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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2017 03:13 PM PG: 1 OF 6

FIRST AMENDMENT

TO

DECLARATION OF CONDOMINIUM OWNERSHIP

PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT

1440 N. CAMPBELL AVENUE CONDOMINIUM

This instrument Prepared By and Return To:

Douglas G. Shreffler, Esq.
4653 N. Milwaukee Ave.
Chicago, IL 60630

Address of Property: 1440 N. Campbell, Chicago, IL 60655

Permanent Index Numbers:
16-01-213-056-1001, 16-01-213-056-1002, 16-01-213-056-1003, 16-01-213-056-1004

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DATE 5/11/17 COPIES 6x
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FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM
PROPERTY ACT
1440 N. CAMPBELL AVENUE CONDOMINIUM

This First Amendment to Declaration ("First Amendment") is made and entered into this 23 day of April, 2017, by Thomas M. Battista, Matthew J. Degutes II, Ryan Closser and Scott Ryan, being all of the Unit Owners of the 1440 N. CAMPBELL AVENUE CONDOMINIUM (hereinafter sometimes referred to as the "Unit Owners"):
WITNESSETH:

WHEREAS, by Declaration of Condominium for the 1440 N. CAMPBELL AVENUE CONDOMINIUM dated November 2, 2004 and recorded in the Recorder's Office of Cook County, Illinois on November 10, 2004 as Document No. 0431519030, the real estate commonly known as 1440 N. Campbell, Chicago, Illinois and legally described in Exhibit "A" attached hereto, was submitted to the provisions of the Illinois Condominium Property Act as more fully set forth therein. Capitalized words not defined in this First Amendment have the meaning ascribed to such terms in the Declaration; and

WHEREAS, pursuant to Section 8 of the Declaration the members of the Board and Unit Owners have the right to amend the Declaration and the members of the Board and the Unit Owners now desire to amend the Declaration to define the assignment of the parking spaces.

NOW, THEREFORE, pursuant to the power coupled with the interest provided to the members of the Board and the Unit Owners reserved in the Declaration, the members of the Board and Unit Owners do hereby amend the Declaration as follows:

1. Section 2.13, giving the Developer the right to assign the parking spaces, is amended to allow the limited common element parking spaces to be assigned by the declaration or an amendment to the declaration. The limited common element parking spaces shall be assigned as follows:

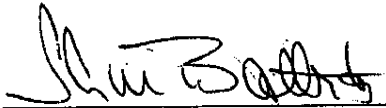
Unit 1 – P-1
Unit 2 – P-2
Unit 3 – P-3

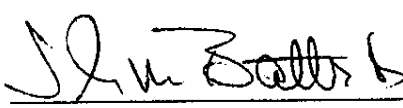
IN WITNESS WHEREOF, the members of the Board and the Unit Owners have caused their names to be signed to these presents on the day and year first above written.

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Unit Owners

Members of the Board of Directors



By: 

Thomas M. Battista


Thomas M. Battista

Matthew J. Degutes II

By: Matthew J. Degutes II

Ryan Closser

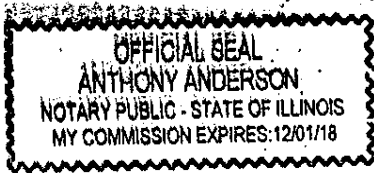
By: Ryan Closser

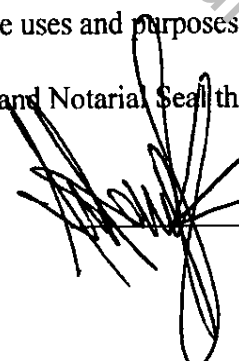

Scott Ryan

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Thomas M. Battista, member of the Board, and Thomas M. Battista, Unit Owner, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of the Board and Unit Owner, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1440 N. Campbell Avenue Condominium Association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23 day of April, 2017.




Notary Public

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Unit Owners

Members of the Board of Directors

Thomas M. Battista

By:

Thomas M. Battista

Matthew DeGutes
Matthew J. Degutes II

By:

Matthew J. Degutes II
Matthew J. Degutes II

Ryan Closser

By:

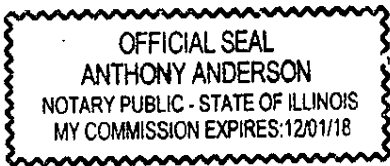
Ryan Closser

Scott Ryan

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Matthew J. Degutes II, member of the Board, and Matthew J. Degutes II, Unit Owner, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of the Board and Unit Owner, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1440 N. Campbell Avenue Condominium Association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29 day of April, 2017.



Anthony Anderson
Notary Public

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EXHIBIT A

(legal description)

UNIT NUMBERS G, 1, 2, 3 IN 1440 N. CAMPBELL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 8 IN BLOCK 6 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON NOVEMBER 10, 2004 AS DOCUMENT NUMBER 0431519030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of Property: 1440 N. Campbell, Chicago, IL 60655

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