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



Doc# 1805134086 Fee ⊈50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS

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

AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS
FOR THE 711 NORTH MILWAUKEE AVENUE CONDOMINIUM

WITNESSETH:

WHEREAS, by a DECLARATION OF CONDOMIUM OWNERSHIP AND BYLAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE 711 NORTH 'MID. WAUKEE 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 accept 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.

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COPIES 6x
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1. Exhibit B of the Declaration is amended to reflect the correct percentage interest and the correct assignment of parking spaces as limited common elements below.

<u>Unit</u>	Parking Space	Storage Space	Percentage Interest
S-1	P-1	S-1	18.70%
1	P-2	S-2	40.00%
2	P-3	S-3	41.30%
•	•	. -	100%

- 2. Excapi as otherwise modified herein, the Declaration shall continue in full force and effect.
- 3. In the ever t of any conflict between the terms and provisions of this First Amendment and the terms and provisions of the Declaration, the terms and provisions of this First Amendment shall control.

IN WITNESS WHEREOF, the parties have duly executed this Amendment on the day and year above written.

MILWAUKEE AVENUE CONDOMINIUM ASSOCIATION lis President Its Secretar

BOARD OF MANAGERS OF THE 711 NORTH

STATE OF ILLINOIS)		(1/2)		
COUNTY OF COOK) ss \		T		
COUNTY OF COOK	,		, 0		
I, the undersigned, a Notary					
Jack Berger	and		, personally k	nown to me to b	e the same
persons whose names are sub	scribed to the foreg	oing instrument,	appeared before	me this day in	person, and
acknowledged that they signed, s					
and voluntary act of the 711 N	IORTH MILWAUKEE	AVENUE CON	DOMINIUM ASS	OCIAITON, for th	e uses and
purposes therein set forth	•		•		
· · · · · · · · · · · · · · · · · · ·	wh				
Given under my hand and notary	seal, this [] Day	of February, 2018		-	
1	1/12/5	-		•	
My commission expires	3-10-11-11				
		Notary Bublic,			r

OFFICIAL SEAL

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1. Exhibit B of the Declaration is amended to reflect the correct percentage interest and the correct assignment of parking spaces as limited common elements below.

<u>Unit</u>		Parking Space		Storage Space		Percentage Interest
S-1		P-1		S-1		18.70%
1.	P-2	S-2	2		40.00%	6
2		P-3		S-3		41.30%
						100%

- 2. Except as otherwise modified herein, the Declaration shall continue in full force and effect.
- 3. In the event of any conflict between the terms and provisions of this First Amendment and the terms and provisions of the Declaration, the terms and provisions of this First Amendment shall control.

IN WITNESS WHEREOF, the parties have duly executed this Amendment on the day and year above written.

BOARD OF MANAGERS OF THE 711 NORTH MILWAUKEE AVENUE CONDOMINIUM ASSOCIATION

by: ____ Its Secretary

STATE OF ILLINOIS)
) ss
COUNTY OF COOK	Ì

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that which is and and persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the 711 NORTH MILWAUKEE AVENUE CONDOMINIUM ASSOCIATION, for the uses and purposes therein set forth

Given under my hand and notary seal, this

 $\overline{1}$ Day of February 2018

My commission expires _

Notary Public

OFFICIAL SEAL
DEMETRIOS ZAZAIGS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/27/21

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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.

OFFICIAL SEAL
DEMETRIOS ZAZAKIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/27/21

Crt's Office

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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 1/4 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

> Cook County Clerk's Office 17-08-220-043-1002

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APPROVAL OF THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINUM 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		<u> </u>	_
1			
2	LACK BERGER	& Brown	_
	70-		-
•	<i>3</i> -		
	Ox		
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		County Clert's Office	
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APPROVAL OF THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINUM FOR THE 711 NORTH MILWAUKEE AVENUE CONDOMINUM 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.

onginar instrument, but	t all of willert shall be considered one al	iu the same.
Unit Number	Owner(s)	Signature(s)
S-1		
1	Mark Segal	Monk Signal
2		
	2	Olyna Clarks Office
	0,5	•
	TC	
		Opp.