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This Document Prepared By and
After Recording Return to:

Steven K. Norgaard, P.C.
493 Duane Street, Suite 400
Glen Ellyn, Illinois 60137



Doc# 1710834020 Fee \$92.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2017 10:24 AM PG: 1 OF 10

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2822 W. CHICAGO AVENUE CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2822 W. CHICAGO AVENUE CONDOMINIUMS is made and entered into as of the 17th day of April, 2017, by **Chicago Avenue West, LLC**, an Illinois limited liability company.

WITNESSETH:

WHEREAS, on or about March 22, 2017, Chicago Avenue West, LLC, an Illinois limited liability company (the "Declarant"), caused to be recorded with the Recorder of Deeds of Cook County, Illinois, that certain Declaration of Condominium Ownership for The 2822 W. Chicago Avenue Condominiums as Document No. 1708129052 (the "Declaration"), made by Declarant and dated March 21, 2017, affecting the real property legally described in Exhibit A attached hereto and made a part hereof (the "Property");

WHEREAS, the legal description of each Unit and certain Limited Common Elements consists of an identifying number or symbol as shown on the Plat attached to the Declaration as Exhibit B and an appropriate legal description for all Units is described in Article 2.1 (c) of the Declaration;

WHEREAS, due to a clerical error the identifying numbers for Limited Common Element parking spaces and roof decks as forth in the Plat do not exactly match those in Article 2.1 (c) of the Declaration;

WHEREAS, the Plat attached to the Declaration as Exhibit B had several typographical errors including incorrectly identifying the condominiums as "The 2820-22 W. Chicago Avenue Condominiums" instead of "The 2822 W. Chicago Avenue Condominiums."

WHEREAS, Article 17.10 of the Declaration authorizes the Declarant to change or modify any part of the Declaration to correct clerical errors.

NOW, THEREFORE, the undersigned states as follows:

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DATE 4/18/2017 COPIES 6x
OK BY [Signature]

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1. All capitalized terms which are used but not defined herein shall have the respective meanings ascribed to such terms in the Declaration.


2. That portion of Article 2.1(c) of the Declaration providing the identifying numbers for Limited Common Element parking spaces, storage areas and roof decks shall be replaced by the following:

“PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBERS P-1, P-2, P-3, P4, P5 AND P6, THE STORAGE AREA NUMBERS S2E, S3E, S4E, S2W, S3W, AND S4W, AND ROOF DECKS FOR UNIT 2E, 2W, 3E, 3W, 4E AND 4W, RESPECTIVELY, LIMITED COMMON ELEMENTS (“LCE”), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBERS 2E, 3E, 4E, 2W, 3W, AND 4W AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR REMAINING LAND DESCRIBED THEREIN.”

IN WITNESS WHEREOF, the undersigned has executed this First Amendment as of the day and year first above written.

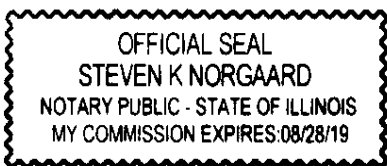
CHICAGO AVENUE WEST, LLC, an Illinois limited liability company

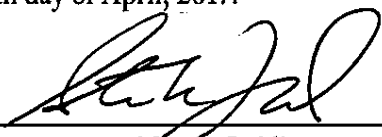
By: 
Peter N. Allen, Manager

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Peter N. Allen personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that he, as such Manager, signed, sealed and delivered said instrument as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of April, 2017.




Notary Public

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION OF
2822 W. CHICAGO AVENUE, CHICAGO, IL 60622**

THAT PART OF LOT 10 AND LOT 9 (EXCEPT THE EAST 1.35 FEET THEREOF) IN OSGOOD AND MUIR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE COMMERCIAL SPACE DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.24 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 33.14 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF AFORESAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE EAST ALONG THE SOUTH LINE OF AFORESAID PREMISES, A DISTANCE OF 1.59 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE 90 DEGREES 32 MINUTES 01 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.29 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2820-22 WEST CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES, ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

NORTH, A DISTANCE OF 38.76 FEET;

EAST, A DISTANCE OF 2.41 FEET;

NORTH, A DISTANCE OF 3.43 FEET;

EAST, A DISTANCE OF 0.39 FEET;

NORTH, A DISTANCE OF 4.22 FEET;

WEST, A DISTANCE OF 0.18 FEET;

NORTH, A DISTANCE OF 6.99 FEET;

EAST, A DISTANCE OF 10.21 FEET;

SOUTH, A DISTANCE OF 20.65 FEET;

EAST, A DISTANCE OF 4.93 FEET;

SOUTH, A DISTANCE OF 10.60 FEET;

SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTH TO SOUTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.18 FEET:

EAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTHWEST TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.55 FEET:

SOUTH, A DISTANCE OF 18.70 FEET;

WEST, A DISTANCE OF 22.14 FEET TO THE POINT OF BEGINNING.

ALSO, THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.26 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 33.13 FEET ABOVE CHICAGO CITY

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DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF AFORESAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON NORTH LINE OF WEST CHICAGO AVENUE, 1.35 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 9, THENCE NORTH ALONG THE EAST LINE OF AFORESAID PREMISES, A DISTANCE OF 5.66 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 11 MINUTES 38 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.74 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2820-22 WEST CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE

WEST, A DISTANCE OF 15.45 FEET;

NORTH, A DISTANCE OF 0.10 FEET;

WEST, A DISTANCE OF 6.49 FEET;

NORTH, A DISTANCE OF 14.54 FEET;

EAST, A DISTANCE OF 1.80 FEET;

NORTHEAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE WEST TO NORTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.43 FEET;

NORTH ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE SOUTHWEST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 9.34 FEET;

EAST, A DISTANCE OF 1.71 FEET;

NORTH, A DISTANCE OF 2.81 FEET;

WEST, A DISTANCE OF 1.69 FEET;

NORTH, A DISTANCE OF 46.38 FEET;

EAST, A DISTANCE OF 8.23 FEET;

SOUTH, A DISTANCE OF 0.40 FEET;

EAST, A DISTANCE OF 7.31 FEET;

SOUTH, A DISTANCE OF 6.83 FEET;

WEST, A DISTANCE OF 0.21 FEET;

SOUTH, A DISTANCE OF 4.45 FEET;

EAST, A DISTANCE OF 0.48 FEET;

SOUTH, A DISTANCE OF 33.30 FEET;

EAST, A DISTANCE OF 2.11 FEET;

SOUTH, A DISTANCE OF 31.94 FEET TO THE POINT OF BEGINNING.

Common Address: 2822 W. Chicago Avenue
Chicago, IL 60622

PIN NO. 16-01-326-050-0000 and 16-01-326-0083-0000
(both PINs for underlying land; part of the property in question and other property)

NOTE: THERE HAS BEEN NO TAX DIVISION FOR THE INDIVIDUAL CONDOMINIUM UNITS.

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COOK COUNTY RECORDER OF DEEDS EXHIBIT ATTACHED TO DOCUMENT

*6 Exhibits
4 pages
92.00*

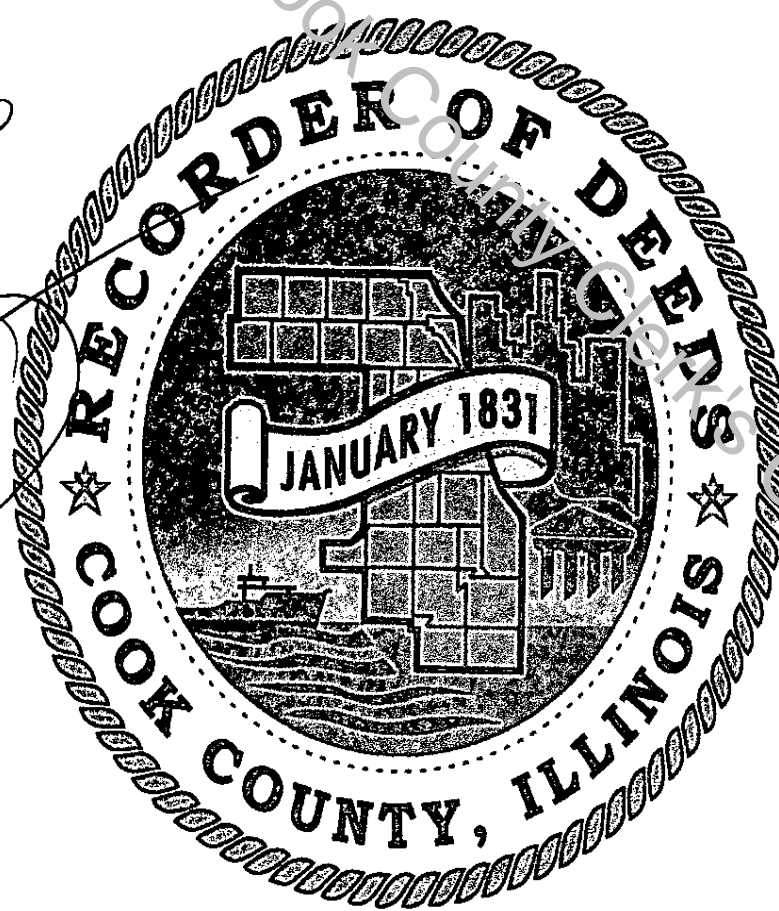


IMAGE STORED IN PLAT INDEX DATABASE