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Doc# 1805134086 Fee \$50.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2018 03:31 PM PG: 1 OF 7

STC 01146-55496 ^{1/2}_{ut}

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
James D. Zazakis, Esq.
3832 North Ashland Avenue, Suite 1S
Chicago, Illinois 60613

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE 711 NORTH MILWAUKEE AVENUE CONDOMINIUM

THIS FIRST AMENDMENT (the "First Amendment") to the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for the 711 North Milwaukee Avenue Condominium (the "Declaration") is made and entered in this 14th day of February, 2018, is executed by the Board of the 711 North Milwaukee Avenue Condominium Association (the "Board") and is approved by at least 75% of the unit owners of the 711 North Milwaukee Avenue Condominium Association (the "Association") as evidenced by the attached signature pages.

WITNESSETH:

WHEREAS, by a DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE 711 NORTH MILWAUKEE AVENUE CONDOMINIUM recorded on May 27, 1981, in the Office of the Recorder of Deeds for Cook County, Illinois as Document Number 25884198 submitting certain real estate to the provisions of the Illinois Condominium Property Act, the legal description and the Permanent Index Numbers of which real estate (the "Property") are set forth in Exhibit A to this First Amendment.

WHEREAS, the Board of the Association and certain unit owners deem it now to be in the best interests of the Association to amend the Declaration to properly assign parking and storage spaces to the individual units as limited common elements.

WHEREAS, under Article XIX, Paragraph 6 of the Declaration, the Declaration may be amended by an instrument in writing setting forth such amendment, signed and acknowledged by certain members of the Board and at least 75% of the unit owners and containing an affidavit of an officer of the Board certifying the copy of the amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of such affidavit;

WHEREAS, this First Amendment has been approved by at least 75% of the unit owners and by certain members of the Board, as evidenced by the attached signature pages.

WHEREAS, a copy of this First Amendment has been mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of the Affidavit attached to this First Amendment.

RECORDING FEE

50

DATE 2/20/18

COPIES 6X

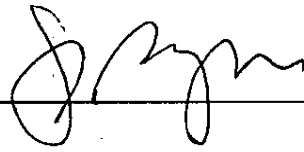
OK BY

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EXHIBIT B AFFIDAVIT

I, the undersigned, being the President of the 711 North Milwaukee Avenue Condominium Association, certify that a copy of this First Amendment was mailed by certified mail to all mortgagees having bona fide liens of record against any unit, not less than ten (10) days prior to the date of this Affidavit.

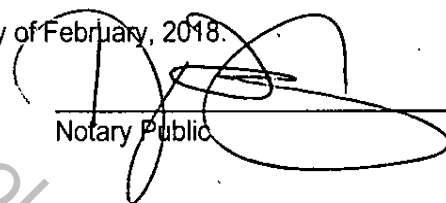


STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jack Berger, 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/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 14th Day of February, 2018.

My commission expires 12/27/21



Notary Public



PROCESSED BY COOK COUNTY CLERK'S OFFICE

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EXHIBIT A
LEGAL DESCRIPTION

Units S-1, 1, and 2, in the 711 North Milwaukee Avenue Condominium together with their undivided percentage interest in the common elements of the 711 North Milwaukee Avenue Condominiums, as delineated and defined in the Declaration recorded as Document Number 25884198.

LOT 19 IN BLOCK 1 IN RIDGELEY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 11, 12, 14 15; AND 16 IN ASSESSOR'S DIVISION OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 25884198, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ADDRESS: 711 North Milwaukee Avenue, Chicago, Illinois 60642

PERMANENT INDEX NUMBERS: 17-08-220-043-1001

17-08-220-043-1002

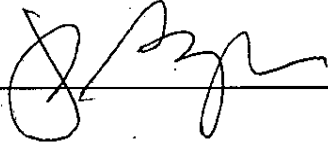
17-08-220-043-1003

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APPROVAL OF THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE 711 NORTH MILWAUKEE AVENUE CONDOMINIUM ASSOCIATION

We, the undersigned Unit Owners of the 711 North Milwaukee Avenue Condominium Association, do hereby approve the proposed FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS, AND COVENANTS FOR THE 711 NORTH MILWAUKEE AVENUE CONDOMINIUM. This approval may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same.

Unit Number	Owner(s)	Signature(s)
S-1	_____	_____
1	_____	_____
2	JACK BERGER	

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Unit Number	Owner(s)	Signature(s)
S-1	_____	_____
1	<u>Mark Segal</u>	<u>Mark Segal</u>
2	_____	_____

Property of Cook County Clerk's Office