

# UNOFFICIAL COPY

Doc#: 1619447067 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/12/2016 12:45 PM Pg: 1 of 8

## 1<sup>ST</sup> AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR "2312 W. BELMONT CONDOMINIUMS"

(2312 W. Belmont Ave., Chicago, IL 60618)

(TO CORRECT THE PERCENTAGE OWNERSHIP,  
ASSESSMENTS AND UNIT DESCRIPTIONS FOR  
UNITS #2E AND #2W; AND TO RE-ASSIGN  
ASSIGNED PARKING SPACES FOR UNITS #1W  
and #3W; AND TO RE-ASSIGN ASSIGNED  
STORAGE SPACES FOR UNITS #2E AND #3E)

*Leave space for Recorder's use only.*

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

CHITOWN LAW, LLC  
Christian Bremmer, Esq.  
852 N Ashland Ave.  
Chicago, Illinois 60622

PERMANENT REAL ESTATE (PIN)  
NUMBER:

14-19-328-025-0000  
14-19-328-041-0000



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**AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM PROPERTY ACT  
2312 W. BELMONT CONDOMINIUMS**

**THIS AMENDMENT TO THE DECLARATION of Condominium Ownership for 2312 W. BELMONT CONDOMINIUMS TO CORRECT THE PERCENTAGE OWNERSHIP, ASSESSMENTS AND UNIT DESCRIPTIONS FOR UNITS #2E AND #2W; AND TO RE-ASSIGN ASSIGNED PARKING SPACES FOR UNITS #1W and #3W; AND TO RE-ASSIGN ASSIGNED STORAGE SPACES FOR UNITS #2E AND #3E is made this 7<sup>th</sup> day of JULY, 2016 by KRZYSZTOF DOLIWA, NATALIA BOITCHOUK and CHRISTIAN BREMMER the current and duly authorized Board of Directors and only members of 2312 W. BELMONT CONDOMINIUM ASSOCIATION.**

**WITNESSETH**

**WHEREAS,** the current Board of Directors of 2312 W. BELMONT CONDOMINIUM ASSOCIATION has the authority to amend the Condominium Declaration which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on **JUNE 27, 2016** and as Document No. **1617945019**, and

**WHEREAS,** the current Board of Directors of 2312 W. BELMONT CONDOMINIUM ASSOCIATION desire to amend the Declaration **TO CORRECT THE PERCENTAGE OWNERSHIP, ASSESSMENTS AND UNIT DESCRIPTIONS FOR UNITS #2E AND #2W; AND TO RE-ASSIGN ASSIGNED PARKING SPACES FOR UNITS #1W and #3W; AND TO RE-ASSIGN ASSIGNED STORAGE SPACES FOR UNITS #2E AND #3E;** and

**WHEREAS,** the Declarant desires and intends that the several owners, mortgagees, occupants, and other persons acquiring any interest in the Property shall at all times enjoy the benefits of, and shall at all times hold their interests subject to, the rights, easements, privileges, and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of ownership and to facilitate the proper administration of such Property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property.

**NOW, THEREFORE,** the current Board of Directors of 2312 W. BELMONT CONDOMINIUM ASSOCIATION, and for the purposes above set forth, and declare that the Declaration be and hereby is amended as follows:

- 1. EXHIBIT B "ASSESSMENT SCHEDULE" SHALL BE MODIFIED AS SHOWN BELOW (EFFECTIVELY SWITCHING AND THEREBY CORRECTING UNIT DESCRIPTIONS, ASSESSMENTS, PERCENTAGE OWNERSHIP INTEREST AND 3-MONTHS ASSESSMENT AMOUNT OF UNITS #2E AND #2W)**

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- 2. EXHIBIT A "PLAT OF SURVEY" SHALL BE MODIFIED AS SHOWN BELOW (EFFECTIVELY SWITCHING THE ASSIGNED GARAGE PARKING SPACES OF UNITS #1W AND #3W)
- 3. EXHIBIT A "PLAT OF SURVEY" SHALL BE MODIFIED AS SHOWN BELOW (EFFECTIVELY SWITCHING THE ASSIGNED STORAGE SPACES OF UNITS #2E AND #3E)

IN WITNESS WHEREOF, the current Board of Directors of 2312 W. BELMONT CONDOMINIUM ASSOCIATION, hereby approve and deliver this Amendment.

2312 W. BELMONT CONDOMINIUM ASSOCIATION

By: \_\_\_\_\_

KRZYSZTOF DOLIWA  
Its: PRESIDENT

By: \_\_\_\_\_

NATALIA BOITCHOUK  
Its: SECRETARY

By: \_\_\_\_\_

CHRISTIAN BREMMER  
Its: TREASURER

Property of Cook County Clerk's Office

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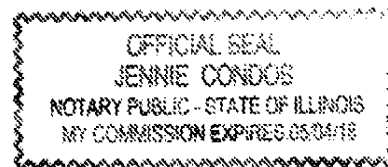
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, Jennie Condos, a Notary Public in and for the County and State aforesaid, do hereby certify that KRZYSZTOF DOLIWA, NATALIA BOITCHOUK, and CHRISTIAN BREMMER as the current board of **2312 W. Belmont Condominium Association**, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7<sup>th</sup> day of JULY, 2016.

Jennie Condos  
Notary Public

Seal



## EXHIBIT "A"

SEE PLAT OF SURVEY OF UNITS (ATTACHED HERETO)



**UNOFFICIAL COPY****EXHIBIT "B"**

**ASSESSMENT SCHEDULE  
2312 W. BELMONT CONDOMINIUMS  
C/K/A 2312-16 W. BELMONT AVE., CHICAGO, ILLINOIS**

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Unit	% Ownership in Common Elements	Assigned Parking (L.C.E.)	Storage (L.C.E.)	Garage & Roof Decks (L.C.E.)
Unit-1W	19.20%	P-1W (garaged)		G-1W (Garage Roof Rights)
Unit-1E	19.20%	P-1E (garaged)		G-1E (Garage Roof Rights)
Unit-2W	13.94%	P-2W (garaged)	S-2W	
Unit-2E	13.62%	P-2E (outdoor)	S-2E	
Unit-3W	17.02%	P-3W (garaged)	S-3W	R-3W (Roof Deck)
Unit-3E	17.02%	P-3E (garaged)	S-3E	R-3E (Roof Deck)
	100%			

Unit	Percentage Ownership in Common Elements	Assessment (monthly)	3 months assessment for reserve account
Unit-1W	19.20%	\$ 192.00	\$ 576.00
Unit-1E	19.20%	\$ 192.00	\$ 576.00
Unit-2W	13.94%	\$ 139.40	\$ 418.20
Unit-2E	13.62%	\$ 136.20	\$ 408.60
Unit-3W	17.02%	\$ 170.20	\$ 510.60
Unit-3E	17.02%	\$ 170.20	\$ 510.60
	100.00%	\$1,000.00	\$3,000.00

**Unit Description:****List Price:**

Unit 1W = Duplex, 4 Bed., 3 Bath, 1 garage parking, garage roof rights	\$629,900.00
Unit 1E = Duplex, 4 Bed., 3 Bath, 1 garage parking, garage roof rights	\$629,900.00
Unit 2W = Simplex, 3 Bed., 2 Bath, 1 garage parking, 1 storage space	\$459,900.00
Unit 2E = Simplex, 3 Bed., 2 Bath, 1 outdoor parking, 1 storage space	\$449,900.00
Unit 3W = Penthouse Simplex, 3 Bed., 2 Bath, 1 garage parking, storage, roof deck	\$559,900.00
Unit 3E = Penthouse Simplex, 3 Bed., 2 Bath, 1 garage parking, storage, roof deck	\$559,900.00

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## EXHIBIT "A"

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### SEE PLAT OF SURVEY OF UNITS (ATTACHED HERETO)

#### ORIGINAL LEGAL DESCRIPTION OF UNDERLYING PROPERTY:

LOT 24 D1 SUB BLOCK 2 IN SCHRADER'S SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 265 FEET OF THE WEST 218 FEET) IN OGDEN'S SUBDIVISION (EXCEPT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER) IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

A PART OF LOT 25 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 265 FEET OF THE WEST 218 FEET) IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 36.87 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 0.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 05 MINUTES 49 SECONDS EAST A DISTANCE OF 27.98 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 0.29 FEET TO A POINT; THENCE SOUTH 00 DEGREES 09 MINUTES 06 SECONDS EAST A DISTANCE OF 60.15 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 25 WHICH IS 0.40 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 24.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH 89 DEGREES 46 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

**PIN Number(s): 14-19-328-025-0000 and 14-19-328-026-0000(OLD PIN)/ 14-19-328-041-0000 (NEW PIN)**

**C/K/A 2312-16 W. BELMONT AVE., CHICAGO, ILLINOIS 60618**

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## NEW LEGAL DESCRIPTION FOR INDIVIDUAL UNITS:

### PARCEL 1

UNIT NUMBER 1W, 1E, 2W, 2E, 3W AND 3E IN 2312 W. BELMONT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 24 IN SUB BLOCK 2 IN SCHRADER'S SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 266 FEET OF THE WEST 218 FEET) IN OGDEN'S SUBDIVISION (EXCEPT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER) IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

A PART OF LOT 25 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 265 FEET OF THE WEST 218 FEET) IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 36.87 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 0.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 05 MINUTES 49 SECONDS EAST A DISTANCE OF 27.98 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 0.29 FEET TO A POINT; THENCE SOUTH 00 DEGREES 09 MINUTES 06 SECONDS EAST A DISTANCE OF 60.15 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 25 WHICH IS 0.40 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 46 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 24.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH 89 DEGREES 46 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED \_\_\_\_\_, 2016 AS DOCUMENT NUMBER \_\_\_\_\_ 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 PARKING SPACES P-1W, P-1E, P-2W, P-2E, P-3W AND 3E, ROOF DECKS R-3E AND R-3W, GARAGE ROOF RIGHTS G-1W AND G-1E, STORAGE SPACES S-2W, S-2E, S-3W AND S-3E LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.