



\*1823312017\*

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2018 10:13 AM PG: 1 OF 4

18-126809 2/3

This instrument was prepared by and after recording should be mailed to:

Nazar Kashuba  
Demchenko & Kashuba LLC  
Two Northfield Plaza, Suite 310  
Northfield, Illinois 60093  
Tel: 773.360.8805

Returned to:

Advisors Title Network, LLC

200 Skokie Blvd Ste. 255

Northbrook, IL 60062

(847) 496-9100 ATN 18-126809

**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS OF 2743 ASHLAND CONDOMINIUM ASSOCIATION**

This Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 2743 Ashland Condominium Association ("First Amendment") is made and entered into this 9th day of July, 2018, by 2709 Ashland LLC, an Illinois limited liability company ("Declarant").

WITNESSETH:

WHEREAS, the Declarant is the developer of the property commonly known as 2743 N. Ashland Avenue, Chicago, IL 60614 and legally described in Exhibit "A" attached hereto ("Property");

WHEREAS, the Declarant recorded the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 2743 Ashland Condominium ("Declaration") in the Office of the Recorder of Deeds of Cook County, Illinois on February 27, 2018 as Document number 1805813043, submitting the Property to the provisions of the Illinois Condominium Property Act;

WHEREAS, the Declarant recorded the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 2743 Ashland Condominium in the Office of the Recorder of Deeds of Cook County, Illinois on July 6, 2018 as Document number 1818745032, correcting scrivener's error in the Exhibit C of the Declaration.

WHEREAS, the Declarant now wishes to further amend the Declaration pursuant to the terms of Article XIII (A)(1) of the Declaration to correct a scrivener's error in the Declaration;

NOW, THEREFORE, the Declarant, for the purposes set forth above, hereby adopts this First Amendment to the Declaration and declares as follows:

S /  
P /  
S /  
M /  
SC /  
E /  
ART /

# UNOFFICIAL COPY

1. Exhibit C of the Declaration (percentage of the ownership interest in the common elements) shall be deleted in its entirety and replaced with Exhibit B attached to this First Amendment:
  
2. This Second Amendment to the Declaration shall be effective upon recordation in the Office of the Recorder of Deeds of Cook County, Illinois.
  
3. Except to the extent expressly set forth hereinabove, the remaining provisions of the Declaration shall continue in effect without change.

IN WITNESS WHEREOF, this First Amendment was executed this 9th day of July, 2018.

2709 ASHLAND LLC

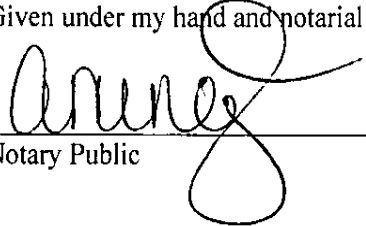
By: 

Its: Manager

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 Igor Blumin, the Manager of 2709 ASHLAND LLC, an Illinois limited liability company, 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9th day of July, 2018.

  
 Notary Public



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## EXHIBIT "A" LEGAL DESCRIPTION OF THE PROPERTY

UNIT 1N, 1S, 2N, 2S, 3N and 3S IN THE 2743 ASHLAND CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 1.00 FEET OF LOT 13, ALL OF LOT 14 AND LOT 15 (EXCEPT THE NORTH 1.00 FEET THEREOF), (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED, RECORDED AUGUST 27, 1930 AS DOCUMENT NUMBER 1 0732414), IN LEMBEKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET OF THE NORTH 116 FEET THEREOF), IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED 03/07/2017 AS DOCUMENT NUMBER 1805813043, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

KNOWN AS: 2743 N. Ashland Avenue, Chicago, IL 60614

Parcel(s):           14-29-300-009-0000 (underlying parcel),  
                          14-29-300-010-0000 (underlying parcel),  
                          14-29-300-011-0000 (underlying parcel).

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**EXHIBIT C  
PERCENTAGE OF OWNERSHIP INTEREST  
IN THE COMMON ELEMENTS**

|              |                |
|--------------|----------------|
| Unit 1S      | 20.50%         |
| Unit 1N      | 20.50%         |
| Unit 2S      | 11.01%         |
| Unit 2N      | 11.01%         |
| Unit 3S      | 18.49%         |
| Unit 3N      | 18.49%         |
| <u>TOTAL</u> | <u>100.00%</u> |

**COOK COUNTY  
RECORDER OF DEEDS**

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