


UNOFFICIAL COPY

345

Prepared By and After Recording Return to:

Brown, Udell, Pomerantz & Delrahim, Ltd.
Jeffrey Arnold
225 West Illinois Street, Suite 300
Chicago, Illinois 60654

 *1721434110*	
Doc# 1721434110 Fee \$52.00	
RHSP FEE:\$9.00 RPRF FEE: \$1.00	
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE: 08/02/2017 04:13 PM PG: 1 OF 8	

ABOVE SPACE FOR RECORDER'S USE ONLY

CERTIFICATION AS TO AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 152 WEST HURON STREET, CHICAGO, ILLINOIS

This Certification as to Amendment to the Declaration of Covenants, Conditions, Restrictions And Reciprocal Easements For 152 West Huron Street, Chicago, Illinois (this "Amendment") is made and entered into by the 152 WEST HURON CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation (the "Association"), and 152 JPD, LLC, an Illinois limited liability company ("First Floor Owner").

177-42634

RECITALS

- A. On April 18, 2017, the Association and First Floor Owner recorded that certain Amendment to the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements For 152 West Huron Street, Chicago, Illinois as Document No. 1710829084 (the "Amendment").
- B. The Association and First Floor Owner desire to clarify and certify the reference to the Declaration contained in the Amendment.

NOW, THEREFORE, the Association and the First Floor Owner hereby agree as follows:

- 1. **Recitals.** The Recitals are hereby incorporated into this Certification in their entirety.
- 2. **Declaration.** All references in the Amendment to the "Declaration" are intended to, and shall, refer to both (i) that certain Declaration of Covenants, Conditions, Restrictions And Reciprocal Easements For 152 West Huron Street, Chicago, Illinois dated as of February 14, 2003 and recorded in the Office of the Recorder of Deeds for Cook County, Illinois (the "Recorder's Office") as Document No. 0030220180; and (ii) that certain Amended Declaration of Covenants, Conditions, Restrictions And Reciprocal Easements For 152 West Huron Street, Chicago, Illinois recorded in the Recorder's Office as Document No. 0030228614.



UNOFFICIAL COPY

3. **Counterparts.** This Certification may be executed in counterparts, each of which will be considered an original and together will constitute one and the same agreement, binding upon all of the parties hereto.

[BALANCE OF PAGE LEFT BLANK INTENTIONALLY]

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

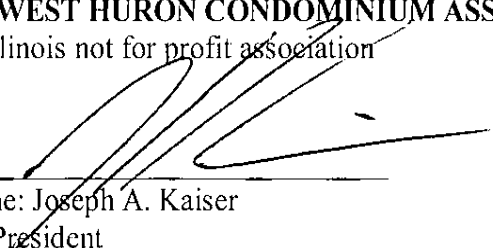
Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed and delivered as of July 24, 2017.

ASSOCIATION:

152 WEST HURON CONDOMINIUM ASSOCIATION,
an Illinois not for profit association

By: 
Name: Joseph A. Kaiser
Its: President

FIRST FLOOR OWNER:

152 JPD, LLC,
an Illinois limited liability company

By: _____
Name: Jay Schiesser
Its: Member

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed and delivered as of July 24, 2017.

ASSOCIATION:

152 WEST HURON CONDOMINIUM ASSOCIATION,
an Illinois not for profit association

By: _____
Name: Joseph A. Kaiser
Its: President

FIRST FLOOR OWNER:

152 JPD, LLC,
an Illinois limited liability company

By: _____
Name: Jay Schiesser
Its: Member

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF CO)
) SS.
COUNTY OF Pitkin

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Joseph A. Kaiser, personally known to me to be the President of the 152 West Huron Condominium Association, an Illinois not for profit association (the "Association"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument on behalf of the Association, pursuant to authority given by the Board of Directors of the Association as his own free and voluntary act, for the uses and purposes therein set forth.

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

[Signature]
Notary Public

My Commission Expires:
10/08/2019

MRIDUL GHIMIRE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154039585
MY COMMISSION EXPIRES 10/08/2019

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Jay Schiesser, personally known to me to the Member of 152 JPD, LLC, an Illinois limited liability company (the "Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument on behalf of the Company, as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22 day of June, 2017.



Notary Public

My Commission Expires:
4-14-18



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION OF RESIDENTIAL PROPERTY

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT; THE EAST 6 FEET OF LOT 13 AND ALL OF LOT 12 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP39NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 90 DEGREES EAST, ALONG THE SOUTH EXTERIOR WALL OF A 7 STORY BUILDING, 3.50 FEET, THENCE NORTH 0 DEGREES EAST, 1.75 FEET, THENCE NORTH 90 DEGREES WEST, 1.68 FEET TO THE SOUTHWEST CORNER OF AN INTERIOR SPACE, THENCE, NORTH 0 DEGREES EAST, 20.00 FEET, THENCE NORTH 90 DEGREES EAST, 8.52 FEET, THENCE NORTH 0 DEGREES EAST, 20.94 FEET, THENCE NORTH 90 DEGREES EAST, 1.30 FEET, THENCE NORTH 0 DEGREES EAST, 5.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 0 DEGREES WEST, 15.18 FEET, THENCE NORTH 90 DEGREES EAST, 5.50 FEET, THENCE NORTH 0 DEGREES EAST, 33.10 FEET, THENCE NORTH 90 DEGREES EAST, 12.10 FEET, THENCE SOUTH 0 DEGREES WEST, 11.00 FEET, THENCE NORTH 90 DEGREES EAST, 11.05 FEET, THENCE SOUTH 0 DEGREES WEST, 24.20 FEET, THENCE SOUTH 90 DEGREES WEST, 4.00 FEET, THENCE SOUTH 0 DEGREES WEST, 18.95 FEET, THENCE NORTH 90 DEGREES EAST, 8.50 FEET, THENCE SOUTH 0 DEGREES WEST, 42.70 FEET, THENCE SOUTH 90 DEGREES WEST, 1.71 FEET, THENCE SOUTH 0 DEGREES WEST, 1.07 FEET, THENCE SOUTH 90 DEGREES WEST, 9.32 FEET, THENCE NORTH 0 DEGREES WEST, 1.05 FEET, THENCE SOUTH 90 DEGREES WEST, 3.80 FEET, THENCE SOUTH 0 DEGREES WEST, 1.08 FEET, THENCE SOUTH 90 DEGREES WEST, 11.95 FEET, THENCE NORTH 0 DEGREES WEST, 1.05 FEET, THENCE SOUTH 90 DEGREES WEST, 1.40 FEET, THENCE NORTH 0 DEGREES WEST 47.52 FEET, THENCE SOUTH 90 DEGREES WEST, 4.80 FEET TO THE POINT OF BEGINNING, ALL LYING BETWEEN THE ELEVATIONS OF 18.260 C.C.D AND 31.410 C.C.D.

Commonly known as: 152-154 W. Huron Street, Chicago, Illinois 60610

PINS: 17-09-210-020-1001; 17-09-210-020-1002; 17-09-210-020-1003; 17-09-210-020-1004;
17-19-210-020-1005; 17-19-210-019

UNOFFICIAL COPY

EXHIBIT C

LEGAL DESCRIPTION OF COMMERCIAL PROPERTY

ALL THAT PART OF THE REAL ESTATE DESCRIBED HEREIN LYING BETWEEN THE ELEVATIONS OF 18.260 C.C.D AND 31.410 C.C.D. DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT: THE EAST 6 FEET OF LOT 13 AND ALL OF LOT 12 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH 90 DEGREES EAST, ALONG THE SOUTH EXTERIOR WALL OF A 7 STORY BUILDING, 3.50 FEET, THENCE NORTH 0 DEGREES EAST, 1.75 FEET, THENCE NORTH 90 DEGREES WEST, 1.68 FEET TO THE SOUTHWEST CORNER OF THE FIRST FLOOR INTERIOR COMMON SPACE, THENCE CONTINUING ALONG THE AN INTERIOR WALL, NORTH 0 DEGREES EAST, 20.00 FEET, THENCE NORTH 90 DEGREES EAST, 8.52 FEET, THENCE NORTH 0 DEGREES EAST, 20.94 FEET, THENCE NORTH 90 DEGREES EAST, 1.30 FEET, THENCE NORTH 0 DEGREES EAST, 5.61 FEET TO THE POINT OF BEGINNING OF THE FIRST FLOOR COMMERCIAL SPACE, THENCE CONTINUING NORTH 0 DEGREES WEST, 15.18 FEET, THENCE NORTH 90 DEGREES EAST, 5.50 FEET, THENCE NORTH 0 DEGREES EAST, 33.10 FEET TO THE NORTHWEST CORNER OF SAID INTERIOR SPACE, THENCE NORTH 90 DEGREES EAST, 12.10 FEET, THENCE SOUTH 0 DEGREES WEST, 11.00 FEET, THENCE NORTH 90 DEGREES EAST, 11.05 FEET TO THE NORTHEAST CORNER, THENCE SOUTH 0 DEGREES WEST, 24.20 FEET, THENCE SOUTH 90 DEGREES WEST, 4.00 FEET, THENCE SOUTH 0 DEGREES WEST, 18.95 FEET, THENCE NORTH 90 DEGREES EAST, 8.50 FEET, THENCE SOUTH 0 DEGREES WEST, 42.70 FEET TO THE SOUTHEAST CORNER OF SAID INTERIOR SPACE, THENCE SOUTH 90 DEGREES WEST, 1.71 FEET, THENCE SOUTH 0 DEGREES WEST, 1.07 FEET, THENCE SOUTH 90 DEGREES WEST, 9.32 FEET, THENCE NORTH 0 DEGREES WEST, 1.05 FEET, THENCE SOUTH 90 DEGREES WEST, 3.80 FEET, THENCE SOUTH 0 DEGREES WEST, 1.08 FEET, THENCE SOUTH 90 DEGREES WEST, 1.95 FEET, THENCE NORTH 0 DEGREES WEST, 1.05 FEET, THENCE SOUTH 90 DEGREES WEST, 1.40 FEET TO THE SOUTHWEST CORNER SAID INTERIOR SPACE, THENCE NORTH 0 DEGREES WEST 47.52 FEET, THENCE SOUTH 90 DEGREES WEST, 4.81 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 2695.0 SQUARE FEET THEREIN.

Commonly known as: 152-154 W. Huron Street, First Floor, Chicago, Illinois 60610

PINS: 17-09-210-018