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Prepared by and when recorded
return to:

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Chicago, IL 60601



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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2016 03:15 PM Pg: 1 of 10

RECORDER'S STAMP

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR 3240 N. SHEFFIELD CONDOMINIUM

This document is recorded for the purpose of amending the Declaration of Condominium Ownership pursuant to the Condominium Property Act for 3240 N. Sheffield Condominium (hereafter the "Declaration"), made and entered into by Henry M. Leahy and was recorded on August 18, 1998 as Document Number 98727048 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 (this amendment to the Declaration shall be referred to hereafter as the, "Amendment"). All capitalized terms not defined in this amendment shall have the meaning as defined in the Declaration.

WITNESSETH:

WHEREAS, the Board along with two-thirds (2/3) or more of all Unit Owners desire to adopt an amendment concerning the use of Unit 1.

NOW, THEREFORE, the Board hereby declares that the second paragraph under Section 3.06 of the Declaration is hereby deleted in its entirety and the following text indicated below shall be added in its place:

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(a) **UNIT 1 USE AND RESTRICTIONS.** Unit 1 may be used exclusively for office purposes and no other purposes. Without limiting the foregoing, no portion of Unit 1 may be used for any of the following purposes:

- i. Retail Store;
- ii. Gym or workout facility;
- iii. Tobacco, cigar or so-called "head shop" stores;
- iv. Restaurant;
- v. Bowling alley or other sports/game facility;
- vi. Funeral parlor;
- vii. Dry cleaners;
- viii. Video or music recording studio;
- ix. Photography stores or stores that develop film on-site;
- x. Pet store, kennel, veterinary practice, or similar use that involves the housing of animals;
- xi. Industrial or manufacturing use;
- xii. Day care center;
- xiii. Bar or seller of alcohol or alcoholic beverages.

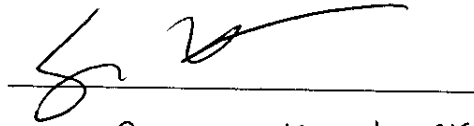
The following use restrictions shall also apply to Unit 1:

- xiv. Any and all activity that requires the use of chemicals, gas or fuel;
- xv. Any and all food processing or other activity that would produce waste;
- xvi. Any and all activity that would produce smoke or noxious odors;
- xvii. Any and all activity that would produce excessive sound or noise.

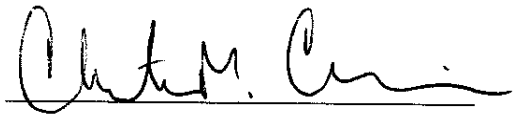
[Signature page to follow]

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IN WITNESS WHEREOF, the undersigned consisting of all of the Board of Directors of the 3240 N. Sheffield Condominium Association have caused this instrument to be executed as of the 7th day of April, 2016.



Name: Suzanne Kszastawski
Director, 3240 N. Sheffield
Condominium Association



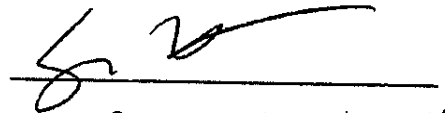
Name: Christina Coronios
Director, 3240 N. Sheffield
Condominium Association

Name: _____
Director, 3240 N. Sheffield
Condominium Association

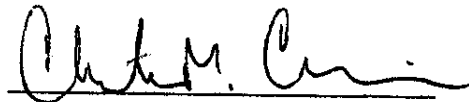
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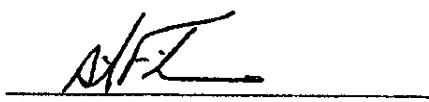
IN WITNESS WHEREOF, the undersigned consisting of all of the Board of Directors of the 3240 N. Sheffield Condominium Association have caused this instrument to be executed as of the 8th day of April, 2016.



Name: Suzanne Kszastowski
Director, 3240 N. Sheffield
Condominium Association



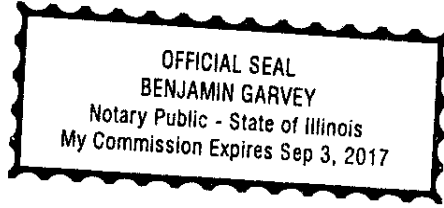
Name: Christina Coronios
Director, 3240 N. Sheffield
Condominium Association



Name: David Fisher
Director, 3240 N. Sheffield
Condominium Association

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STATE OF ILLINOIS)
)
) SS.
)
COUNTY OF COOK)

I, Benjamin Garvey, a Notary Public in and for County and State aforesaid, do hereby certify that Suzanne Kzastowski personally known to me to be the same person whose name is subscribed to the foregoing instrument, as a Director of the 3240 N. Sheffield Condominium Association, appeared before me this day in person and acknowledged that [s]he signed and delivered the said instrument as [his/her] own free and voluntary act and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of April, 2016.

Benjamin Garvey
Notary Public

My Commission Expires: 09/03/17

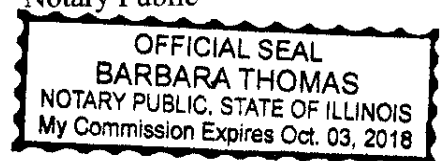
STATE OF ILLINOIS)
)
) SS.
)
COUNTY OF COOK)

I, Barbara Thomas, a Notary Public in and for County and State aforesaid, do hereby certify that Christina Coronios personally known to me to be the same person whose name is subscribed to the foregoing instrument, as a Director of the 3240 N. Sheffield Condominium Association, appeared before me this day in person and acknowledged that [s]he signed and delivered the said instrument as [his/her] own free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of April, 2016.

Barbara Thomas
Notary Public

My Commission Expires: 10/3/18

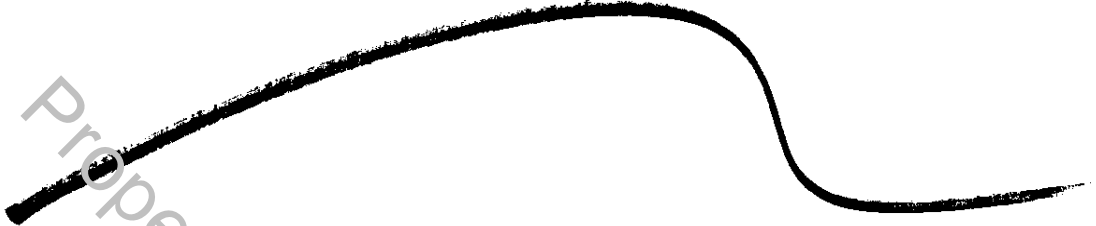


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EXHIBIT A

Legal Description



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Legal Description

UNITS 1, 2, 3, AND 4 IN THE 3240 N. SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE : LOT 41 IN BLOCK 5 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98727048.

STREET ADDRESS: 3240 N. SHEFFIELD AVE. CHICAGO, ILLINOIS

TAX NUMBER: 14-20-424-044-1001, 14-20-424-044-1002, 14-20-424-044-1003, 14-20-424-044-1004.

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

AFFIDAVIT OF DELIVERY

I, Suzanne Kszastowski, being duly sworn, on oath, deposes and says that:

1. On the 9th day of April, 2016, the Board of Directors of the 3240 N. Sheffield Condominium Association delivered written notice, by certified mail, to each Mortgagee holding a bona fide first Mortgage or other lien holder of record, a copy of that certain approved Amendment to Declaration of Condominium Ownership Pursuant to the Condominium Property Act for 3240 N. Sheffield Condominium.
2. Further sayeth naught.

[Signature]
 Name: Suzanne Kszastowski
 Title: President, 3240 N. Sheffield
 Condominium Association

Subscribed and Sworn to before me
 this 9th day of April, 2016

[Signature]
 NOTARY PUBLIC



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)
 COUNTY OF COOK) SS.

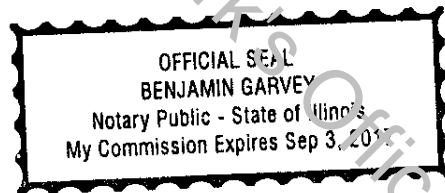
**AFFIDAVIT OF SPECIAL UNIT OWNER MEETING
 AND AMENDMENT APPROVAL**

I, Suzanne Kszastowski, being duly sworn, on oath, deposes and says that:

1. A special meeting of the Unit Owners was held on the 8th day of April, 2016.
2. At said special meeting, two-thirds (2/3) or more of all Unit Owners of the Units in the 3240 N. Sheffield Condominium Association voted and approved the Amendment to the Declaration of Condominium Ownership Pursuant to the Condominium Property Act for 3240 N. Sheffield Condominium.
3. Further sayeth naught.

[Signature]
 Name: Suzanne Kszastowski
 Title: President, 3240 N. Sheffield
 Condominium Association

Subscribed and Sworn to before me
 this 9th day of April, 2016



[Signature]
 NOTARY PUBLIC