

UNOFFICIAL COPY

This instrument prepared by and to be mailed to:

Mary N. Frenzel
Central Law Group, P.C.
2822 Central Street
Suite 300
Evanston, IL 60201



Doc# 1729729011 Fee \$84.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 09:58 AM PG: 1 OF 8

Space Reserved for Recorder's Use

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR
THE 900 CHICAGO CONDOMINIUM ASSOCIATION
TO SUBDIVIDE UNITS P-19 AND P-21

Amendment made this 20th day of Sept, 2017, by The 900 Chicago Condominium Association, an Illinois not-for-profit corporation (the "Association").

Recitals:

A. On November 17, 2005, a certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants for the 900 Chicago Avenue Condominium and By-Laws for The 900 Chicago Condominium Association was recorded in the Office of the Recorder of Cook County, Illinois as Document No. 0532127014. Said Declaration has been amended from time to time prior to this Amendment. The Declaration, as amended, is hereinafter referred to as the "Declaration"; and

B. Pursuant to the Declaration, Units P-19 and P-21 (the "Units") were created and made subject to the Declaration. The legal descriptions of said Units are attached hereto as Exhibits "A" and incorporated by reference herein; and

C. The Units are designated on the Plat of Survey attached as Exhibit C to the Declaration (the "Plat"). The Units have been assigned their respective percentage interests in the common elements as specified in Exhibit B to the Declaration; and

D. Pursuant to Section 31 of the Illinois Condominium Property Act, 765 ILCS 605/1

RECORDING FEE \$84.00
DATE 10/24/2017 COPIES OK
OK BY [Signature]

UNOFFICIAL COPY

et seq. (the "Act"), units at the Association may be combined and subdivided with the approval of the Board of Managers of the Association (the "Board"); and

E. Robert V. Lyons and Jane L. Lyons are the owners of Units P-19 and P-21, (the "Owners"); and

F. The Owners having previously made application, pursuant to the Declaration and the Act, to the Board to subdivide the Units, and a resolution approving the application having been passed by a majority of the Board and subdivision having been completed, and the President and Secretary of the Board having been authorized by the Board to execute this amendment.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. The Units are each hereby deemed subdivided into two units, as shown on the plat attached as Exhibit "C" attached hereto.

2. The page of the Plat which shows the Units is hereby superseded by the Plat of Survey attached hereto as Exhibit "C" and incorporated herein (the "Owners' Plat"). In the event of any conflict between said Plats, the Owners' Plat attached hereto as Exhibit "C" shall be deemed controlling. Any and all references to the Plat contained in the Declaration shall hereafter be deemed to include the Owners' Plat in lieu of that page of the Plat which, prior to this Amendment, showed the Units.

3. The percentage interests in the common elements for the Units, as specified in Exhibit B to the Declaration as follows:

<u>Unit No.</u>	<u>Percentage of Interest</u>
P-19	0.09%
P-21	0.09%

Said percentages are hereby amended to be as follows:

<u>Unit No.</u>	<u>Percentage of Interest</u>
P-19A	0.045%
P-19B	0.045%
P-21A	0.045%
P-21B	0.045%

4. Limited Common Elements appurtenant to the Units ("LCE") are allocated among the subdivided Units as follows:

<u>LCE</u>	<u>Unit</u>
None	

UNOFFICIAL COPY

5. Except as specifically amended herein, the Declaration, as previously amended, remains in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be signed by its President and attested by its Secretary the day and year first written above.

The 900 Chicago Condominium Association,
an Illinois not-for-profit corporation

By: John Straus

President

Attest: Vicente

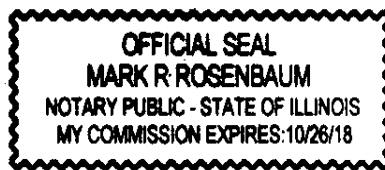
Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY, that John Straus personally known to me to be the President of The 900 Chicago Condominium Association, an Illinois not-for-profit corporation, and Vincent Vicente personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person in the county aforesaid and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument pursuant to authority given by the board of managers of said not-for-profit corporation, as their free and voluntary act and as the free and voluntary act and deed of said not-for-profit corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of October, 2017.

Mark R. Rosenbaum
Notary Public



UNOFFICIAL COPY

CONSENT

The undersigned, Robert V. Lyons and Jane L. Lyons, being the sole owners of Units P-19 and P-21, in the 900 Chicago Condominium, 900 Chicago Avenue, Evanston, IL 60202 do hereby consent to the above and foregoing Amendment.

Dated as of the day and year first written above.

Robert V. Lyons

 Robert V. Lyons

Jane L. Lyons

 Jane L. Lyons

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY, that Robert V. Lyons and Jane L. Lyons, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person in the county aforesaid and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

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



Shobha Sampat

 Notary Public

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF UNITS BEFORE SUBDIVISION

UNITS P-19 AND P-21 IN THE 900 CHICAGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 4, BOTH INCLUSIVE IN BLOCK 1 IN GIBBS, LADD & GEORGE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON & LAKE SUPERIOR RAIL ROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919), IN COOK COUNTY, ILLINOIS (EXCEPT THAT PARCEL KNOWN AS "COMMERCIAL PARCEL" AS SET FORTH AS AN EXCEPTION TO THE LEGAL DESCRIPTION ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0532127014); WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532127014, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Address of property: 900 Chicago Avenue, Unit P-19 and Unit P-21, Evanston, IL 60202

PINs (before subdivision): P-19: 11-19-213-030-1134
P-21: 11-19-213-030-1187

UNOFFICIAL COPY

EXHIBIT B

LEGAL DESCRIPTION OF SUBDIVIDED UNITS

UNITS P-19A AND P-19B, P-21A AND P-21B, IN THE 900 CHICAGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 4, BOTH INCLUSIVE IN BLOCK 1 IN GIBBS, LADD & GEORGE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON & LAKE SUPERIOR RAIL ROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919), IN COOK COUNTY, ILLINOIS (EXCEPT THAT PARCEL KNOWN AS "COMMERCIAL PARCEL" AS SET FORTH AS AN EXCEPTION TO THE LEGAL DESCRIPTION ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0532127014); WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532127014, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Address of property: 900 Chicago Avenue, Units P-19A, P-19B, P-21A and P-21B, Evanston, IL 60202

PINs (before subdivision): P-19: 11-19-213-030-1184
P-21: 11-19-213-030-1187

UNOFFICIAL COPY

EXHIBIT C

REVISED PLAT OF SURVEY FOR

UNIT P-19 NOW KNOWN AS P-19A AND P-19B

UNIT P-21 NOW KNOWN AS P-21A AND P-21B

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

Doc# 1729729011 Fee \$84.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 09:58 AM PG: 1 OF 8

COOK COUNTY RECORDER OF DEEDS EXHIBIT ATTACHED TO DOCUMENT

*7 pages
1 Exhibit
\$4.00*

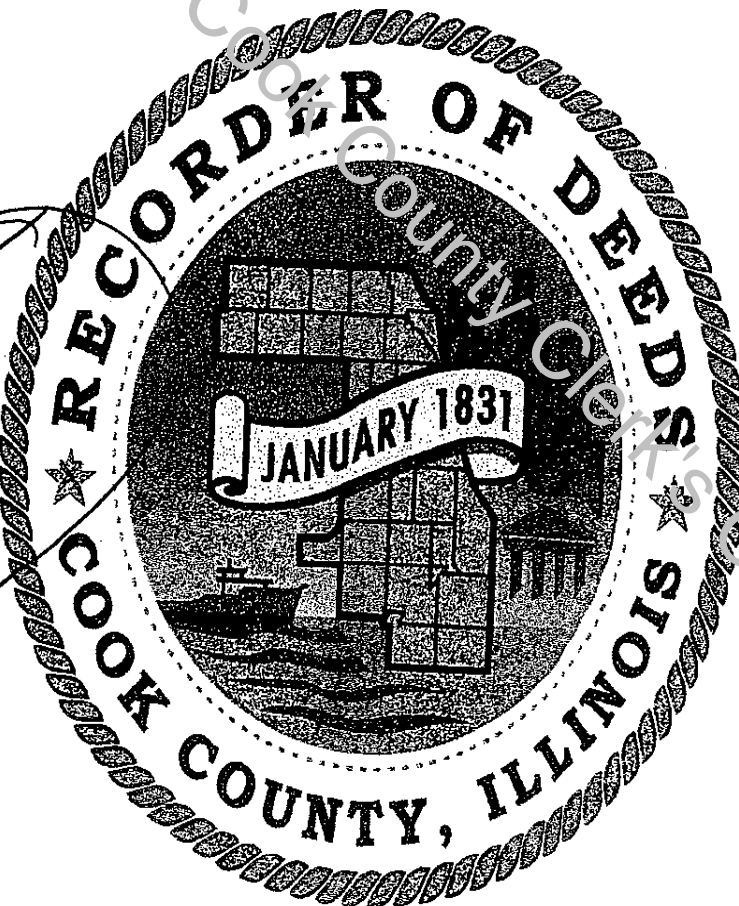


IMAGE STORED IN PLAT INDEX DATABASE