

# UNOFFICIAL COPY

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2329 W. Chicago Ave.  
Chicago, Illinois 60622



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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/14/2016 10:32 AM Pg: 1 of 12

**FIRST AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM OWNERSHIP  
AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR  
THE 1018 N. LARRABEE STREET CONDOMINIUM**

This document is executed on this the 13<sup>th</sup> day of April, 2016 and is being recorded for the purpose of amending the Declaration of Condominium (hereafter referred to as "Declaration") for The 1018 N. Larrabee Street Condominium ("Condominium"), which Declaration was made and entered into by Larrabee Street Properties, an Illinois limited liability company ("Developer") and recorded on April 12, 2016, as Document No. 1610344014 in the Office of the Recorder of Deeds of Cook County, Illinois against the Property (hereafter referred to as "Property") legally described in Exhibit A attached hereto.

This Amendment is adopted pursuant to the provisions of Article XIX, Paragraph 6 of the Declaration which provides a method to change or modify the condominium Declaration by the Developer.

### RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Illinois Condominium Property Act; and

WHEREAS, Article XIX, Paragraph 6 of the Declaration provides a procedure for amending the Declaration to make any changes or modifications to the Declaration; and

NOW THEREFORE, the Declaration for The 1018 N. Larrabee Street Condominium is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

RECORDING FEE 60.00  
DATE 4-14/16 COPIES 6  
OK BY [Signature]

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## Amendment 1.

Exhibit B to the Declaration shall be amended as follows:

### EXHIBIT B

#### UNIT DESIGNATIONS AND PERCENTAGE OWNERSHIP INTERESTS

<u>Unit</u>	<u>% Interest</u>
2N	9.512%
2S	9.172%
3N	9.376%
3S	9.579%
4N	9.444%
4S	9.648%
5N	9.512%
5S	9.987%
6 (Penthouse)	20.380%
Commercial Unit:	
<u>101</u>	<u>3.390%</u>
	100.00%

## Amendment 2.

Pages 2 through 8 of the Plat of Survey has been amended to delete the word "Association" from the label of each page of the plat.

## Amendment 3.


Page 3 and Page 8 of the Plat of Survey has been amended to label the limited common element Garage Roof Deck and Roof Deck as "R-2N" and "R-6", respectively, to designate allocation to Unit 2N and Unit 6.

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

IN WITNESS WHEREOF, the said Developer has executed this First Amendment to Declaration of Condominium on the day and year first written above.

Larrabee Street Properties, LLC  
By: Denali Development, LLC, it's  
Manager

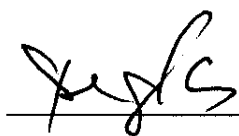
By:   
John Federici, Member

State of Illinois )  
                          )     SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Federici, personally known to me to be the Member of Denali Development, LLC Manager of Larrabee Street Properties, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 12th day of APRIL, 2016.

Commission expires: 12-8-18

  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOT 13 IN BLOCK 93 IN ELSTON ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1018 N. Larrabee Street  
Chicago, Illinois 60610

PIN #s: 17-04-317-012-0000 and 17-04-317-013-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### UNIT DESIGNATIONS AND PERCENTAGE OWNERSHIP INTERESTS

<u>Unit</u>	<u>% Interest</u>
2N	9.512%
2S	9.172%
3N	9.376%
3S	9.579%
4N	9.444%
4S	9.648%
5N	9.512%
5S	9.987%
6 (Penthouse)	20.380%
101	<u>3.390%</u>
	100.00%

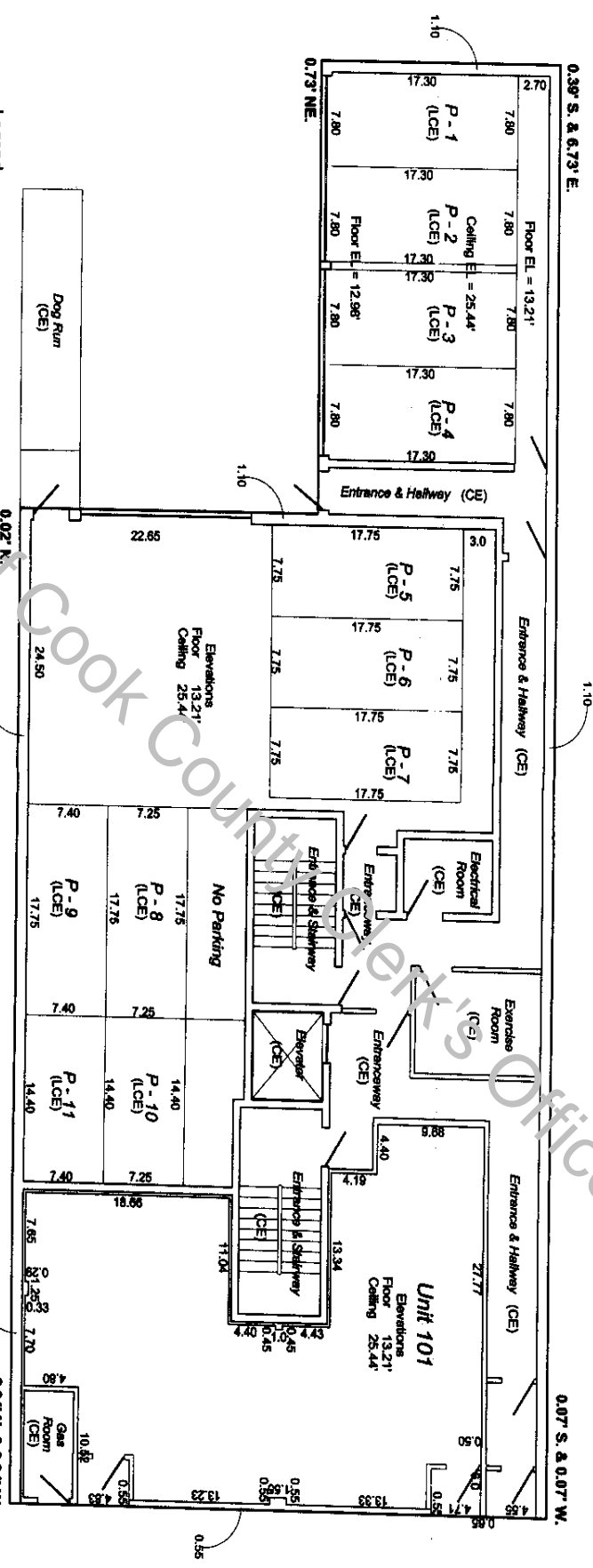
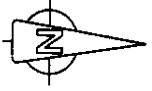
Property of Cook County Clerk's Office

6415 N. Caldwell Ave.  
Chicago, Ill. 60646

# Plat of Survey by Central Survey LLC

## The 1018 N. Larrabee Street Condominium

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com



**Legend**

CE	Common Element
CE	Common Element
LCE	Limited Common Element
P	Private Element
S	Storage Space
F	Feet

**Decimal/Inch Conversions**

0.01" = 1/8"	0.02" = 1/4"	0.04" = 1/2"	0.06" = 3/8"	0.08" = 2/5"	0.10" = 1/4"
0.12" = 3/25"	0.15" = 3/20"	0.16" = 2/125"	0.18" = 9/50"	0.20" = 1/5"	0.25" = 1/4"
0.30" = 3/10"	0.32" = 4/125"	0.35" = 7/20"	0.40" = 2/5"	0.45" = 9/20"	0.50" = 1/2"
0.60" = 3/5"	0.75" = 3/4"	0.80" = 4/5"	0.85" = 17/20"	0.90" = 9/10"	1.00" = 1"

**Scale:** 10  
1 inch equals 10 feet

**Order By:** John Feders  
Larrabee Street Properties, LLC  
1003 N. Dearan Ave.  
Chicago, Illinois 60642  
773-235-0111

### First Level

**Order Number:** 1018

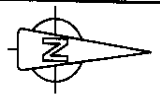
Assure no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinance.

Exhibit "D"  
Page 2 of 8

Property of Cook County Clerk's Office

Note: Elevations shown hereon are derived from City of Chicago benchmark #111 located at the Southwest corner of Chicago and Morgan Avenues. (EL = 12.507' CCGD)  
Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths.  
Storage shown per plan dimension and subject to revision.

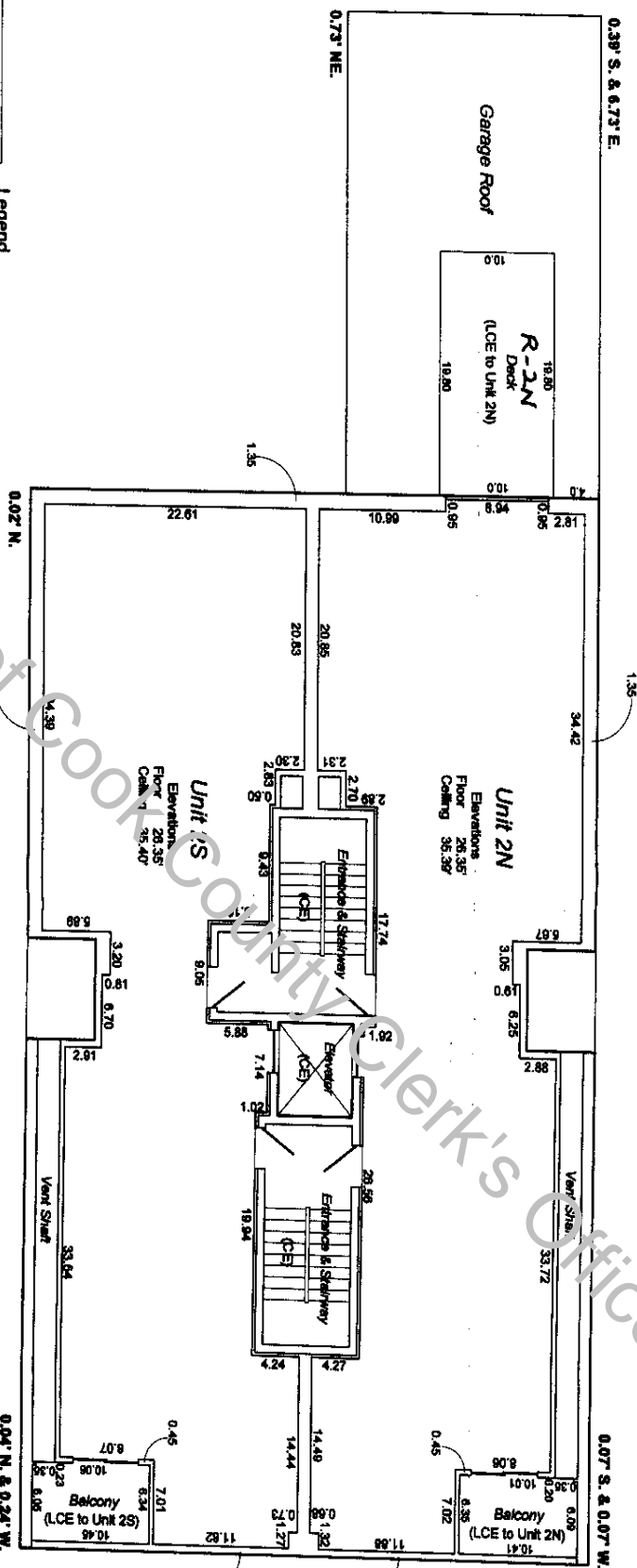
6415 N. Caldwell Ave.  
Chicago, IL 60646



# Plat of Survey by Central Survey LLC of The 1018 N. Larrabee Street Condominium

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Decimal/Inch Conversions	Legend
0.01" = 1/32"	CE = Common Element
0.02" = 1/16"	OE = Element
0.04" = 1/8"	LCE = Limited Common Element
0.06" = 3/16"	LCE = Limited Common Element
0.08" = 1/4"	LCE = Limited Common Element
0.10" = 1/5"	LCE = Limited Common Element
0.12" = 3/25"	LCE = Limited Common Element
0.15" = 3/20"	LCE = Limited Common Element
0.20" = 1/5"	LCE = Limited Common Element
0.25" = 1/4"	LCE = Limited Common Element
0.30" = 3/10"	LCE = Limited Common Element
0.35" = 7/20"	LCE = Limited Common Element
0.40" = 2/5"	LCE = Limited Common Element
0.45" = 9/20"	LCE = Limited Common Element
0.50" = 1/2"	LCE = Limited Common Element
0.55" = 11/20"	LCE = Limited Common Element
0.60" = 3/5"	LCE = Limited Common Element
0.65" = 13/20"	LCE = Limited Common Element
0.70" = 7/10"	LCE = Limited Common Element
0.75" = 3/4"	LCE = Limited Common Element
0.80" = 4/5"	LCE = Limited Common Element
0.85" = 17/20"	LCE = Limited Common Element
0.90" = 9/10"	LCE = Limited Common Element
0.95" = 19/20"	LCE = Limited Common Element
1.00" = 1"	LCE = Limited Common Element

Scale: 10  
Inch equals Feet

Order: John Federtel  
By: Larrabee Street Properties, LLC  
1003 N. Dearin Ave.  
Chicago, Illinois 60622  
773-235-0111

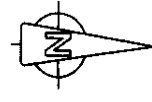
Order Number: 1018  
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

## Second Level

Exhibit "D"  
Page 3 of 8

Note: Elevations shown hereon are derived from City of Chicago benchmark #11 located at the Southwest corner of Chicago and Morgan Avenues. (EL = 12,507' CCD) Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths. Storage shown per plan dimension and subject to revision.

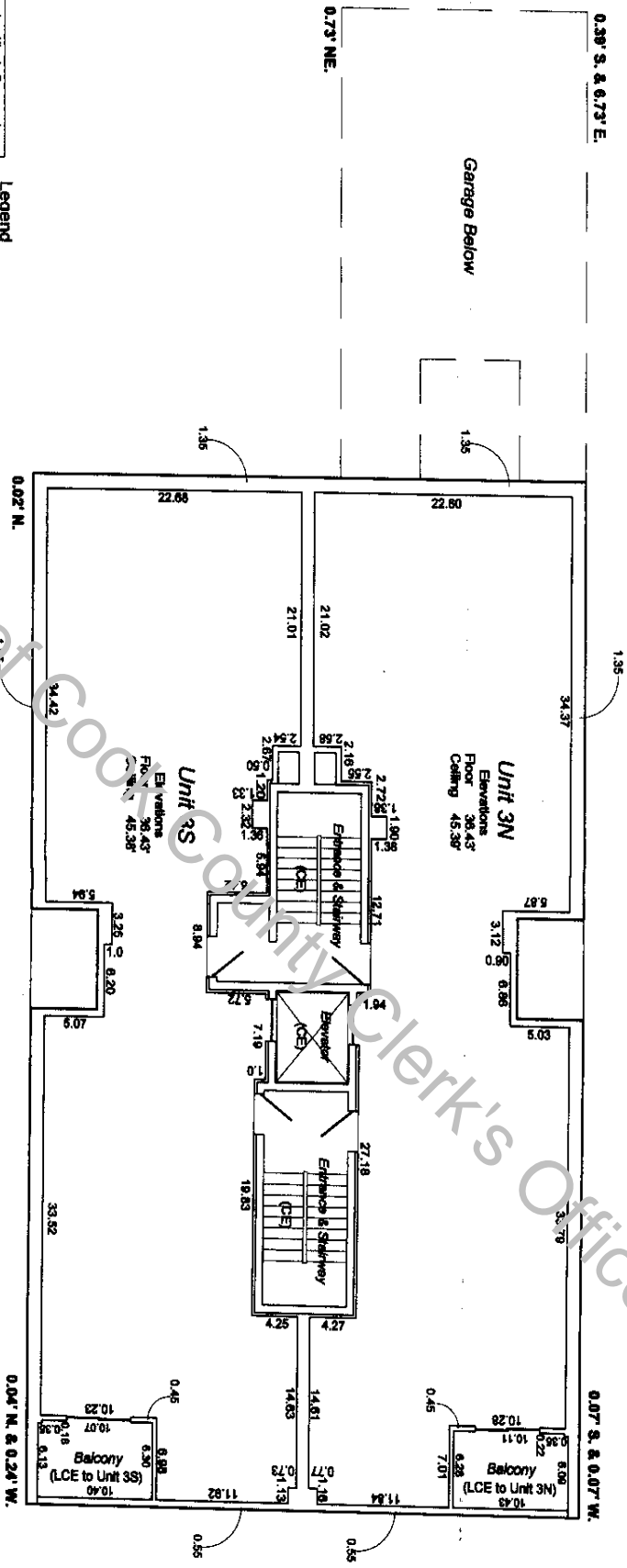
6415 N. Caldwell Ave.  
Chicago, IL 60646



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## Plat of Survey by Central Survey LLC of The 1018 N. Larrabee Street Condominium

Phone (773) 631-6286  
Fax (773) 776-2071  
www.Centralsurvey.com



Feet	Inches	Decimal/Inch Conversion
0.01	1/32	0.03125
0.02	1/16	0.0625
0.03	3/32	0.09375
0.04	1/8	0.125
0.05	5/32	0.15625
0.06	3/16	0.1875
0.07	7/32	0.21875
0.08	1/4	0.25
0.09	9/32	0.28125
0.10	1/5	0.3
0.11	11/32	0.34375
0.12	3/8	0.375
0.13	13/32	0.40625
0.14	1/2	0.4375
0.15	15/32	0.46875
0.16	5/8	0.5
0.17	17/32	0.53125
0.18	9/16	0.5625
0.19	19/32	0.59375
0.20	1/2	0.625
0.21	21/32	0.65625
0.22	11/16	0.6875
0.23	23/32	0.71875
0.24	3/4	0.75
0.25	25/32	0.78125
0.26	13/16	0.8125
0.27	27/32	0.84375
0.28	7/8	0.875
0.29	29/32	0.90625
0.30	3/4	0.9375
0.31	31/32	0.96875
0.32	1	1.0

**Legend**  
 CE = Common Element  
 LCE = Limited Common Element  
 P = Parking Space  
 S = Storage Space  
 Feet

Scale: 1/8" = 10 Feet  
 Drawn By: John Federici  
 Larrabee Street Properties, LLC  
 1003 N. Damen Ave.  
 Chicago, Illinois 60622

### Third Level

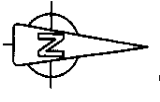
Order Number: 1018  
 Assume no dimension from ceiling upon this plat. Compare all points before building and report any discrepancies at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Exhibit "D"  
 Page 4 of 8

Note: Elevations shown hereon are derived from City of Chicago benchmark #11 located at the Southwest corner of Chicago and Morgan Avenues. (EL = 12.507' CCD)  
 Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths. Storage shown per plan dimension and subject to revision.



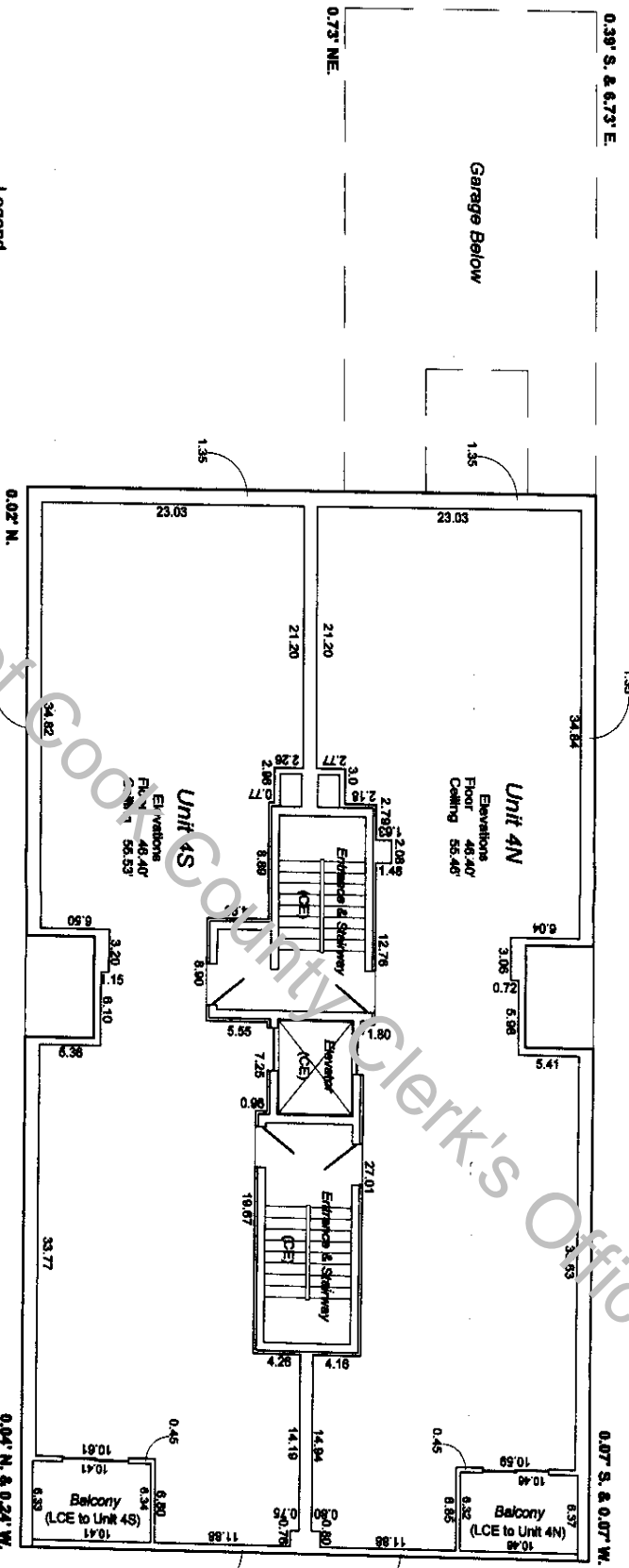
8415 N. Caldwell Ave.  
Chicago, IL 60646



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## Plat of Survey by Central Survey LLC of The 1018 N. Larrabee Street Condominium

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Fax (773) 776-2071  
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Decimal/Inch Conversions	Legend	Common Element
0.01" = 3/32"	CE	Common Element
0.02" = 1/16"	LCE	Limited Common Element
0.03" = 3/64"		Common Element
0.04" = 1/32"	P	Parking Space
0.05" = 1/20"	S	Storage Space
0.06" = 3/125"		Feet
0.07" = 1/14.3"		
0.08" = 2/25"		
0.09" = 3/33.3"		
0.10" = 1/10"		
0.11" = 1/9.1"		
0.12" = 1/8.3"		
0.13" = 1/7.7"		
0.14" = 1/7.1"		
0.15" = 1/6.7"		
0.16" = 1/6.3"		
0.17" = 1/5.9"		
0.18" = 1/5.6"		
0.19" = 1/5.3"		
0.20" = 1/5"		
0.25" = 1/4"		
0.33" = 1/3"		
0.42" = 1/2.4"		
0.50" = 1/2"		
0.59" = 1/1.7"		
0.67" = 1/1.5"		
0.75" = 1/1.3"		
0.83" = 1/1.2"		
0.92" = 1/1.1"		
1.00" = 1/1"		

### Fourth Level

Scale: 1/8" = 1'-0"

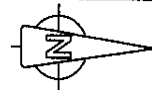
Order: John Federici  
By: Larrabee Street Properties, LLC  
1003 N. Damen Ave.  
Chicago, Illinois 60622  
773-235-0111

Order Number: 1018

Exhibit "D"  
Page 5 of 8

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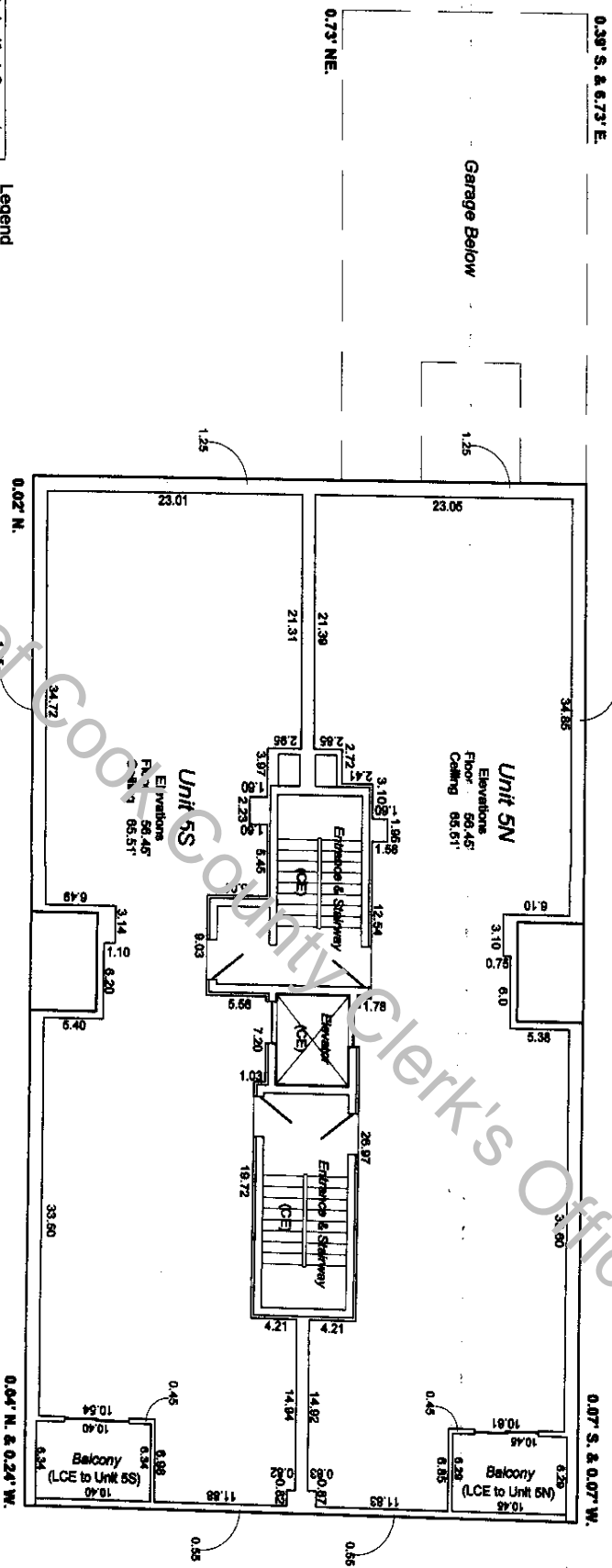
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## Plat of Survey by Central Survey LLC of The 1018 N. Larrabee Street Condominium

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Fax (773) 776-2074  
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Decimal/Inch	Conversions
0.01" = 1/32"	
0.02" = 1/16"	
0.03" = 3/64"	
0.04" = 1/25"	
0.05" = 1/20"	
0.06" = 3/50"	
0.07" = 1/14"	
0.08" = 1/12"	
0.09" = 3/32"	
0.10" = 1/10"	
0.12" = 3/25"	
0.15" = 3/20"	
0.20" = 1/5"	
0.25" = 1/4"	
0.30" = 3/10"	
0.40" = 2/5"	
0.50" = 1/2"	
0.60" = 3/5"	
0.75" = 3/4"	
0.80" = 4/5"	
1.00" = 1"	

**Legend**  
 CE = Common Element  
 LCE = Limited Common Element  
 P = Parking Space  
 S = Storage Space

Scale: 10  
 Inch equals Feet

Order: By: John Federici  
 Larrabee Street Properties, LLC.  
 Chicago, Illinois 60652

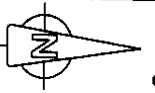
Order Number: 1018  
 773-235-0111  
 Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

### Fifth Level

Exhibit "D"  
Page 6 of 8

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Chicago, IL 60646

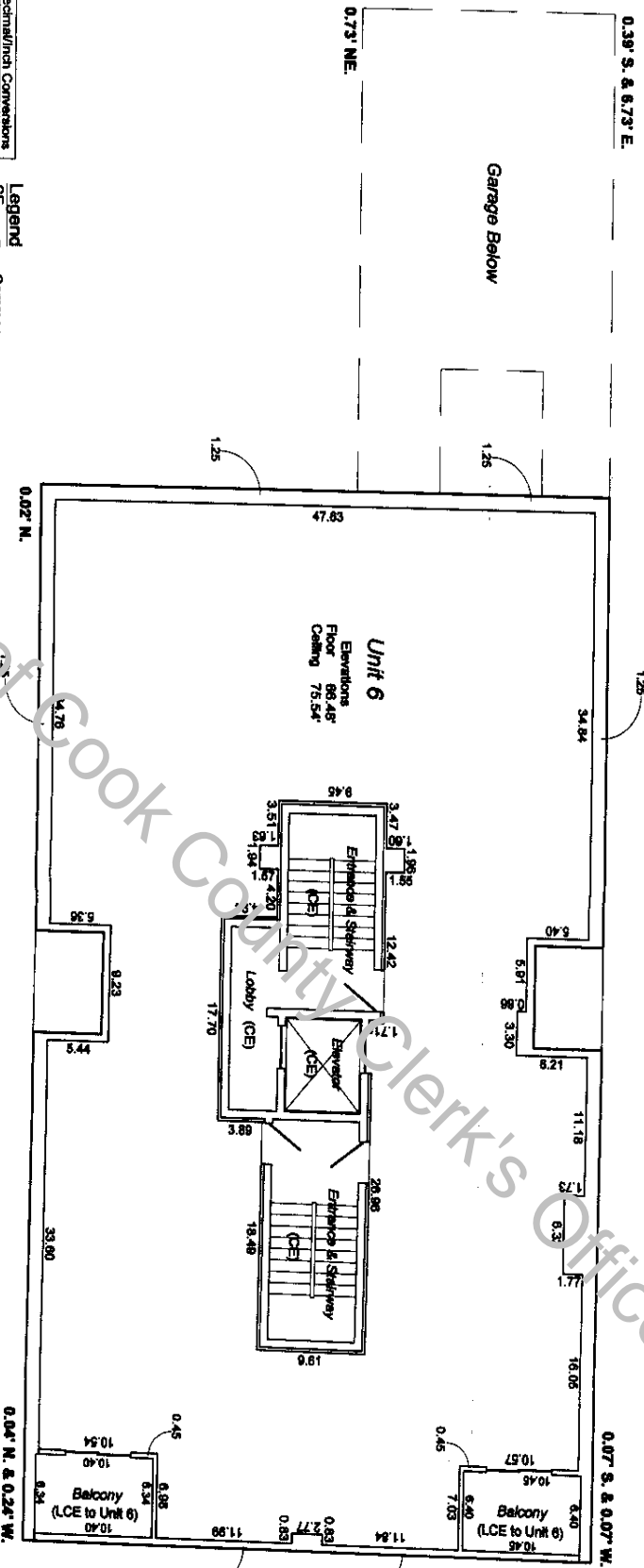


# Plat of Survey by Central Survey LLC

## of The 1018 N. Larrabee Street Condominium

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Fax (773) 775-2071  
www.CentralSurvey.com

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Decimal/Inch Conversions	Legend	Common Element
0.01" = 1/32"	CE	Common Element
0.02" = 1/16"	LCE	Limited Common Element
0.04" = 1/8"	P	Parking Space
0.08" = 1/4"	S	Storage Space
0.16" = 1/2"		Feet
0.32" = 1"		
0.64" = 2"		
1.28" = 4"		
2.56" = 8"		
5.12" = 16"		
10.24" = 32"		
20.48" = 64"		
40.96" = 128"		

Scale: 1/8" = 10 Feet  
 Ordered By: John Federici  
 Larrabee Street Properties, LLC  
 1003 N. Damen Ave.  
 Chicago, Illinois 60622  
 773-235-0111

Order Number: 1018  
 Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

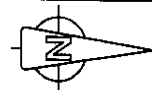
### Sixth Level

Exhibit "D"  
Page 7 of 8

Note: Elevations shown hereon are derived from City of Chicago benchmark #11 located at the Southwest corner of Chicago and Morgan Avenues. (EL = 12.507' CCD) Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths. Storage shown per plan dimension and subject to revision.

Property of Cook County Clerk's Office

6415 N. Caldwell Ave.  
Chicago, IL 60646



# Plat of Survey by Central Survey LLC of The 1018 N. Larrabee Street Condominium

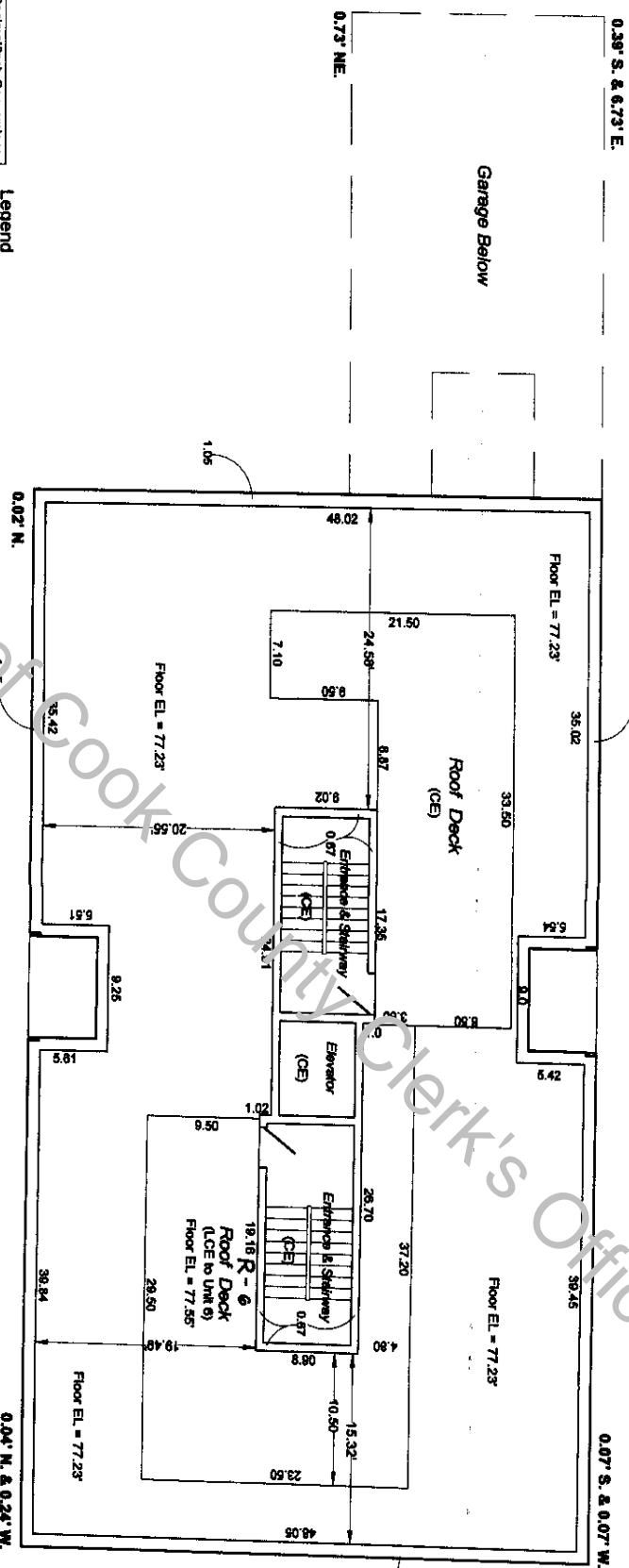
Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

0.01' = 1/8"	Decimal/Inch Conversions
0.01' = 1/8"	0.56" = 7"
0.02' = 1/4"	0.17' = 2"
0.03' = 3/8"	0.25' = 3"
0.04' = 1/2"	0.33' = 4"
0.05' = 5/8"	0.42' = 5"
0.06' = 3/4"	0.50' = 6"
0.07' = 7/8"	0.58' = 7"
	0.67' = 8"
	0.75' = 9"
	0.83' = 10"
	0.92' = 11"
	1.00' = 12"

Legend	
CE	= Common Element
LCE	= Limited Common Element
P	= Parking Space
S	= Storage Space
	Feet

Scale: 10  
Order By: John Feders  
Larrabee Street Properties, LLC.  
1003 N. Darrin Ave.  
Chicago, Illinois 60622

Order Number: 1018  
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions, refer to your abstract, deed, contract and local ordinances.



## Roof Level

Exhibit "D"  
Page 8 of 8

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Property of Cook County Clerk's Office

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