

# UNOFFICIAL COPY

## First Amendment to Declaration of Condominium

Prepared by and after recording  
MAIL TO:

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2822 Central Street, Suite 300  
Evanston, IL 60201



Doc# 1810317378 Fee \$92.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2018 01:48 PM PG: 1 OF 10

### FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 914-916 MICHIGAN CONDOMINIUM ASSOCIATION TO COMBINE UNIT 914-1 AND UNIT 914-G

This document is recorded for the purpose of amending the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants (hereafter the "Declaration") for 914-916 Michigan Condominium Association (hereafter the "Association"), which Declaration was recorded on December 20, 1978, as Document No. 24772536 in the Office of the Recorder of Deeds of Cook County, Illinois.

This amendment is adopted pursuant to the provisions of Section 31 of the Illinois Condominium Property Act ("Act"). Section 31 of the Act provides that the owner or owners may, at their own expense, subdivide or combine units and locate or relocate common elements affected or required thereby, in accordance with the provisions of the condominium instruments and the requirements of this Act, and provides further that the owner or owners shall make written application to the Board of Managers, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new units of the percentage interest in the common elements, and setting forth whether the limited common elements, if any, previously assigned to the unit to be subdivided should be assigned to each new unit or to fewer than all of the new units created. If the transaction is approved by a majority of the Board of Managers, it shall be effective upon (1) recording of this amendment to the condominium instruments in accordance with the provisions of Sections 5 and 6 of the Act, and (2) execution by the owners of the units involved.

#### RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, Units 914-1 and 914-G (the "Units") were created and made subject to the Declaration. The legal descriptions of said Units are attached hereto as Exhibit "A"; and

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DATE 4-13-18 COPIES 60x  
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WHEREAS, Lawrence G. Cramer is the Owner of Unit 914-1 and Unit 914-G in the 914-916 Michigan Avenue Condominium and desires to combine said units into a single unit to be described as Unit 914-1G, and to amend the Declaration to reflect the combination of units 914-1 and 914-G; and

WHEREAS, Lawrence G. Cramer has made written application to the Board of Directors of the Association, requesting an amendment to the condominium instruments, setting forth in the application a proposed reallocation to the new unit 914-1G of the percentage interest in the common elements attributable to Unit 914-1 and Unit 914-G; and

WHEREAS, pursuant to Section 31 of the Illinois Condominium Property Act, 765 ILCS 605/1 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

WHEREAS, the combination of Units 914-1 and 914-G has been approved by a majority of the Board of Directors of the Association at a meeting held on March 12, \_\_\_\_\_, 2018; and

WHEREAS, the amendment has been executed by the President of the Association and by the Owners of the Units involved, all in compliance with Section 31 of the Act.

NOW THEREFORE, the Declaration of Condominium for 914-916 Michigan Condominium Association is hereby amended by adding the following Paragraph in accordance with the text which follows:

Unit 914-1, having PIN 11-19-223-025-1001, and Unit 914-G, having PIN 11-19-223-025-1007, are hereby combined into a single unit and shall be described as Unit 914-1G, as delineated on Amended Page \_\_\_ of the Plat of Survey of Unit 914-1 and Unit 914-G and adjoining common elements, attached hereto as Exhibit "C".

The newly combined Unit 914-1G is legally described on Exhibit "B" attached hereto and made a part hereof.

The newly combined Unit, designated Unit 914-1G, shall be allocated 19.40 percentage of ownership in the common elements, and Exhibit "B" to the Declaration is hereby amended to reflect the combination of units and combined percentage of ownership allocated thereto, and attached hereto as Exhibit "D."



Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

We, the undersigned, are a majority of the members of the Board of Directors 914-916 Michigan Condominium Association, and by our signatures below, we hereby execute and approve the foregoing amendment to the Declaration.

SIGNATURE PAGE FOLLOWS

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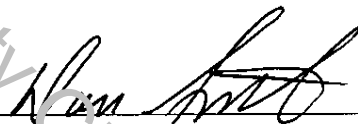
EXECUTED this 12 day of March, 2018.

  
\_\_\_\_\_  
  
\_\_\_\_\_

Being a majority of the members of the  
Board of Directors of 914-916 Michigan  
Condominium Association

I, Don Sparks, am the President of the Board of Directors of 914-916 MICHIGAN CONDOMINIUM ASSOCIATION, and by my signature below do hereby execute the foregoing First Amendment to the Declaration, which amendment sets forth all pertinent aspects of the combination of Unit 914-1 and Unit 914-G, including the reallocation or adjustment of the common interest, which transaction has been approved by a majority of the Board of Directors.

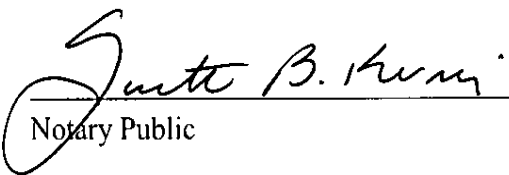
EXECUTED this 14 day of March, 2018.

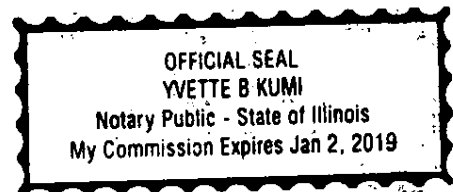
  
\_\_\_\_\_  
Don Sparks, President

STATE OF ILLINOIS  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Don Sparks personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal  
this 12<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Notary Public



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## UNIT OWNER EXECUTION

The undersigned, Lawrence G. Cramer, the Owner of Unit 914-1 and Unit 914-G in 914-916 MICHIGAN CONDOMINIUM ASSOCIATION, being all of the units involved in the combination of Units, by my signature below do hereby execute and approve the foregoing amendment to the Declaration with respect to the combination of Unit 914-1 and Unit 914-G into Unit 914-1G.

Executed this 12 day of March, 2018.

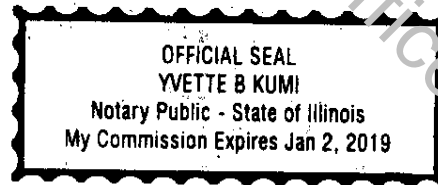
  
Lawrence G. Cramer

STATE OF ILLINOIS  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lawrence G. Cramer, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal  
this 12 day of March, 2018.

  
Notary Public Signature



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**EXHIBIT A**  
**LEGAL DESCRIPTION OF UNITS**  
**BEFORE COMBINATION**

**Unit 914-1 in the 914-916 Michigan Avenue Condominium as delineated on a survey of the following described real estate:**

**The North 28 Feet of Lot 14 and the South 36 feet of Lot 15 in Block 2 in the Resubdivision of Blocks 4 and 5 in Gibbs' Ladd and George's Additions to Evanston in the South Half of the North East quarter of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address: 914 Michigan Avenue, Unit 914-1, Evanston, IL 60202**

**Permanent Index Number: 11-19-223-025-1001**

**Unit 914-G in the 914-916 Michigan Avenue Condominium as delineated on a survey of the following described real estate:**

**The North 28 Feet of Lot 14 and the South 36 feet of Lot 15 in Block 2 in the Resubdivision of Blocks 4 and 5 in Gibbs' Ladd and George's Additions to Evanston in the South Half of the North East quarter of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address: 914 Michigan Avenue, Unit 914-G, Evanston, IL 60202**

**Permanent Index Number: 11-19-223-025-1007**

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## EXHIBIT "B"

### LEGAL DESCRIPTION

### OF COMBINED UNIT

**Unit 914-1G in the 914-916 Michigan Avenue Condominium as delineated on a survey of the following described real estate:**

**The North 28 Feet of Lot 14 and the South 36 feet of Lot 15 in Block 2 in the Resubdivision of Blocks 4 and 5 in Gibbs' Ladd and George's Additions to Evanston in the South Half of the North East quarter of Section 12, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Property Address: 914 Michigan Avenue, Unit 914-1G, Evanston, IL 60202**

**Permanent Index Number: TO COME**

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EXHIBIT "C"

AMENDED PAGE 2 of 5 and 5 of 5 OF PLAT OF SURVEY

914-916 MICHIGAN AVENUE CONDOMINIUM

(ATTACHED)

Property of Cook County Clerk's Office

COOK COUNTY  
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**EXHIBIT "D"**  
**AMENDED EXHIBIT B TO DECLARATION**  
**PERCENTAGE OF OWNERSHIP**

**914-916 MICHIGAN AVENUE CONDOMINIUM**

<u>Units and Garage Units</u>	<u>Percentage of Common Elements</u>
914-1G	19.80
916-1	14.70
914-2	14.70
916-2	14.70
914-3	14.70
916-3	14.70
916-G	5.10
P-1	.32
P-2	.32
P-3	.32
P-4	.32
P-5	.32
	100.00

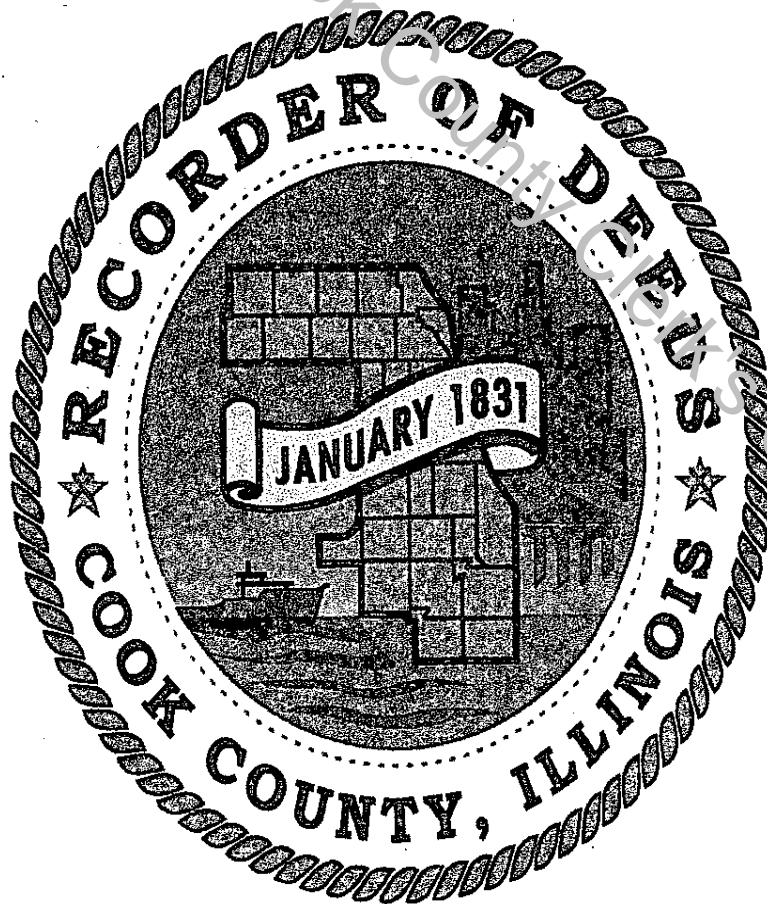


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EXHIBIT

ATTACHED TO DOCUMENT



8 pg  
 2 exhibit  
 ST 9200

IMAGE STORED IN PLAT INDEX DATABASE