 - UNIT 307
 13-12-218-051-1016 - UNIT 308
 13-12-218-051-1017 - UNIT 401
 13-12-218-051-1020 - UNIT 404
 13-12-218-051-1022 - UNIT 406
 13-12-218-051-1024 - UNIT 408

REAL ESTATE TRANSFER TAX		01-Oct-2014
	COUNTY:	937.50
	ILLINOIS:	1,875.00
	TOTAL:	2,812.50
13-12-218-051-1001 20140901632649 0-748-475-520		

REAL ESTATE TRANSFER TAX		01-Oct-2014
	CHICAGO:	14,662.50
	CTA:	5,625.00
	TOTAL:	19,687.50
13-12-218-051-1001 20140901632649 0-862-762-112		

Common Address:

UNITS 101, 102, 104, 108, 301, 302, 303, 304, 306, 307, 308, 401, 404, 406 AND 408, 2409 Catalpa, Chicago, Illinois

2409 W. CATALPA AVE. 101

Chgo, Ill. 60625-1299

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Exhibit A - 1

<u>Unit Owner</u>	<u>Limited Common Element Parking Space</u>
101	20
102	11
104	12
106	7
108	17
203	6 & 22
205	5
207	3
301	4
302	21
303	16-A
304	14
305	15
306	16
307	18
308	19
401	8
402	9
403	12-A
404	10
405	13
406	21-A & 25
407	2 & 23
408	1
-	26