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1713013044

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Lawrence M. Gritton
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Chicago, Illinois 60654

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2017 01:02 PM PG: 1 OF 29

Permanent Index Numbers:

17-09-120-013-0000

17-09-120-014-0000

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(Space above for Recorder's use only)

FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP
AND OF EASEMENTS,
RESTRICTIONS, COVENANTS
AND BY-LAWS FOR
400 WEST HURON CONDOMINIUMS
LOCATED AT THE PREMISES COMMONLY KNOWN AS
400 WEST HURON STREET,
CHICAGO, ILLINOIS

PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT

RECORDING FEE 168.00
DATE 5-10-17 COPIES 6
OK BY B. May

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**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS
AND BY-LAWS
FOR
400 WEST HURON CONDOMINIUMS**

This **FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS** ("**Declaration**") is made and entered into by **HURON SEDGWICK DEVELOPMENT LLC**, an Illinois limited liability company (the "**Developer**" or "**Declarant**") as of the 10th day of May, 2017.

WITNESSETH:

A. Declarant has heretofore recorded that certain Declaration of Condominium Ownership for 400 West Huron Condominiums with the Recorder of Cook County, Illinois on April 6, 2017 as document number 1709629057 (the "**Declaration**"), whereby Declarant submitted to the provisions of the Illinois Condominium Property Act ("**Act**") the Condominium Parcel (as defined in the Declaration).

B. The Declaration reserved to Declarant the right to annex and add to the Condominium Parcel, and thereby add to the condominium created by the Declaration, all or any portion of the Add-On Parcel (as defined in the Declaration) for the purpose of constructing and adding additional Units.

C. Declarant now desires to so annex and add to the Condominium Parcel and submit to the provisions of the Act and the Original Declaration all of the Add-On Property as described in **Exhibit B-2** of the Original Declaration, being Floors 5, 11-12 and 14-15 and the Parking Unit (being collectively, the "**First Add-On Parcel**").

NOW, THEREFORE, Declarant does hereby amend the Original Declaration (the Original Declaration as amended hereby being, the "**Declaration**"), as follows:

1. **Recitals**. The foregoing recitals are incorporated in this First Amendment as though fully contained herein.

2. **Additional Property**. The First Add-On Parcel is hereby annexed to the Condominium Parcel, and is hereby submitted to the provisions of the Act as part of Condominium in accordance with, and shall be deemed governed by, the terms and provisions of the Declaration. Accordingly, from and after the date hereof all references in the Declaration to the Condominium Parcel shall include the First Add-On Parcel.

3. **Amendments**. The Original Declaration is further amended as follows:

A. *Legal Description of Condominium Parcel*. **Exhibit B-1** of the Original Declaration (Legal Description of the Condominium Parcel) is hereby amended by deleting said **Exhibit B-1** and substituting **First Amended Exhibit B-1** attached hereto in lieu thereof.

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B. *Additional Condominium Area.* **Exhibit B-2** of the Original Declaration (Additional Condominium Area) is hereby deleted, as there is no remaining Add-On Parcel.

C. *Plat of Survey.* **Exhibit E** of the Original Declaration (Plat of Survey) is hereby amended by replacing **Exhibit E** in its entirety and replacing it with **Revised Exhibit E** attached hereto. **Revised Exhibit E** will be the final Plat of Survey.

D. *Percentage of Interest.* **Exhibit D** of the Original Declaration (Percentage of Interest in the Common Elements) is hereby amended by deleting said **Exhibit D** and substituting **First Amended Exhibit D** attached hereto in lieu thereof. The percentage of ownership in the common elements appurtenant to each Unit is hereby amended to be the percentages set forth in **First Amended Exhibit D** attached hereto. **First Amended Exhibit D** also includes the LCE Parking Spaces, Storage Spaces and Wine Storage Spaces associated with each Unit.

E. *Number of Units.* The maximum number of Units to be submitted as part of the Condominium Property is twenty five (25). Fifteen (15) Units were submitted with the Original Declaration, and the remaining ten (10) residential Units and the Parking Unit P-50 are being submitted with this First Amendment as the First Add-On Parcel, and no additional Units remain so that there is no remaining Add-On Parcel.

F. *Amendment to Section 3.20.* Section 3.20 of the Declaration is amended by deleting the words "and Units" after "Common Elements" and before the words "including, without limitation" in the 4th line of Section 3.20.

G. *References to the Board.* References in the Declaration to the "Board" with respect to obligations of the Board pertaining to the operation and maintenance and repair of the Building and easement rights shall be deemed to refer to the Association as the context indicates.

4. **Common Elements.** The additional Common Elements annexed to the Condominium by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

5. **Inconsistencies.** Except as expressly set forth herein, the Original Declaration shall remain in full force and effect in accordance with its terms. Any inconsistencies between the Original Declaration and this First Amendment shall be resolved in favor of the provisions contained in this First Amendment.

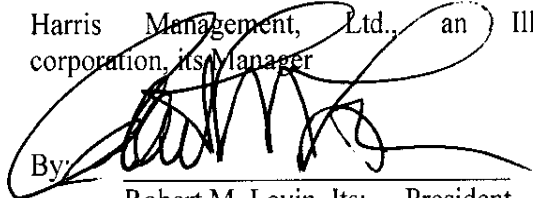
[Signature Page Follows]

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IN WITNESS WHEREOF, Huron Sedgwick Development LLC has executed this First Amendment to Declaration of Condominium Ownership as of the date above first written.

HURON SEDGWICK DEVELOPMENT LLC, an Illinois limited liability company

By: Harris Management, Ltd., an Illinois corporation, its Manager

By: 

Robert M. Levin, Its: President

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FIRST AMENDED EXHIBIT B-1 TO CONDOMINIUM DECLARATION

LEGAL DESCRIPTION OF CONDOMINIUM PARCEL

LOTS 23 TO 28 BOTH INCLUSIVE, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPT:

RETAIL PARCEL 1:

THAT PART LOTS 23 TO 28 BOTH INCLUSIVE, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.26 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.94 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28: THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOTS 27 AND 28 AFORESAID 41.17 FEET; THENCE NORTH 00°01'42" WEST 57.11 FEET; THENCE NORTH 90°00'00" WEST 7.10 FEET; THENCE NORTH 00°01'42" WEST 2.23 FEET; THENCE NORTH 90°00'00" WEST 2.42 FEET; THENCE NORTH 00°01'42" WEST 8.71 FEET; THENCE SOUTH 90°00'00" EAST 56.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28; THENCE SOUTH 00°01'42" EAST ALONG THE EAST LINE OF LOT 28 AFORESAID 68.05 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT:

RETAIL PARCEL 2:

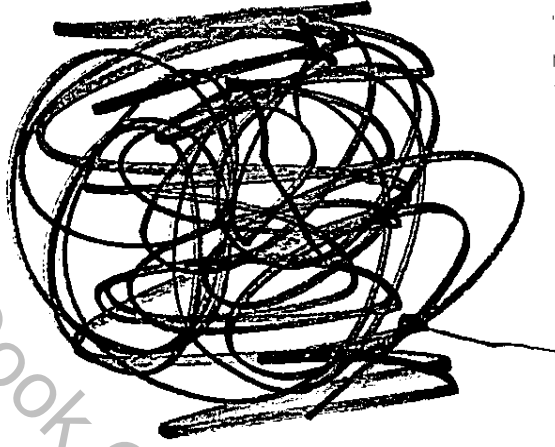
THAT PART LOTS 23 TO 28 BOTH INCLUSIVE, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.94 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +2.42 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN BLOCK 7 IN HIGGINS LAW AND CO'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 28: THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOT 28 AFORESAID 17.95 FEET; THENCE NORTH 00°01'42" WEST 20.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 40.57 FEET; THENCE NORTH 00°01'42" WEST 28.75 FEET; THENCE NORTH 90°00'00" WEST 30.31 FEET; THENCE NORTH 00°01'42" WEST 18.84 FEET; THENCE SOUTH 90°00'00" EAST 70.88 FEET; THENCE SOUTH 00°01'42" EAST 47.59 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS

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Common Property Address: 400-410 West Huron Street, Chicago, IL 60654

PINs: 17-09-120-013-0000
17-09-120-014-0000



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FIRST AMENDED EXHIBIT D TO CONDOMINIUM DECLARATION

PERCENTAGE OF OWNERSHIP AND LCES

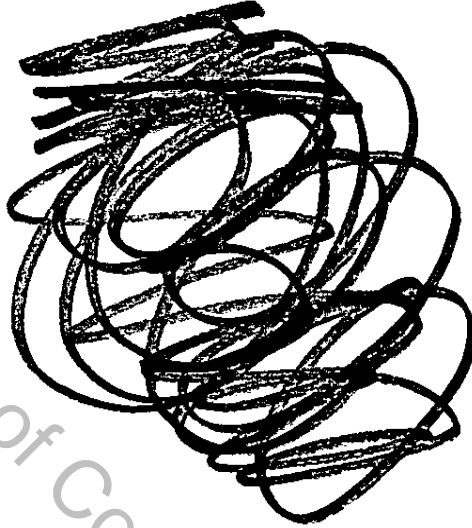
Unit	Percentage Ownership	LCE Parking Spaces	LCE Storage Spaces	LCE Wine Storage
501	7.22%	65,66,72,73	18	1,2
602	2.50%	8,9	25	3
603	2.31%	33,34	24	4
601	3.56%	40,41	23	5
702	2.50%	26,27	12	6
703	2.46%	51,52	22	7
701	3.95%	68,69	21	8
802	2.74%	20,21	20	9
803	2.74%	45,46	19	10
801	4.05%	58,59	17	11
902	2.70%	17,18	16	12
903	2.70%	35,36	13	13
901	4.14%	28,29,53,54	11	14
1002	2.99%	10,11	10	15
1003	2.79%	70,71	8	16
1001	4.05%	15,16	7	17
1102	2.99%	60,61	6	18
1103	2.89%	42,43,44	5	19
1101	4.14%	1,2,3,4	9	20
1202	5.01%	55,56,57	2	21
1201	5.97%	62,63,64	1	22
1402	4.82%	12,13,14	14	23,24
1401	5.78%	37,38,39	15	25,26

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REVISED EXHIBIT E TO CONDOMINIUM DECLARATION

FINAL PLAT OF SURVEY

ATTACHED HERETO



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18 #11
Page Exhibit

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KAREN A. YARBROUGH

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EXHIBIT
ATTACHED TO DOCUMENT

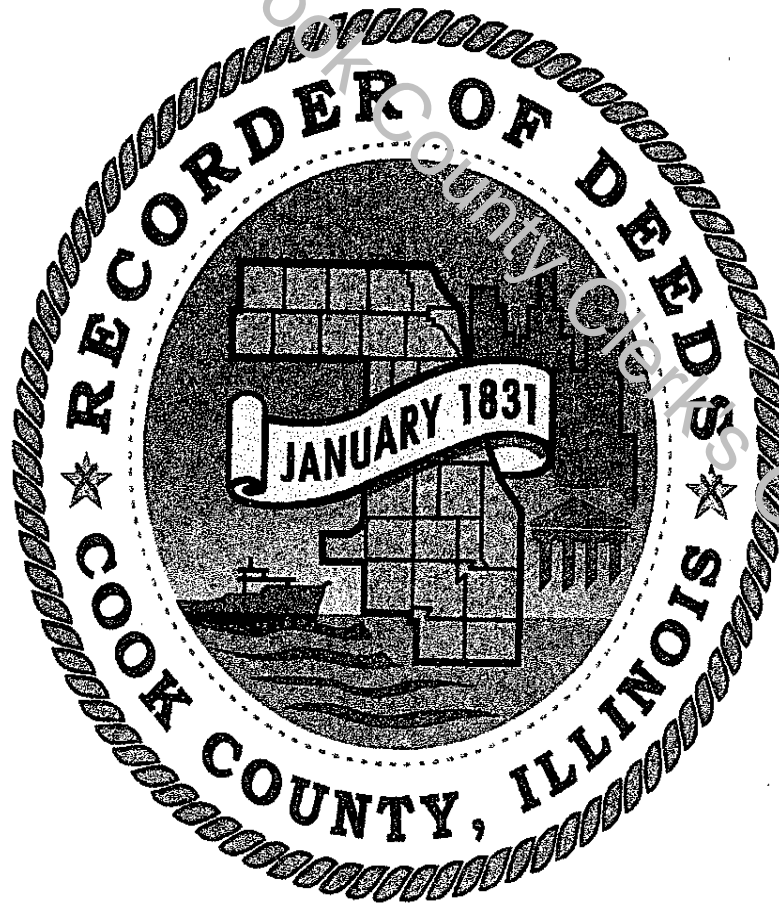


IMAGE STORED IN PLAT INDEX DATABASE

168.00