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Doc#: 1531022010 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2015 08:22 AM Pg: 1 of 16

**SEVENTEENTH
AMENDMENT
TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS, COVENANTS
AND BY-LAWS FOR
2700 CLUB
CONDOMINIUM ASSOCIATION
REALLOCATION OF
LCE PARKING SPACE**

**THIS INSTRUMENT PREPARED BY
AFTER RECORDING DELIVERED TO:
Daniel G. Lauer & Assoc., P.C.
1424 W. DIVISION STREET
CHICAGO, IL 60642-3360**

THIS AMENDMENT TO THE DECLARATION is made and entered by the 2700 Club Condominium Association, an Illinois not-for-profit corporation, Summit & Broadway Properties, Inc, an Illinois Limited Liability Company and T&B Ventures, LLC, an Illinois Limited Liability Company.

WITNESSETH:

WHEREAS, the Developer, T&B Ventures, LLC, an Illinois Limited Liability Company ("Declarant") submitted this Parcel to the provisions of the Condominium Property Act of the State of Illinois, as amended from time to time (hereinafter called the "Act") and recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 2700 Club Condominium Association (the "Declaration") on June 28, 2002 as Document 0020723157 and amended on August 8, 2002 as Document 0020872631, on August 26, 2002 as Document 0020938382, on September 17, 2002 as Document 0021019747, on October 28, 2002 as Document 0021184828, on December 5, 2002 as Document 0021345725, on February 6, 2003 as Document 0030180837, on March 18, 2003 as Document 0030370637, on May 7, 2003 as Document 0312719108, on June 30, 2003 as Document 0318119089, on August 28, 2003 as Document 0324045158, on October 14, 2003 as Document Number 0328745125, on March 26, 2004, as Document 048616086 and recorded on October 21, 2004 as Document 0429527048, on January 30, 2006 as Document Number 0603010130, on April 27, 2006 as Document Number 0611731100, on November 3, 2011 as Document Number 1130744035 and on December 18, 2014 as Document number 1435244047.

WHEREAS, the First through Sixteenth Amendments provide that parking spaces, which are defined in the Declaration as Limited Common Elements for the benefit of their respective unit Owners, are assigned as exclusive Limited Common Elements to the exclusion of all Units except those as set forth in the First through Fifteenth Amendments;

WHEREAS, T&B Ventures, LLC, owns certain parking spaces as Limited Common Elements, including P-20;

WHEREAS, the Declaration and Act authorizes the transfer of Limited Common Elements between unit owners in conformity with the relevant provisions of the Act;

CCRD REVIEWED

300 334 16

Handwritten notes on the left margin: "10 of 1 LMS", "Eh", "5503831CP", "ETI", "ISCR"

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WHEREAS, Section 605/26 of the Act requires that an amendment to the Declaration be filed by all Unit Owners who are parties to the transfer and consented to by all other unit owners who have any right to use the limited common elements affected, and shall contain a statement from the parties involved in the transfer which sets forth any changes in the parties' proportionate shares;

WHEREAS, Transferors wish to transfer, and Transferee wishes to receive, the following as a Limited Common Elements of the residential Units set forth herein;

WHEREAS, the legal description of the Unit, the Parcel, common address and PIN are as follows:

Legal Description:	Please see attached Exhibit A
Common Address:	2700 North Halsted Street Chicago, Illinois 60614 Unit 301
PINS:	14-29-407-105-1042 (Unit 301)

NOW THEREFORE, Transferor and Transferee, pursuant to the rights conferred on them by the Act, and for the purposes set forth herein, amend the Declaration and DECLARE AS FOLLOWS:

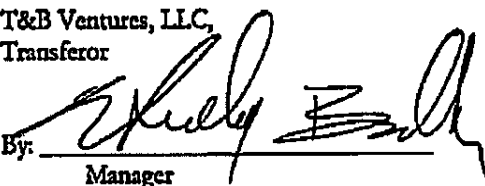
- The following parking space Limited Common Element is hereby assigned by T&B Ventures, LLC as the Transferor, and Summit & Broadway Properties Inc., its successors and or assigns, as Transferee:

<u>Unit</u>	<u>Parking Space (LCE)</u>
Unit 301	P-20

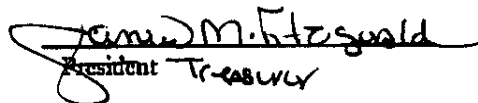
- Hereafter, Unit 301 shall have an amended percentages of ownership in the Common Elements if assessed by the Association;
- After the recording of this Amendment, the Transferor, Transferee and the 2700 Club Condominium Association, an Illinois not for profit corporation hereby acknowledge that P-20 is now and hereby a limited common element associated for all purposes with Unit 301 only;
- The Board of Directors of 2700 Club Condominium shall make this adjustment at the effective date of recording of this Seventeenth Amendment;

IN WITNESS WHEREOF, T&B Ventures, LLC, Transferor, has affixed its signatures hereunto and caused their Manager to sign in these presents, and Summit & Broadway Properties Inc. as Transferee has caused his name to be made to these presents this 23rd day of ~~June~~ August, 2015.

T&B Ventures, LLC,
Transferor

By: 
Manager

Summit & Broadway Properties Inc.
Transferee


President/Treasurer

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WHEREAS, Section 605/26 of the Act requires that an amendment to the Declaration be filed by all Unit Owners who are parties to the transfer and consented to by all other unit owners who have any right to use the limited common elements affected, and shall contain a statement from the parties involved in the transfer which sets forth any changes in the parties' proportionate shares;

WHEREAS, Transferors wish to transfer, and Transferee wishes to receive, the following as a Limited Common Elements of the residential Units set forth herein;

WHEREAS, the legal description of the Unit, the Parcel, common address and PIN are as follows:

Legal Description:	Please see attached Exhibit A
Common Address:	2700 North Halsted Street Chicago, Illinois 60614 Unit 301

PINS: 14-29-407-105-1042 (Unit 301)

NOW THEREFORE, Transferor and Transferee, pursuant to the rights conferred on them by the Act, and for the purposes set forth herein, amend the Declaration and **DECLARE AS FOLLOWS**:

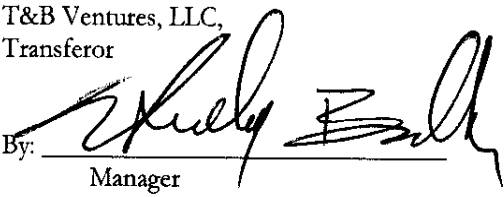
- The following parking space Limited Common Element is hereby assigned by T&B Ventures, LLC as the Transferor, and Summit & Broadway Properties Inc., its successors and or assigns, as Transferee:

<u>Unit</u>	<u>Parking Space (LCE)</u>
Unit 301	P-20

- Hereafter, Unit 301 shall have an amended percentages of ownership in the Common Elements if assessed by the Association;
- After the recording of this Amendment, the Transferor, Transferee and the 2700 Club Condominium Association, an Illinois not for profit corporation hereby acknowledge that P-20 is now and hereby a limited common element associated for all purposes with Unit 301 only;
- The Board of Directors of 2700 Club Condominium shall make this adjustment at the effective date of recording of this Seventeenth Amendment;

IN WITNESS WHEREOF, T&B Ventures, LLC, Transferor, has affixed its signatures hereunto and caused their Manager to sign in these presents, and Summit & Broadway Properties Inc. as Transferee has caused his name to be made to these presents this 31st day of August, 2015.

T&B Ventures, LLC,
Transferor

By: 
Manager

Summit & Broadway Properties Inc.
Transferee

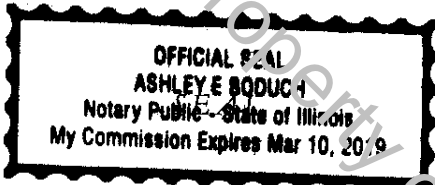
President

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STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

I, Ashley E. Boduch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that T&B Ventures, LLC, Transferor, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the company's own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of August, A.D., 2015.



Ashley E. Boduch
NOTARY PUBLIC

STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Summit & Broadway Properties Inc., Transferee, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of June A.D., 2015.

SEAL

NOTARY PUBLIC

IN WITNESS WHEREOF, 2700 Club Condominium Association, an Illinois not for profit corporation, by its Board of Directors, has affixed its signatures hereunto, and caused the Members of the Board of Directors of the Association to sign in these presents, this 31st day of August, 2015.

2700 Club Condominium Association,
An Illinois not for profit corporation

By: Daniel S. [Signature]

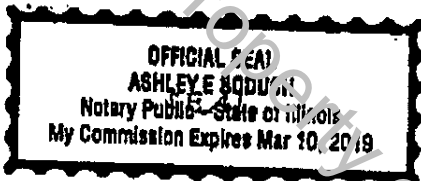
Attest: [Signature]

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

I, Ashley E. Boduch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that T&B Ventures, LLC, Transferor, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the company's own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of August, A.D., 2015.

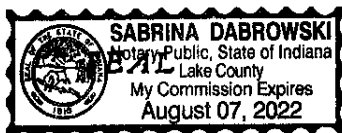


Ashley E. Boduch
NOTARY PUBLIC

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

I, Sabrina Dabrowski, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Summit & Broadway Properties Inc., Transferee, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of August, A.D., 2015.



Sabrina Dabrowski
NOTARY PUBLIC

IN WITNESS WHEREOF, 2700 Club Condominium Association, an Illinois not for profit corporation, by its Board of Directors, has affixed its signatures hereunto and caused the Members of the Board of Directors of the Association to sign in these presents, this 31st day of August, 2015.

2700 Club Condominium Association,
An Illinois not for profit corporation

By: Dan S.

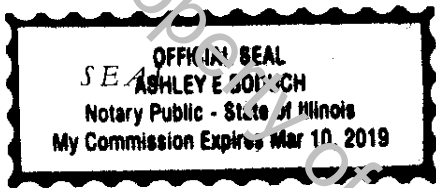
Attest: [Signature]

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

I, Ashley E. Boduch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Scribner and David Boduch personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this 17th Amendment as the free and voluntary act of the 2700 Club Condominium Association for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of August, A.D., 2015.



Ashley E. Boduch
NOTARY PUBLIC

Proposed by Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION 2700 CLUB CONDOMINIUMS 2700 NORTH HALSTED STREET CHICAGO, ILLINOIS 60614

UNITS 301 and PH-4 IN THE 2700 CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, (EXCEPT THE "RETAIL PROPERTY") IN H.O. McDAID'S SUBDIVISION OF THE SOUTH ½ OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, **EXCEPT THE FOLLOWING:**

COMMERCIAL UNIT A

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.73 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.73 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 98.17 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.45 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.71 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING; BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH ALONG THE INTERIOR FACE OF SAID WALL BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.02 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.07 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE

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INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.97 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.03 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.25 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.75 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.30 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 35.30 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.65 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.25 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.60 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.22 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 6.68 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 53.81 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.58 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

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COMMERCIAL UNIT B

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.67 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 86.15 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST DESCRIBED COURSE, A DISTANCE OF 0.41 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.71 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING; BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH ALONG THE INTERIOR FACE OF SAID WALL BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.20 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.59 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 53.81 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 23.84 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.36 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG

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THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.87 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.21 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.33 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.67 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.40 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.07 FEET TO THE POINT OF BEGINNING.

COMMERCIAL UNIT C

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.67 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 38.14 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.20 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST

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DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.67 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING; BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH ALONG THE INTERIOR FACE OF SAID WALL BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.10 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.95 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.95 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.04 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.07 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.55 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.67 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE

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INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.20 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.23 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.43 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 21.82 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.92 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.10 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 11.60 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 42.05 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.05 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

COMMERCIAL UNIT D

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.67 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 TO 7, BOTH INCLUSIVE AND TAKEN AS A SINGLE TRACT IN H.O. McDAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1.09 FEET TO THE NORTHEAST

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CORNER OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 2704 NORTH HALSTED STREET IN CHICAGO; THENCE SOUTH ALONG THE EXTERIOR FACE OF SAID BUILDING, BEING ON A LINE WHICH MAKES AN ANGLE OF 90 DEGREES 14 MINUTES 03 SECONDS MEASURED CLOCKWISE FROM WEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.06 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.68 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.05 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.31 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.78 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.75 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.90 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.00 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.63 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 37.03 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 10.40 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL;

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THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.00 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.80 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.76 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 12.57 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 23.41 FEET TO A CORNER OF THE WALL;

THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 6.03 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 17.31 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.70 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.70 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 18.05 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.93 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

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THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.00 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 9.73 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 21.20 FEET TO A CORNER OF THE WALL;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.70 FEET TO A CORNER OF THE WALL;

THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.70 FEET TO A CORNER OF THE WALL;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.71 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0020723157, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Common Address:	2700 North Halsted Street Chicago, Illinois 60614
PINS:	14-29-407-105-1042 (Unit 301)

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STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

CERTIFICATE OF THE PARTIES
AS REQUIRED BY 765 ILCS 605/26

Transferor and Transferee, being first duly sworn on oath, depose and state as follows:

1. A copy of this Amendment has been or shall be immediately delivered to the board of managers for the 2700 Club Condominiums as required by 765 ILCS 605/26, by delivery to the Board's Management Agent, 1st Service Residential.

IN WITNESS WHEREOF, the undersigned executed this Certificate on the 31st day of August, 2015.

T&B Ventures, LLC,
Transferor

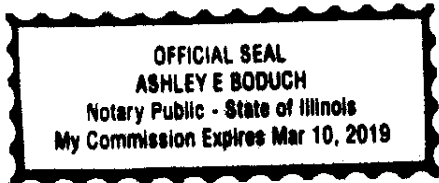
By: [Signature]
Manager

STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

I, Ashley E. Boduch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that T&B Ventures, LLC, Transferor, by its Manager of the LLC, Transferor, personally known to me to be the person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of August, A.D., 2015.

SEAL



[Signature]
NOTARY PUBLIC

My commission expires: March 10, 2019