

# UNOFFICIAL COPY



Doc# 1824817035 Fee \$54.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2018 11:16 AM PG: 1 OF 9

**THIS DOCUMENT HAS BEEN  
PREPARED BY, AND AFTER  
RECORDING SHOULD BE  
RETURNED TO:**

THE GIRARD LAW GROUP, P.C.  
4311 N. Ravenswood, Suite 202  
Chicago, Illinois 60613  
Attn: Andrew A. Girard, Esq.

## AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR MADISON MANOR II CONDOMINIUM ASSOCIATION

This made the \_\_\_ day of August, 2018 by Madison Manor II Condominium Association, an Illinois not-for-profit corporation (the "Association") is recorded for the purpose of amending the Declaration of Condominium Ownership pursuant to the Illinois Condominium Property Act (hereinafter the "Declaration") for the Association, which Declaration was recorded on June 26, 2001, as Document No. 0010558081 in the Office of the Recorder of Deeds of Cook County, Illinois and covers the property (hereinafter the "Property") legally described in Exhibit 'A', which is attached hereto and made part thereof.

### RECITALS

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the Property has been submitted to the provisions of the Act, said Declaration has been amended from time to time prior to this Amendment; and

WHEREAS, pursuant to the Declaration, Units 904-E and 905-B (the "Units") were created and made subject to the Declaration. The legal descriptions of said Units are attached hereto as Exhibits 'A' and 'B', respectively, and incorporated by reference herein; and

WHEREAS, Pursuant to the Declaration and Section 31 of the Illinois Condominium Property Act, 765 ILCS 605/1 et seq. (the "Act"), units at the Association may be combined with the approval of the Board of Managers of the Association (the "Board"); and

WHEREAS, Craig and Melissa Wilson (the "Owners") are the owners of the Units; and

WHEREAS, The Owners having previously made application, pursuant to the Act, to the Board to combine the Units, and a resolution approving the application having been passed by a majority of the Board and the combination 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 hereby deemed combined into one unit, as shown on the plat attached hereto Exhibit "C", to be known as Unit 904-E.

RECORDING FEE

\$ 54

DATE 9/5/18

COPIES

6x

OK BY

RV1570

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2. That the page of the Plat, which page shows the Units is hereby superseded by the page of the Plat of Survey attached hereto as Exhibit "C" and incorporated herein (the "Owners' Plat"). In the event of any conflict between the 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>Existing Unit No.</u>	<u>Percentage of Interest</u>
904-E	1.310
905-E	0.947

Said percentages are hereby amended to be as follows:

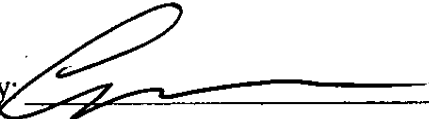
<u>(Resulting) Unit No.</u>	<u>Percentage of Interest</u>
904-E	2.257

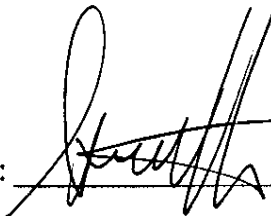
4. Limited Common Elements appurtenant to the Units ("LCE") are allocated to Unit 904-E.
  
5. This Amendment is a covenant running with the land and is binding on the Owners, and their respective heirs, legatees, legal representatives, successors and assigns.
  
6. Except as specifically amended herein, the Declaration, as previously amended, remains in full force and effect.

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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.

Madison Manor II Condominium  
Association, an Illinois not-for-profit  
corporation

By:   
President

Attest:   
Secretary

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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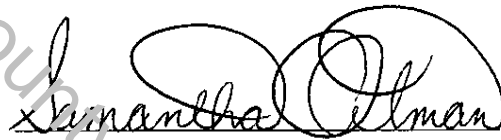
STATE OF ILLINOIS        )

) SS

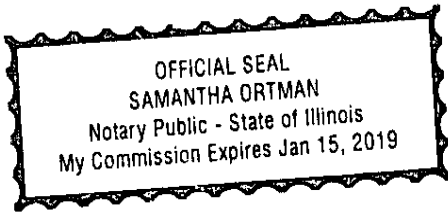
COUNTY OF COOK         )

The undersigned, an Illinois notary public, does hereby certify that Craig Wilson, personally known to me to be the President of Madison Manor II Condominium Association, an Illinois not-for-profit corporation, and Steven Piotrowski, personally known to me to be the Secretary of said not-for-profit corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in the County stated above this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors/Managers of said not-for-profit corporation, and as their free and voluntary act, and as the free and voluntary act of said not-for-profit-corporation, for the uses and purposes set forth therein.

Given under my hand and notarial seal this 30 day of August, 2018.



Notary Public



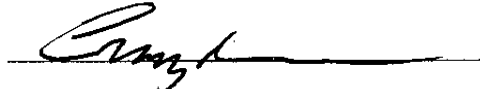
COOK County Clerk's Office

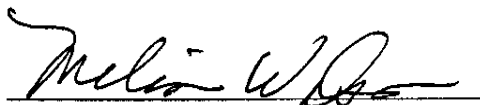
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## CONSENT

The undersigned, Craig and Melissa Wilson, being the sole owners of Units 904-E and 905-E, 910 W. Madison Street, Chicago, Illinois, do hereby consent to the above and foregoing Amendment.

Dated as of the day and year first written above.

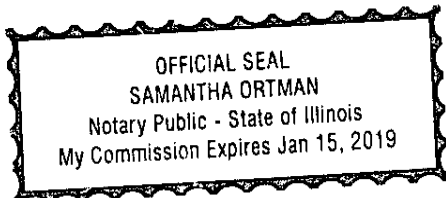
  
\_\_\_\_\_  
Craig Wilson


  
\_\_\_\_\_  
Melissa Wilson

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The undersigned, an Illinois notary public, does hereby certify that Craig Wilson and Melissa Wilson personally known to me, appeared before me in the County stated above this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal this 30 day of August 2018.



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

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## EXHIBIT "A"

### Legal Description

UNIT 904E AND PARKING UNIT P-85 IN THE MADISON MANOR 2 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S.F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, 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 OF CONDOMINIUM RECORDED JUNE 26, 2001 AS DOCUMENT NUMBER 0010558081, AND FIRST AMENDMENT RECORDED AS DOCUMENT 00200105051 AND SECOND AMENDMENT RECORDED AS DOCUMENT 0020848631 AND THIRD AMENDMENT RECORDED AS DOCUMENT NUMBER 0020933836 AND FORTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0020986921 AND FIFTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0021028207 AND SIXTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0021211041 AND SEVENTH AMENDEMENT RECORDED AS DOCUMENT NUMBER 0021379527 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMONE ELEMENTS, AS AMENDED FROM TIME TO TIME.

Commonly Known As: 910 W. Madison Street, #904E, Chicago, IL 60607

P.R.I.N: 17-08-448-011-1159

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## EXHIBIT "B"

### Legal Description

UNIT 905-E AND PARKING UNIT P-106 IN THE MADISON MANOR 2 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S.F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Commonly Known As: 910 W. Madison Street, #905E, Chicago, IL 60607

P.R.I.N: 17-08-448-011-1160

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## EXHIBIT "C"

Plat, being Exhibit "D" to the Declaration (attached)

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS



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6415 N. Caldwell Ave.  
Chicago, Il. 60646

## Plat of Survey *by* Central Survey LLC

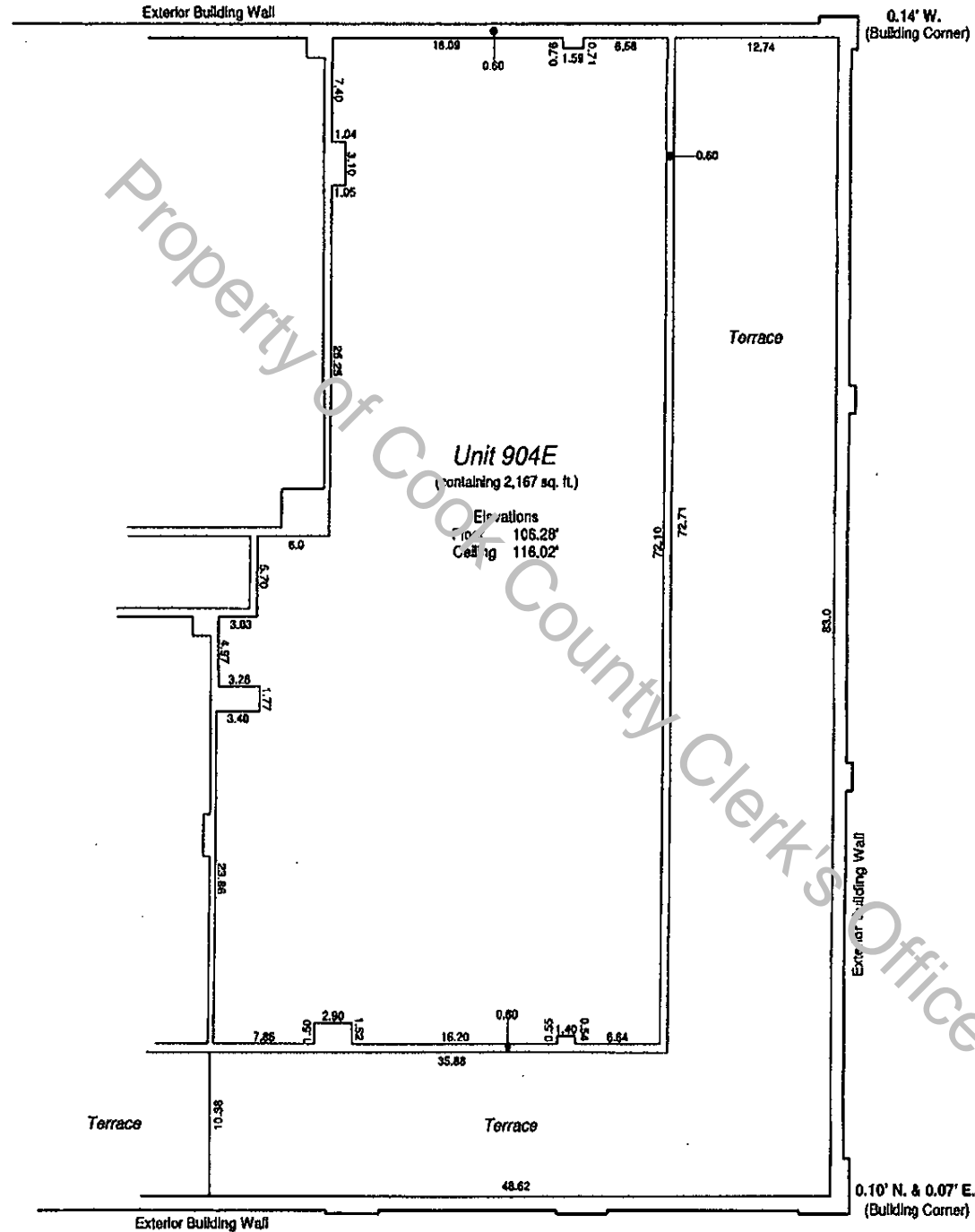
Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com



### of Madison Manor 2 Condominium

(Seventh Amendment)

Amendment to Plat Recorded as Document #0021379537  
for Property's Legal Description refer to Original Plat of Survey



**Legend**

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions			
0.01" = 1/8"	0.02" = 1/4"	0.03" = 3/8"	0.04" = 1/2"
0.05" = 5/8"	0.06" = 3/4"	0.07" = 7/8"	0.08" = 1"
0.17" = 2"	0.25" = 3"	0.33" = 4"	0.42" = 5"
0.50" = 6"	0.58" = 7"	0.67" = 8"	0.75" = 9"
0.83" = 10"	0.92" = 11"	1.00" = 12"	

Note: Elevations derived from original plat of survey elevations  
Scale: 1 Inch equals 8 Feet.  
Ordered By: Girard Law Group  
Order Number: 910A

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

State of Illinois )  
                          ) S.S.  
County of Cook )

Central Survey LLC does hereby certify that this plat has been created per record description, field measure and recorded documents of the Unit shown hereon. This map or plat hereon drawn is a correct representation of same. Dimensions are shown in feet and hundredths. This drawing does not conform to current Illinois minimum standards for a boundary survey.

Dated this 24th day of July 2018 *William R. Webb*  
William R. Webb P.L.S. #2180 (exp.11/30/2018) Professional Design Firm Land Surveying LLC (#184,005417)

