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KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 01:42 PM PG: 1 OF 4

# AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR WEBSTER PLACE, INC.

Pursuant to 765 ILCS 605 (the "Act") and the terms of the Declaration of Easements, Covenants and Restrictions for Webster Place, Inc. entered into on the 27th day of March, 2017 and recorded with the Cook County Ferorder of Deeds on March 29, 2017 as Document # 1708819001 (the "Declaration"), CAP Properties, LLC and Webster Place, Inc. (the "Declarant") wishes to Amend the Declarations.

WHEREAS, the Declarant as defined in Article One paragraph 1.10 the Declarant is the owner in fee simple of the Development area as defined in Article One paragraph 1.12;

WHEREAS, pursuant to Article Nine of the Declarations, the Declarant has the right to amend the Declarations;

WHEREAS, by this Amendment to the Declaration of Easements. Covenants and Restriction for Webster Place, Inc. ("Amendment") the Declarant amends the Declarations recorded with the Cook County Recorder of Deeds on March 29, 2017 as Document # 1708819001.

NOW THEREFORE, the Declarant amends the Declarations as follows:

Article Five Paragraph 5.5 A. shall be amended by adding the following as paragraph 5.5 A. viii.:

viii. An exclusive Easement to place signage on the East elevation so long as the signage: (i) does not cover any windows benefiting the Residential Units; and (ii) such use complies with all City of Chicago ordinances and regulations.

Article Seven shall be amended by adding the following paragraph after paragraph 7.7:

7.8 WATER USAGE: Water usage shall be defined as charges pursuant to Article

CORD REVIEW

One paragraph 1.4. As of the recording of the Declarations, a single water meter for the Development area has been installed. The water meter serves both the Commercial Property and the Residential Units. Such water meter is located on the Commercial Property. The Owner of the Commercial Property shall pay 34% of the total water usage of the Development Area as invoiced by the City of Chicago. Residential Unit 2 shall pay and 27.16% of the total water usage of the Development Area as invoiced by the City of Chicago, and Residential Unit 3 shall pay and 38.84% of the total water usage of the Development Area as invoiced by the City of Chicago. The water usage as a Charge and/or assessment shall be paid by the owner of the Residential Unit, failure to pay such charge shall entitle the Owner of the Commercial Property to a lien against the Residential Structure.

The foregoing Amendment is hereby approved by a majority of the members of the Board of Directors of WEBSTER PLACE, INC. and by a majority of the members of CAP PROPERTIES, LLC and pursuant to the rights and obligations contained in the Declarations.

**DECLARANT:** 

WEBSTER PLACE, INC.

BY: W - - E 1101 W1(20)

ITS: Jant under Puller Of

CAP PROPERTIES, LLC

By: VIII CT

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COUNTY OF Lake	
HEREBY CERTIFY that Clist S. Wicon of WEBSTER PLACE, INC., appeared before and entered the Corporation, for the uses and purposes the GIVEN under my hand and Notarial Services and Purposes the Corporation of the uses and purposes the GIVEN under my hand and Notarial Services ANDREAE. MORRIS NOTARY PUBLIC, STATE OF LINOIS MY COMMISSION EXPRES 7/10/2018	Seal this 9th day of May, 2017.  Qulua Ensuis  Notary Public
This document prepared by and after recordation should be returned to:  Elliot S. Wiczer Wiczer & Sheldon, LLC 500 Skokie Boulevard Suite 325 Northbrook, Illinois 60062	Counting
	Office Co

STATE OF ILLINOIS)  COUNTY OF Lake	
of CAP PROPERTIES, LLC, appropriation, for the uses and put	
WEELGIAL SEAL	Notarial Seal this day of May, 2017.
NOTARY PUBLIC, STATE C: 11B	Notary Public
This document prepared by and after recordation should be returned to:	Cof
Elliot S. Wiczer Wiczer & Sheldon, LLC 500 Skokie Boulevard Suite 325 Northbrook, Illinois 60062	Cooperation of the cooperation o
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