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This instrument was prepared by and after recording should be mailed to:

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Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, Illinois 60602

Doc# 1715018066 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2017 03:21 PM PG: 1 OF 5

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS OF 1310 N. WESTERN CONDOMINIUMS

This First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1310 N. Western Condominiums ("First Amendment") is made and entered into this 30th day of May, 2017, by 1310 Western Inc., an Illinois corporation ("Declarant").

WITNESSETH:

WHEREAS, the Declarant is the developer of 1310 N. Western Condominiums, which condominium property is situated at 1310 N. Western Ave., Chicago, IL 60622 and legally described below ("Property");

WHEREAS, the Declarant recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1310 N. Western Condominiums ("Declaration") in the Office of the Recorder of Deeds of Cook County, Illinois, on May 9, 2017 as Document number 1712945005, submitting the Property to the provisions of the Illinois Condominium Property Act;

WHEREAS, the Declarant now wishes to amend the Declaration in accordance with the terms and provisions of the Declaration to correct scrivener's errors and to amend the allocation of Limited Common Elements in the Declaration;

NOW, THEREFORE, the Declarant, for the purposes set forth above, hereby adopts this First Amendment to the Declaration and declares as follows:

1. The Schedule of Allocation of Limited Common Elements attached hereto as Exhibit D shall amend and replace the Schedule of Allocation of Limited Common Elements originally attached to the Declaration as Exhibit D.

2. This First Amendment to the Declaration shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.


3. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

RECORDING FEE 46.00
DATE 5/30/2017 COPIES 6x
OK BY [Signature]

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IN WITNESS WHEREOF, this First Amendment was executed this 30th day of May, 2017.

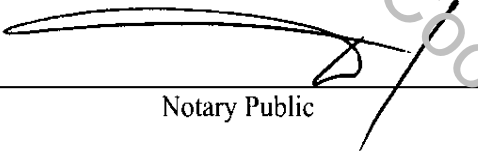
1310 WESTERN INC.

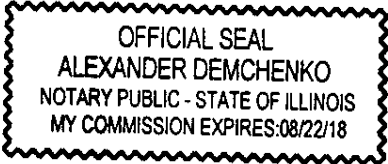
By:  President

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Tetyana Lobas, President of 1310 Western Inc., an Illinois corporation, appeared before me this day in person and acknowledged that as such President, she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 30th day of May, 2017.


Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT D SCHEDULE OF ALLOCATION OF LIMITED COMMON ELEMENTS

	Parking Space	Storage Space	Roof Rights
Unit 2S	P-4	S-3	R-2S
Unit 2N	P-5	S-2	R-2N
Unit 3S	P-2	S-5	R-3S
Unit 3N	P-3	S-6	R-3N
Unit 4	P-1	S-4	R-4A and R-4B

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

2024 JUN 11 10:11 AM
RECORDED

2024 JUN 11 10:11 AM
RECORDED 3

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LEGAL DESCRIPTION

UNITS 2S, 2N, 3S, 3N AND 4 IN 1310 N. WESTERN CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 AND LOT 20 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION TAKEN FOR WIDENING WESTERN AVENUE) IN BLOCK 1 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 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 "E" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 9, 2017 AS DOCUMENT NUMBER 1712945005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM PARCEL 1 (RETAIL SPACE 1S) AND PARCEL 2 (RETAIL SPACE 1N), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (RETAIL SPACE 1S):

THAT PART OF LOTS 19 AND 20 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 1 TAKEN FOR WIDENING OF WESTERN AVENUE) LYING ABOVE A HORIZONTAL PLANE AND ASSUMED FIRST FLOOR ELEVATION OF 100.00 FEET AND BELOW A HORIZONTAL PLANE OF 111.83 FEET, IN BLOCK 1 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 19 AND THE WEST LINE OF WESTERN AVENUE BEING 50.00 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 27 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF WESTERN AVENUE, 50.00 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 20; THENCE WEST ALONG THE SOUTH LINE OF LOT 20, 5.52 FEET; THENCE NORTH, 4.11 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF RETAIL SPACE 1S; THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS FOR THE NEXT 12 COURSES) WEST, 51.21 FEET; THENCE NORTH, 21.83 FEET; THENCE EAST, 21.50 FEET; THENCE SOUTH, 3.26 FEET; THENCE EAST 5.75 FEET; THENCE SOUTH, 0.73 FEET; THENCE EAST 14.42 FEET; THENCE SOUTH, 0.23 FEET; THENCE EAST, 1.25 FEET; THENCE NORTH, 0.23 FEET; THENCE EAST, 8.29 FEET; THENCE SOUTH, 17.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 (RETAIL SPACE 1N):

THAT PART OF LOTS 19 AND 20 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 1 TAKEN FOR WIDENING OF WESTERN AVENUE) LYING ABOVE A HORIZONTAL PLANE AND ASSUMED FIRST FLOOR ELEVATION OF 100.00 FEET AND BELOW A HORIZONTAL PLANE OF 111.83 FEET, IN BLOCK 1 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 19 AND THE WEST LINE OF WESTERN AVENUE BEING 50.00 FEET WEST OF THE NORTHEAST CORNER

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THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 19, 5.12 FEET; THENCE SOUTH 1.22 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF RETAIL SPACE 1N; THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS FOR THE NEXT 14 COURSES) SOUTH, 12.80 FEET; THENCE WEST, 28.46 FEET; THENCE SOUTH, 4.71 FEET, THENCE WEST, 22.75 FEET; THENCE NORTH, 17.51 FEET; THENCE EAST, 7.04 FEET; THENCE SOUTH, 3.33 FEET; THENCE EAST, 7.60 FEET; THENCE NORTH, 3.33 FEET; THENCE EAST, 9.71 FEET; THENCE SOUTH, 0.30 FEET; THENCE EAST, 1.59 FEET; THENCE NORTH, 0.30 FEET; THENCE EAST, 25.27 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 16-01-221-041-0000 and 16-01-221-042-0000

Commonly Known As: 1310 N. Western Ave., Units 2S, 2N, 3S, 3N and 4, Chicago, Illinois 60622

Property of Cook County Clerk's Office