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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2017 01:01 PM Pg: 1 of 8

Prepared By
WHEN RECORDED MAIL TO:

Dentons US LLP
John J. Lawlor, Esq.
233 South Wacker Drive, Suite 5900
Chicago, Illinois 60606

8983854
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SPACE ABOVE THIS LINE
FOR RECORDER'S USE

MEMORANDUM OF SECOND AMENDMENT TO ZONING AGREEMENT

This Memorandum of Second Amendment to Zoning Agreement dated as of April 26, 2017 by and between **1546 NORTH CLARK LLC**, 1333 N. Kingsbury, Suite 206, Chicago, IL 60642, hereinafter called "Developer", **CARL SANDBURG VILLAGE CONDOMINIUM ASSOCIATION #7** (a/k/a James/Kilmer Condo Association), 1560 N. Sandburg Terrace, Chicago, IL 60610, an Illinois not-for-profit corporation, hereinafter called the "Association", **1550 NORTH CLARK (CHICAGO) OWNER, LLC**, an Illinois corporation hereinafter called the "1550 North Clark", provides notice:

- 1.) Developer or its predecessor-in-interest have entered into a "Zoning Agreement", as amended September 16, 2015, respecting certain terms and conditions on which the real property legally described as Parcel 1 on Exhibit A, attached hereto made part hereof (the "Subject Property"), can be redeveloped under the terms of a Planned Development ordinance. (For the avoidance of doubt, the Subject Property does not include Parcel 2 on Exhibit A; however, City of Chicago Amended Residential Business Planned Development No. 1272 has authorized the use of portions of the maximum permitted floor area ratio capacity of Parcel 2 as legally described on Exhibit A in the resulting maximum permitted floor area ratio for the Subject Property in accordance with the terms of the Chicago Zoning Ordinance with the consent of the owner of Parcel 2 at the time of the planned development application);
- 2.) The purpose of this Memorandum of Second Amendment to Zoning Agreement, as amended, is to give record notice of the Second Amendment to Zoning Agreement, dated April 26, 2017, and of the rights and obligations created thereby, all of which are hereby confirmed. The Second Amendment has been executed by 1550 North Clark as current contract purchaser of the Subject Property.
- 3.) This is not a complete statement of the Second Amendment of Zoning Agreement, as amended. In the event of a conflict between the terms of this Memorandum of Second Amendment to Zoning Agreement, as amended, the Zoning Agreement, as amended, shall govern.

This Memorandum may be executed in one or more counterparts, each of which, when taken together, shall constitute one and the same instrument.

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DEVELOPER:

1546 North Clark, LLC, an Illinois limited liability company

By: One Eleven North, LLC, an Illinois limited liability company, its co-Manager

By: 737 Investment & Development Company, LLC, an Illinois limited liability company, its co-Manager

By: 
Glenn Emig, Sole Manager

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Zoning Agreement, as amended, as of the date set forth in their respective acknowledgements.

DEVELOPER: *See Attached Signature page*

1546 NORTH CLARK LLC,
an Illinois limited liability company

By: **One Eleven North, LLC,**
an Illinois limited liability company, its co-Manager

By: **737 Investment & Development Company, LLC,**
an Illinois limited liability company, its co-Manager

By: _____
Glenn Emig, Sole Manager

Date: _____

ASSOCIATION:

CARL SANDBURG VILLAGE CONDOMINIUM
ASSOCIATION #7, an Illinois not-for-profit corporation

By: *Judith H. Barnes*
Name: **JUDITH H. BARNES**
Its: *President*

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(Acknowledgement of Developer)

STATE OF IL)
COUNTY OF Cook) ss.

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Glenn Emig, the manager of 737 Investment & Development Company, LLC, a manager of One Eleven North, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as its own free and voluntary act, and as the free and voluntary act of said corporation, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 6 day of April, 2017.

Sandra E Lebron
Notary Public



(Acknowledgement of Association)

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Judith H. Barnes, the President of Carl Sandburg Village Condominium Association #7, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as its own free and voluntary act, and as the free and voluntary act of said corporation, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 1 day of March, 2017.

Nichelle McFarlin
Notary Public



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(Acknowledgement of Developer)

STATE OF _____)
) ss.
COUNT OF _____)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Glenn Emig, the manager of 737 Investment & Development Company, LLC, a manager of One Eleven North, LLC, a co-manager of 1546 North Clark LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as its own free and voluntary act, and as the free and voluntary act of said corporation, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of _____, 2017.

Notary Public

(Acknowledgement of Association)

STATE OF Illinois)
) ss.
COUNTY OF Cook)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Judith H. Barnes, the President of Carl Sandburg Village Condominium Association #7, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as its own free and voluntary act, and as the free and voluntary act of said corporation, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 17 day of April, 2017.

Nichelle McFarlin
Notary Public



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(Acknowledgement of 1550 NORTH CLARK (CHICAGO) OWNER, LLC)

STATE OF IL)
) ss.
COUNTY OF Cook)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Lee Golub, the EM of 1550 North Clark (Chicago) Owner, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as its own free and voluntary act, and as the free and voluntary act of said corporation, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24th day of April, 2017.

Karla Walls
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 7 IN SUBDIVISION OF LOT 108 (EXCEPT THE SOUTH 120 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

AREA = 18,119 SQ. FT. OR 0.41595 ACRES
P.I.N.: 17-04-206-006
Address: 1546-50 N. Clark/101-15 W. North Avenue, Chicago, IL 60602

PARCEL 2:

THE NORTH 85.05 FEET OF LOT 1 (EXCEPT THE EAST 30 FEET THEREOF) IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THE NORTH 17 FEET OF LOT 1 (EXCEPT THE WEST 14 FEET AND THE EAST 30 FEET THEREOF) IN THE SUBDIVISION OF LOT 108 (EXCEPT THE SOUTH 120 FEET THEREOF) IN BRONSON'S ADDITION, AFORESAID, IN COOK COUNTY, ILLINOIS.

AREA = 10,916 SQ. FT. OR 0.2506 ACRES

P.I.N.: 17-04-206-009
Address: 1555-1565 N. LaSalle St.; 121-129 W. North Avenue, Chicago, IL 60610