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Doc# 1830216097 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2018 03:12 PM PG: 1 OF 5

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE "549 WEST ROSCOE CONDOMINIUM ASSOCIATION"

This First Amendment to the Declaration of Condominium Ownership for the "549 West Roscoe Condominium Association":

WITNESSETH:

WHEREAS, the real estate described on "Exhibit A" hereto and commonly known as 549 West Roscoe Street, Chicago, Illinois was submitted to the Condominium Property Act of the State of Illinois (the "Act") pursuant to the "Declaration of Condominium Ownership and of Easements, Restrictions, Covenants for "549 West Roscoe Condominium" recorded in the office of the Recorder of Deeds for Cook County, Illinois on as Document Number 1810834074 (the "Declaration");

WHEREAS, it has been noted that inadvertent clerical errors exist on the recorded Declaration and Plat, and this amendment has been prepared to correct those errors:

NOW THEREFORE, the Declaration and Plat shall be amended as follows:

1. That the following addition area depicted on Page Seven of the "Plat of Survey" that is attached to the Declaration of Condominium shall be added to "R-2 ROOF TOP L.C.E. FOR UNIT 3S";
 - That area depicted on Page Seven of the "Plat of Survey" beginning at the southeast corner of the existing "R-2 ROOF TOP L.C.E. FOR UNIT 3S" going 1.55 feet north, 4.45 feet east; 33.67 feet south, 27.20 feet west, 49.87 feet north, then east until it meets with the existing common element area, 3.33 feet south, 2.85 feet west, 14.57 feet south, and finally 20.00 feet east. "(See shaded area on attached "Exhibit A")".

RECORDING FEE 46.00

DATE 10/29/2018 COPIES 6x

OK BY [Signature]

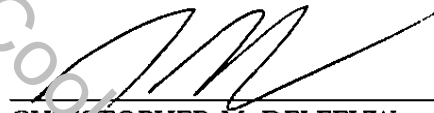
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2. That the following additional area depicted on Page Seven of the "Plat of Survey" that is attached to the Declaration of Condominium shall be added to "R-1 ROOF TOP L.C.E. FOR UNIT 3N";
 - That area depicted on Page Seven of the "Plat of Survey" beginning at the northeast corner of the existing "R-1 ROOF TOP L.C.E. FOR UNIT 3N" going 3.61 feet east, 32.59 feet north, 27.08 feet west, 49.17 feet south, and finally east until it meets with said existing "R-1 ROOF TOP L.C.E. FOR UNIT 3N". (See shaded area on attached "Exhibit B").
3. That common element roof areas depicted on the "Plat of Survey" aside from "R-1 ROOF TOP L.C.E. FOR UNIT 3N" and "R-2 ROOF TOP L.C.E. FOR UNIT 3S" shall be of use to the association's unit owners solely for the purposes of the maintenance of the building's common elements.
4. That this amendment to the declaration does not change the existing percentage of common element ownership attributable to each unit.

IN WITNESS, the undersigned having executed this instrument this 27th

day of SEPTEMBER 2018.

X:



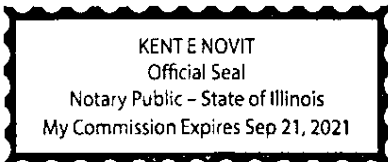
CHRISTOPHER M. DELEEUEW


Managing member of the "Buckingham Development Group, LLC"

State of Illinois

County of Lake

Kent Elliott Novit, a Notary Public verified that CHRISTOPHER M. DELEEUEW appeared before me and signed this document as his free and voluntary act on SEPT 27, 2018.



X: 

Notary Public

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

KENT ELLIOTT NOVIT
100 NORTH LASALLE STREET
SUITE 1700
CHICAGO, ILLINOIS 60602
312-332-2407 X203

COMMON ADDRESS:

549 WEST ROSCOE STREET
CHICAGO, ILLINOIS 60657

PIN# 14-21-310-005-0000



SCALE:
1" = 20'
7.5' 15'

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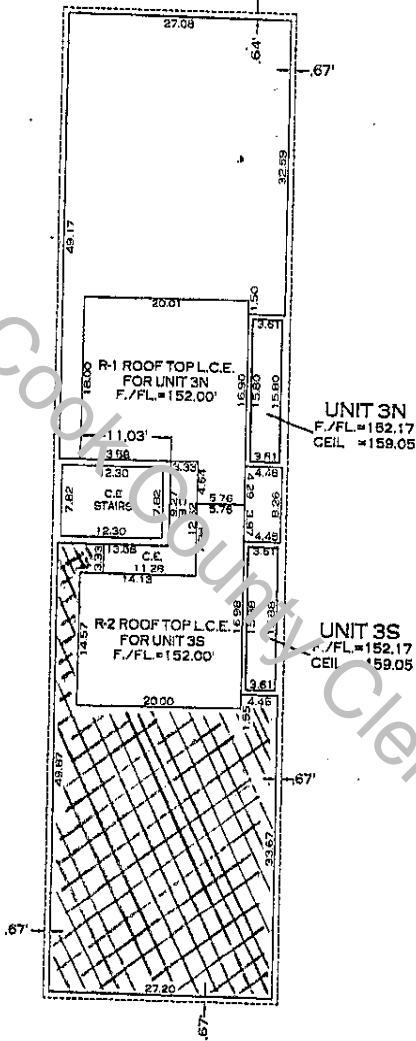
549 WEST ROSCOE CONDOMINIUM

PLAT OF SURVEY

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 480-8321 FAX: (773) 604-8321
ACCURATE@ATT.NET

**EXHIBIT
"A"**

ROOF



Property of Cook County Clerk's Office

NOTE:

- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
- THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
- DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
- REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# _____ J 4-4783 _____
 DATE: _____ 3/29/2018 _____
 ORDERED BY: _____ CHRIS DELEEUW _____
 PAGE: 7 OF 7 EXHIBIT: A

STATE OF ILLINOIS)
 COUNTY OF MCHENRY)

L. ROY G. LAWNICZAK

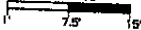
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS _____ APRIL 1/2018 _____
 (DATE)

BY: _____



SCALE: 1" = 20'



UNOFFICIAL COPY

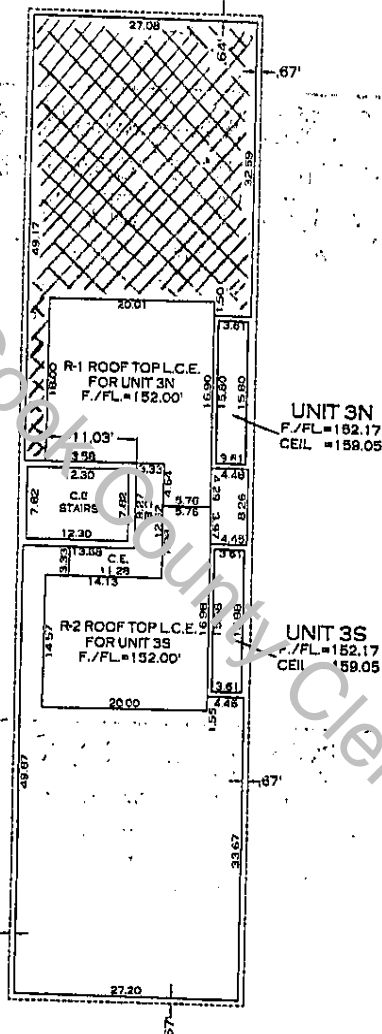
519 WEST ROSCOE CONDOMINIUM

PLAT OF SURVEY

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 480-9321 FAX: (773) 804-9321
ACCURATE@ATT.NET

EXHIBIT
"B"

ROOF



Property of Cook County Clerk's Office

NOTE:

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- REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# J44793
 DATE: 3/29/2018
 ORDERED BY: CHRIS DELEEUW
 PAGE: 7 OF 7 EXHIBIT: A

STATE OF ILLINOIS)
 COUNTY OF MCHENRY)
 I, ROY G. LAWRIKZAK,
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN
 SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON
 THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CARY, ILLINOIS APRIL 1/2018
 (DATE)
 BY: _____

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EXHIBIT "C"

LEGAL DESCRIPTION

LOT 8 AND THE WEST ½ OF LOT 9 IN R. SCHLOSSER'S LAKE SHORE
SUBDIVISION, A SUBDIVISION OF WAHLBAUM'S SUBDIVISION OF LOT 23
OF PINE GROVE SUBDIVISION, A SUBDIVISION IN FRACTIONAL SECTION
21, TOWNSHIP 40 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-21-310-005-0000

Property Address: 549 W. Roscoe, Chicago, Illinois 60657

Property of Cook County Clerk's Office