

# UNOFFICIAL COPY

AMENDMENT TO DECLARATION  
OF CONDOMINIUM OWNERSHIP  
FOR HURON-WELLS  
CONDOMINIUM



\*1831244001\*

Doc# 1831244001 Fee \$70.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2018 09:54 AM PG: 1 OF 17

This Amendment to the Declaration of Condominium Ownership For The Huron-Wells Condominium Association, made and entered into this 11<sup>th</sup> day of OCTOBER, 2018, by the affirmative approval of Unit Owners being at least seventy-five percent (75%) of the total ownership of the Common Elements of the Association.

WITNESSETH

WHEREAS, by a certain Declaration of Condominium Ownership For Huron-Wells Condominium, filed in the Office of the Recorder of Cook County, Illinois, on the 23rd day of October, 1979, as Document No. 25206179 (hereinafter referred to as "Declaration") the real estate legally described therein and described on Exhibit A attached hereto, was submitted to the Condominium Property Act of the State of Illinois, and to the covenants, conditions, rights, and restrictions set forth in the Declaration; and

WHEREAS, the Declaration was amended by an Amendment to the Declaration filed with the Recorder of Deeds of Cook County, Illinois on August 30, 2017 as Document No. 1724244002; and,

WHEREAS, Article XIII, Paragraph (A) of the Declaration provides that the provisions of the Declaration may be changed, modified, or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements, and provided that all lien holders of record have been notified by certified mail of such change, modification or rescission, and an affidavit by the Secretary of the Association certifying to such mailing is made a part of such instrument; and

WHEREAS, the Unit Owners desire at this time to allow the current operator of the Commercial Unit to sell beer and wine in connection with the current operation of the Commercial Unit and incidental to the primary business purposes of the Commercial Unit;

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NOW THEREFORE, by this written instrument, approved by Unit Owners being at least seventy-five percent (75%) of the total ownership in the Common Elements, the Declaration is hereby amended as follows:

1. The Declaration is amended at Article IX, Paragraph A.(2), by modifying subparagraph (d) to read as follows (underline indicates words added):

d) the commercial use does not involve the sale of alcoholic beverages (except as permitted by Paragraph A.(3) of this Article IX, or of "modeling, dating, massage, and/or escort services," or of so-called "adult, pornographic or prurient books or materials;"

2. The Declaration is amended at Article IX, Paragraph A, by adding new Paragraph A.(3) as follows:

(3) The commercial unit, Unit 164-1A, presently owned by MAC Wells Condo, LLC and operated by Jon Schiff as a company commonly known as Real Good Juice Company, is permitted to sell and serve beer and wine as a part of its business operation subject to the following:

(a) Unit 164-1A is permitted to sell and serve beer and wine only for so long as Jon Schiff as Real Good Juice Company is the operator of Unit 164-1A. In the event that Jon Schiff no longer, directly or indirectly, has an ownership or controlling interest in Real Good Juice Company or its operations, and notwithstanding anything in this Paragraph A.(3), the Board shall have the right and authority to prohibit all sales and service of alcohol from the premises if, thereafter, the operation of the business changes materially in a way that negatively impacts the members of the Association. The Board shall first notify Real Good Juice Company of the negative impact and allow Real Good Juice Company a reasonable opportunity to address the negative impact, and if such negative impact is not resolved, or cannot be resolved, to the satisfaction of the Board, the Board may prohibit sales and service of alcohol, including beer and wine.

(b) At all times, the Unit Owner and/or operator as appropriate shall maintain a valid liquor license, and any other operating license, as required by the City of Chicago, and any other governmental authority with jurisdiction. No sales of beer or wine shall occur at anytime without a valid liquor license.

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(c) Only sale of beer and wine is permitted. No other alcohol or liquor may be sold or served in any manner or form. The sale and service of beer and wine shall not be the primary purpose of the business of Unit 164-1A, but shall only be incidental to the operation and business of Unit 164-1A as the business operation exists on the effective date of this amendment.

(d) No sales or service of beer or wine are permitted after 10:00 p.m. on Friday and Saturday, after 9:00 p.m. on Sunday through Thursday, and prior to 8:00 a.m. on any day, notwithstanding any permissions granted by the City of Chicago in connection with any license issued.

(e) The sale and service of beer and wine shall be further subject to reasonable rules and regulations adopted by the Board of Managers as determined by the Board to be in the best interests of the Association and its Units, Unit Owners, and residents, provided that such rules shall not conflict with the provisions of this Section A.(3) or any other rights or provisions of Unit Owner or Real Good Juice Company in the Declaration.

This Amendment shall be effective on the date it is filed with the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the undersigned Unit Owners have approved and acknowledged this Amendment by their signatures, as of the day and date first written above.

HURON-WELLS CONDOMINIUM ASSOCIATION

By: 

It's President

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### AFFIDAVIT OF SECRETARY

The undersigned, on oath, state that I have personal knowledge of the facts in this Affidavit and could testify to the same if necessary, state that I am the Secretary of the Board of Managers of the Huron-Wells Condominium Association, and certify that, based upon the books and records of the Association, the foregoing signatures represent the signatures of at least seventy-five percent (75%) of the total ownership of Common Elements in the Association. I further certify that all lien holders of record have been notified by certified mail of this Second Amendment to Declaration.

IN WITNESS WHEREOF, I have sent my hand and seal as the Secretary of this Association  
on this 15 day of November, 2018.

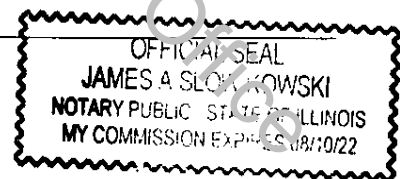
Secretary of Huron-Wells Condominium Association

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a notary public for said County, in the State of Illinois, do hereby certify that ELIAS MOHLASOS, as Secretary of the Huron-Wells Condominium Association, 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 (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and seal this 15<sup>th</sup> day of November, 2018.

Notary Public



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## SIGNATURE PAGE FOR APPROVAL OF AMENDMENT TO DECLARATION, FOR HURON-WELLS CONDOMINIUM

The undersigned as owners(s) of Units, by signing this document hereby approve and acknowledge the Amendment To Declaration for Huron-Wells Condominium, to amend provision at Article IX, A.(2)(d) and A.(3), relating to alcohol service and sales from the Commercial Unit. I/we authorize attachment of this signature page the Amendment to Declaration to be recorded.

Date: September 30, 2018

Percentage Ownership: 9.5679%

Unit Number & Address: 1-D, 156 W. HURON Chicago, Illinois

Signature: [Signature]

Print Name: ROB B. HEINRICH

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_



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## SIGNATURE PAGE FOR APPROVAL OF AMENDMENT TO DECLARATION FOR HURON-WELLS CONDOMINIUM

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Date: 10/2/18Percentage Ownership: 7.0988%Unit Number & Address: 158 W Huron Apt 4C Chicago, IllinoisSignature: [Signature]Print Name: Jeffrey Keene

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number &amp; Address: \_\_\_\_\_

Chicago, Illinois

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number &amp; Address: \_\_\_\_\_

Chicago, Illinois

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number &amp; Address: \_\_\_\_\_

Chicago, Illinois

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

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Date: 9-25-2018 <sup>6.0847</sup> Percentage Ownership: 100%  
 Unit Number & Address: #3D 156 W. Huron St. Chicago, Illinois  
 Signature: Joseph F. Altongy Print Name: JOSEPH F. ALTONGY  
 Signature: Sharon Altongy Print Name: SHARON ALTONGY

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_



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Date: September 25, 2018 Percentage Ownership: 6.7901

Unit Number & Address: 2C, 158 W. Huron Street Chicago, Illinois

Signature: [Signature] Print Name: KAREN FITZNER

Signature: [Signature] Print Name: RICHARD HECKINGER

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_




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Date: 9/28/2018 Percentage Ownership: 6.3051%

Unit Number & Address: 164 W Huron St Unit 2A Chicago, Illinois

Signature:  Print Name: John Dhamer

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: Sept 24, 2018 Percentage Ownership: 6.7901%  
 Unit Number & Address: 150 W Huron #3C Chicago, Illinois  
 Signature: [Signature] Print Name: Anne M Purcell  
 Signature: [Signature] Print Name: Ernest W Purcell

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
 Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
 Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
 Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
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Date: September 22, 2018 Percentage Ownership: 6.39397

Unit Number & Address: 156 W Huron St, Unit 4D Chicago, Illinois

Signature: [Signature] Print Name: Eric Mathiasen

Signature: n/a Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois


Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: 9/21/18 Percentage Ownership: 8.73%  
 Unit Number & Address: Unit 1A, 701 N. Wells Chicago, Illinois  
 Signature:  Print Name: Dustin Cahan, on behalf of MAC Wells Condo, LLC  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*  
 Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
 Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*  
 Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
 Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*\*\*\*\*  
 Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
 Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: 9/21/18 Percentage Ownership: 6.3051%  
Unit Number & Address: 156 W. Huron 2D Chicago, Illinois  
Signature: [Signature] Print Name: Ermin Arriola  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_  
Unit Number & Address: \_\_\_\_\_ Chicago, Illinois  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_



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The undersigned as owner(s) of Units, by signing this document hereby approve and acknowledge the Amendment To Declaration for Huron-Wells Condominium, to amend provision at Article IX, A.(2)(d) and A.(3), relating to alcohol service and sales from the Commercial Unit. I/we authorize attachment of this signature page the Amendment to Declaration to be recorded.

Date: 9/24/2018

Percentage Ownership: 10%

Unit Number & Address: 162 W. Huron 18128 Chicago, Illinois

Signature: E. Treacy Print Name: Elizabeth C. Treacy

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: 9/25/18

Percentage Ownership: 11.3317%

Unit Number & Address: 158 W Huron St Unit 1C Chicago, Illinois

Signature: [Signature] Print Name: Elina Hollister

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_

Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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Date: \_\_\_\_\_ Percentage Ownership: 6.0847%

Unit Number & Address: 1641 W. HURON 4A Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\* \* \* \* \*

Date: \_\_\_\_\_ Percentage Ownership: \_\_\_\_\_

Unit Number & Address: \_\_\_\_\_ Chicago, Illinois

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

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EXHIBIT "A"  
TO  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OWNERSHIP FOR HURON WELLS CONDOMINIUM

## LEGAL DESCRIPTION

Units 1A, 2A, 3A, 4A, 1B, 2B, 1C, 2C, 3C, 4C, 1D, 2D, 3D, and 4D, in Huron-Wells Condominium, being the South 20 feet of Lot 1 in Block 2 in Newberry's Addition to Chicago, a subdivision of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, and the West 19 feet of Lot 13 and the East 3 feet of Lot 14 in Block 2, in Newberry's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, and the West 22 feet of Lot 14 in Block 2 in Newberry's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, as delineated in Plat of Survey which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25206179, together with their undivided percentage of ownership interest in the common elements, all in Cook County, Illinois.

All in Chicago, Illinois 60610

Address	PIN
156 W. Huron, Unit 1D	17-09-210-017-1001
156 W. Huron, Unit 2D	17-09-210-017-1002
156 W. Huron, Unit 3D	17-09-210-017-1003
156 W. Huron, Unit 4D	17-09-210-017-1004
158 W. Huron, Unit 1C	17-09-210-017-1005
158 W. Huron, Unit 2C	17-09-210-017-1006
158 W. Huron, Unit 3C	17-09-210-017-1007
158 W. Huron, Unit 4C	17-09-210-017-1008
162 W. Huron, Unit 1B	17-09-210-017-1009
162 W. Huron, Unit 2B	17-09-210-017-1010
701 N. Wells, Unit 1A	17-09-210-017-1011
164 W. Huron, Unit 2A	17-09-210-017-1012
164 W. Huron, Unit 3A	17-09-210-017-1013
164 W. Huron, Unit 4A	17-09-210-017-1014

**MAIL TO:** Dickler, Kahn, Slowikowski & Zavell, Ltd.  
85 W. Algonquin Road, Suite 420  
Arlington Heights, IL 60005