

# UNOFFICIAL COPY

**PREPARED BY:**

Daniel Kach  
Kach Law LLC  
222 N. LaSalle, Suite 1550  
Chicago, IL 60601



\*1724244002\*

Doc# 1724244002 Fee \$68.00

**RECORDING REQUESTED BY,  
AND WHEN RECORDED RETURN TO:**

James A. Slowikowski  
Dickler Kahn Slowikowski & Zavell, Ltd.  
85 W. Algonquin Road, Ste 420  
Arlington Heights, IL 60005

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2017 10:03 AM PG: 1 OF 16

**AMENDMENT TO DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR HURON-WELLS CONDOMINIUM**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR HURON-WELLS CONDOMINIUM ("Amendment") is made as of 8/8, 2017.

**RECITALS:**

A. That by that certain Declaration of Condominium Ownership for Huron-Wells Condominium was entered into by Michigan Avenue National Bank, as Trustee under Trust Agreement dated May 17, 1968 and known as Trust No. 1383 (the "Declaration") dated October 18, 1979 and recorded on October 23, 1979 as Document 25206179 in the Office of the Recorder of Deeds of Cook County, Illinois certain real property more particularly described on Exhibit A attached hereto and incorporated herein by this reference was submitted to the Declaration and the Illinois Condominium Property Act (the "Act").

B. The Declaration created that certain Huron-Wells Condominium Association (the "Association").

C. The Declaration allows for the provisions of the Declaration to be changed, modified, or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements, and provided that all lien holders of record have been notified by certified mail of such change, modification or rescission, and an affidavit by the Secretary of the Association certifying to such mailing is made a part of such instrument, as such conditions are more particularly described in Article XIII(A) of the Declaration (the "Conditions").

D. The Conditions have been met as evidenced by the signatures and acknowledgement of the Unit Owners and Affidavit of the Association Secretary attached hereto and incorporated herein by this reference.

E. The undersigned, executes this Amendment having authority to sign this Amendment pursuant to the Declaration and Bylaws of the Association and the Act.

NOW, THEREFORE, the Unit Owners, being at least seventy-five percent of the total ownership of the Common Elements, do hereby modify the Declaration as follows:

1. The foregoing recitals are hereby incorporated herein in their entirety. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration.

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2. The Declaration is hereby amended as follows:

a. Article VIII(B) is deleted in its entirety and replaced with the following:

B. As to Unit 164-1A, and only as to Unit 164-1A, the Association shall have a right of first refusal for 21 days as to any proposed sale or lease of said Unit. The Unit Owner shall deliver to the Board any bona fide letter of intent for a contract or lease of Unit 164-1A, or the proposed contract or lease if there is no letter of intent, a copy of said document together with such other information as may be reasonably required by the Board, pursuant to any Rules and Regulations of the Board. For a period of 21 days after the delivery of said letter of intent, the Association shall have the right to purchase or lease (as the case may be) said Unit 164-1A on the same terms thereof. The Board shall have the authority to waive said Right on behalf of the Association upon vote of a majority of Board members voting at a meeting called for said purpose. The Right of First Refusal shall be deemed waived if (i) no such action is taken within said 21 day period, (ii) the Board exercises the Right of First Refusal, but within sixty (60) days thereafter, the parties negotiating in good faith have not executed a definitive purchase and sale contract or lease, as applicable, or (iii) the Board fails to provide written notice to the Unit Owner of Unit 164-1A, within 10 days of such Unit Owner's delivery of the letter of intent or the proposed contract or lease if there is no letter of intent, evidencing that the Board has scheduled a meeting within the required 21 day period following the delivery of said letter or contract or lease to vote on the Right of First Refusal. Exercise of the Right of First Refusal, and consummation of the lease or purchase contract, shall require an affirmative vote of seventy-five percent of the votes at a special meeting of Unit Owners called for that purpose.

b. Article IX(A)(2)(b) is deleted in its entirety and replaced with: "(b) the proposed use is permitted under then applicable zoning codes and ordinances".

c. Article IX(A)(2)(f) and the two sentences thereafter in Article IX(A)(2) are deleted in their entirety and replaced with the following:

(f) any signage may be erected by such Unit Owner provided such signage (i) complies with all applicable governmental requirements, (ii) does not obstruct windows of the other units, (iii) does not include neon or other lights that shine directly into the residential units, and (iv) is similar to other signage used in retail settings in the City of Chicago; any signage that does not comply with the foregoing criteria shall be subject to approval by the Association, such approval not to be unreasonably withheld, conditioned or delayed.

d. The following Section XIII(N) is hereby added to the Declaration:

N. Cure Period. In the event of a breach by the Unit Owner of Unit 164-1A of this Declaration, the bylaws of the Association or any rules and regulation promulgated by the Association, such Unit Owner shall have thirty (30) days after written notice to cure such breach or such longer period of time as reasonably necessary to cure such breach provided such Unit Owner commences such cure during said thirty (30) day period and diligently pursues such cure; provided, however, in the event of an Emergency, the Association may take such immediate action as the Association reasonably deems necessary but only to the extent reasonably necessary to remedy such Emergency, including without limitation seeking an injunction or specific performance. For purposes of this Declaration, "Emergency" as used herein shall mean an unexpected situation or occurrence of a sudden and urgent nature that requires immediate action in order to avoid serious risk and imminent danger to person or property.

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- e. Exhibit D, Article V, Section 7 is amended by adding to the end of such Section: provided, however, all rules and regulations must be uniform and non-discriminatory:
- 3. This Amendment shall be effective upon filing with the Recorder of Deeds of Cook County, Illinois.

[signature page to follow]

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

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IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first set forth above.

Huron Wells Condominium Association

By: [Signature]  
Name: Eric Mathiasen  
Its: President

### ACKNOWLEDGMENT

STATE OF ILLINOIS )  
) SS.  
COUNTY OF Cook )

Personally came before me this 9<sup>th</sup> day of August, 2017, Eric Mathiasen, who executed the foregoing instrument, and acknowledged the same, as **President** of the **Huron Wells Condominium Association**.

(SEAL)



Name: [Signature]  
Notary Public, State of Illinois  
My Commission Expires: \_\_\_\_\_

Cook County Clerk's Office



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## SIGNATURE PAGE FOR APPROVAL OF AMENDMENT TO DECLARATION, FOR HURON-WELLS CONDOMINIUM

The undersigned as owners(s) of Units, by signing this document hereby approve and acknowledge the Amendment To Declaration for Huron-Wells Condominium, to amend provision at Article VIII(B), Article IX(A)(2)(b),(d) and (f), Article XIII (N), and Bylaws Article V, Section 7. I/we authorize attachment of this signature page the Amendment to Declaration to be recorded.

Date: 6/28/17 Percentage Ownership: 6.3051

Unit Number & Address: 156 W. Huron 2D Chicago, Illinois

Signature: [Handwritten Signature] Print Name: Ermin Arrick

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Property of Cook County Clerk's Office

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## SIGNATURE PAGE FOR APPROVAL OF AMENDMENT TO DECLARATION, FOR HURON-WELLS CONDOMINIUM

The undersigned as owners(s) of Units, by signing this document <sup>yes</sup> hereby approve and acknowledge the Amendment To Declaration for Huron-Wells Condominium, to amend provision at Article VIII(B), Article IX(A)(2)(b),(d) and (f), Article XIII (N), and Bylaws Article V, Section 7. I/we authorize attachment of this signature page the Amendment to Declaration to be recorded.

Date: 07-06-2017 Percentage Ownership: ~~100%~~ 6.0847

Unit Number & Address: #3D 156 W. Huron ST, Chicago, Illinois

Signature: Joseph F. Altongy Print Name: JOSEPH F. ALTONGY

Signature: Sharon M. Altongy Print Name: Sharon M. ALTONGY

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: June 28, 2017 Percentage Ownership: 6.3934

Unit Number & Address: 156 W Huron St, Unit 4D Chicago, Illinois

Signature: [Handwritten Signature] Print Name: Eric A. Mathiasen

Signature: n/a Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: June 28, 2017 Percentage Ownership: 11,3317

Unit Number & Address: 158 W. Huron St. Unit 1C Chicago, Illinois

Signature: [Handwritten Signature] Print Name: Elias Hohlastos

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: June 28, 2017 Percentage Ownership: 6.7901

Unit Number & Address: #2C, 158 W. Huron St Chicago, Illinois

Signature: [Handwritten Signature] Print Name: Karen FITZNER

Signature: [Handwritten Signature] Print Name: RICHARD HECKINGER

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Date: 7/4/17 Percentage Ownership: 6.7901

Unit Number & Address: 158 W. Huron 3C Chicago, Illinois

Signature: [Handwritten Signature] Print Name: Anne M Purcell

Signature: [Handwritten Signature] Print Name: ERNEST W. PURCELL

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

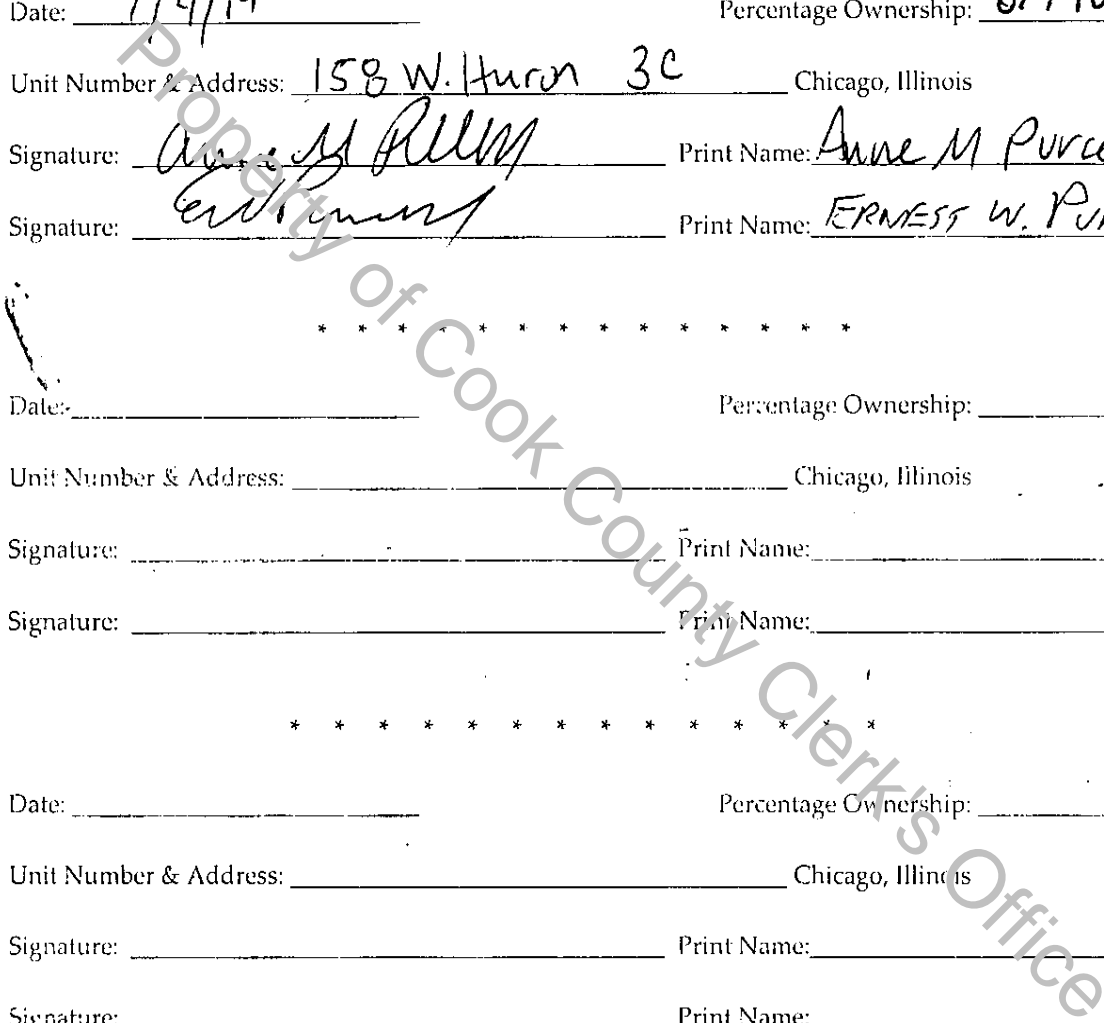
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Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_



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Date: 8/29/2017 Percentage Ownership: 1B: 7.4074  
2B: 5.1146

Unit Number & Address: 162 W. Huron 1B 2B Chicago, Illinois Total 12.5220

Signature: Elizabeth C. Treacy Print Name: Elizabeth C. Treacy

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

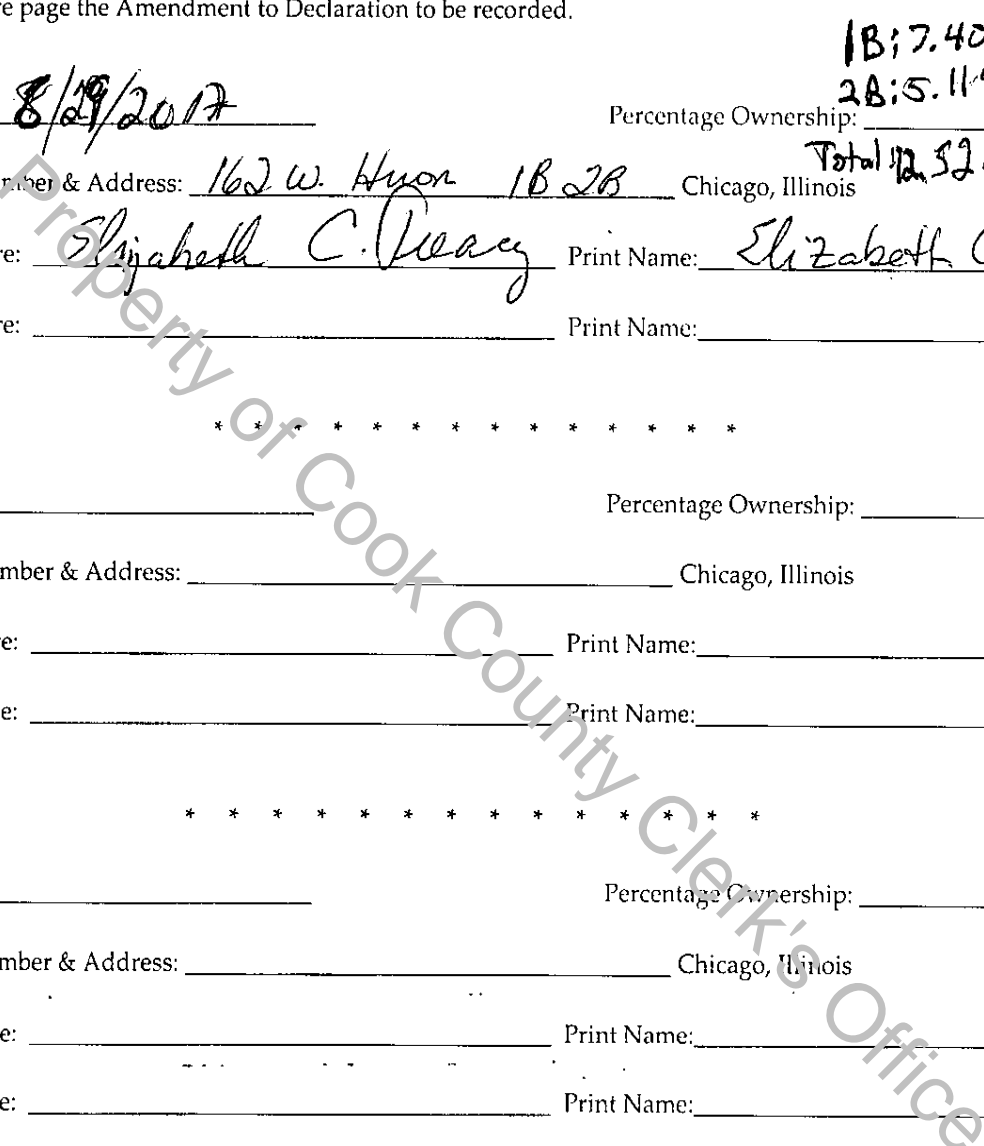
\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_



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Date: 07/5/17

Percentage Ownership: 8,7300

Unit Number & Address: 164-1A W. Huron Chicago, Illinois

Signature: Gina Vanasco Print Name: Gina Vanasco

Signature: Teresa del Rosario Print Name: Teresa del Rosario

FOR  
TGV  
PROP.  
LLC

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: 7/28/17 Percentage Ownership: 6.3051

Unit Number & Address: 164 W Huron 2A Chicago, Illinois

Signature: [Handwritten Signature] Print Name: Nathan J Binkley

Signature: [Handwritten Signature] Print Name: Kevin Binkley

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: July 2017 Percentage Ownership: 6.084790

Unit Number & Address: 164 W. Huron #4A Chicago, Illinois 60654

Signature: [Handwritten Signature] Print Name: Lori A. Potochnik

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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EXHIBIT "A"  
TO  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OWNERSHIP FOR HURON WELLS CONDOMINIUM

## LEGAL DESCRIPTION

Units 1A, 2A, 3A, 4A, 1B, 2B, 1C, 2C, 3C, 4C, 1D, 2D, 3D, and 4D, in Huron-Wells Condominium, being the South 20 feet of Lot 1 in Block 2 in Newberry's Addition to Chicago, a subdivision of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, and the West 10 feet of Lot 13 and the East 3 feet of Lot 14 in Block 2, in Newberry's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, and the West 22 feet of Lot 14 in Block 2 in Newberry's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, as delineated in Plat of Survey which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25206179, together with their undivided percentage of ownership interest in the common elements, all in Cook County, Illinois.

All in Chicago, Illinois 60610

Address	PIN
156 W. Huron, Unit 1D	17-09-210-017-1001
156 W. Huron, Unit 2D	17-09-210-017-1002
156 W. Huron, Unit 3D	17-09-210-017-1003
156 W. Huron, Unit 4D	17-09-210-017-1004
158 W. Huron, Unit 1C	17-09-210-017-1005
158 W. Huron, Unit 2C	17-09-210-017-1006
158 W. Huron, Unit 3C	17-09-210-017-1007
158 W. Huron, Unit 4C	17-09-210-017-1008
162 W. Huron, Unit 1B	17-09-210-017-1009
162 W. Huron, Unit 2B	17-09-210-017-1010
701 N. Wells, Unit 1A	17-09-210-017-1011
164 W. Huron, Unit 2A	17-09-210-017-1012
164 W. Huron, Unit 3A	17-09-210-017-1013
164 W. Huron, Unit 4A	17-09-210-017-1014

**MAIL TO:** Dickler, Kahn, Slowikowski & Zavell, Ltd.  
85 W. Algonquin Road, Suite 420  
Arlington Heights, IL 60005