

UNOFFICIAL COPY



1831822070

Doc# 1831822070 Fee \$66.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2018 03:28 PM PG: 1 OF 15

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE 1618 N. BOSWORTH CONDOMINIUM

This First Amendment is made and entered into as of the 12th day of October, 2018 by City Development Group of Chicago, Inc., an Illinois corporation (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, the Declarant submitted the parcel of real estate situated in the City of Chicago, Cook County, Illinois and legally described on Exhibit A-1 attached hereto (the "Property") and by this reference made a part hereof to the provisions of the Condominium Act of the State of Illinois as amended from time to time by executing and recording with the Cook County Recorder of Deeds a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for the 1618 N. Bosworth Condominium dated February 20, 2018 and recorded on March 6, 2018 as Document number 1806529118 (the "Declaration");

WHEREAS, pursuant to Section 4.5(b)(iv) of the Declaration, the Declarant reserved the right to convert any part of a roof which is a common element into a limited common element for the purpose of granting additional Unit Owners the right to construct a roof deck;

WHEREAS, the Declarant is converting the garage roof top to a limited common element

RECORDING FEE 66.00
DATE 11-14-18 COPIES 6x
OK BY KG

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for Unit 1N and Unit 1S.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby declares as follows:

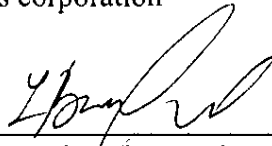
1. Exhibit A attached to the Declaration is hereby deleted in its entirety and replaced with Exhibit A attached hereto and made a part hereof.
2. Pursuant to Section 4.5(b)(iv) of the Declaration, the Developer hereby grants the Owners of Unit 1N and Unit 1S the right to construct roof top deck(s) on their respective portion of the garage roof that has been converted to a limited common element for each such unit pursuant to this Amendment as shown on Exhibit A attached hereto.
3. For valuable consideration, receipt of which is hereby acknowledged, the Owner of Unit 1S hereby grants and conveys to the Owner of Unit 1N, its successors and/or assigns a perpetual non-exclusive easement in common with others over the portion of the Garage Proposed Roof Top Deck on the Property that is an LCE for Unit 1S for purposes of ingress, egress and access to the portion of the Garage Proposed Roof Top Deck that is an LCE for Unit 1N. This easement shall terminate and be of no further force and effect when the Owner of Unit 1N has direct access to his/her LCE portion of the Garage Proposed Roof Top Deck.
4. The Owner of Unit 1S hereby agrees that the Owner of Unit 1N may construct a staircase and attach it to the LCE staircase leading up to the garage roof shown on the survey attached hereto as Exhibit A so that the Owner of 1N can have direct access to his/her LCE portion of the Garage Proposed Roof Top Deck.
5. In all other respects the Declaration shall remain in full force and effect.

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IN WITNESS WHEREOF, the undersigned has signed these presents all on the first day written above.

DECLARANT:

City Development Group of Chicago, Inc., an Illinois corporation

By: 
Boris Lehtman, its President

OWNER OF UNIT 1N:

Cory D. Christmas

This instrument prepared by:

Stephanie D. Uhler
4709 W. Golf Rd.
Suite 475
Skokie, Illinois 60076

Mail to:

Stephanie D. Uhler
4709 W. Golf Rd.
Suite 475
Skokie, Illinois 60076

Property of Cook County Clerk's Office

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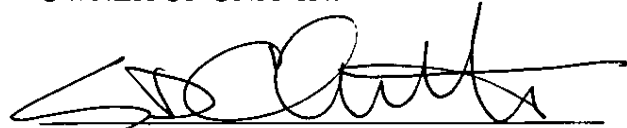
IN WITNESS WHEREOF, the undersigned has signed these presents all on the first day written above.

DECLARANT:

City Development Group of Chicago, Inc., an Illinois corporation

By: _____
Boris Lehtman, its President

OWNER OF UNIT IN:


Cory D. Christmas

This instrument prepared by:

Stephanie D. Uhler
4709 W. Golf Rd.
Suite 475
Skokie, Illinois 60076

Mail to:

Stephanie D. Uhler
4709 W. Golf Rd.
Suite 475
Skokie, Illinois 60076

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

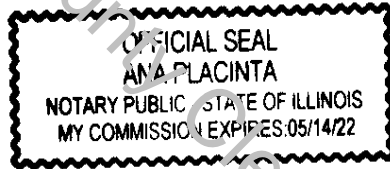
I, Ana Placinta, a Notary Public in and for the County and State aforesaid, do hereby certify that Boris Lehtman as President of City Development of Chicago, Inc., an Illinois corporation is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed 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 15 day of October, 2018.

AP

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that Cory D. Christmas is 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 he signed 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 _____ day of _____, 2018.

Notary Public

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that Boris Lehtman as President of City Development of Chicago, Inc., an Illinois corporation is 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 he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

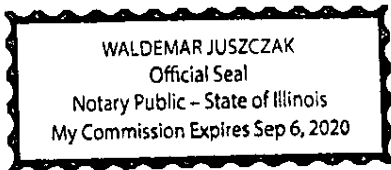
GIVEN under my hand and notarial seal this ____ day of _____, 2018.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, WALDEMAR JUSZCZAK, a Notary Public in and for the County and State aforesaid, do hereby certify that Cory D. Christmas is 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 he signed 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 oct., 2018.



[Signature]
Notary Public

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MORTGAGEE'S CONSENT TO FIRST AMENDMENT TO CONDOMINIUM DECLARATION

Park Ridge Community Bank does hereby consent to the recordation of the First Amendment to the Declaration of Condominium to which this Mortgagee's Consent is attached.

PARK RIDGE COMMUNITY BANK

By: [Signature]

Title: Sr Vice President

ATTEST: [Signature]

Secretary

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, Timothy J. Coyne a Notary Public in and for the County and State aforesaid, do hereby certify that CHARLES W. MAEGOLINS SVP of PARK RIDGE COMMUNITY BANK and SAM CARTER as VP thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as SVP and VP respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said corporation, for the uses and purposes therein set forth,

GIVEN under my hand and Notarial Seal this 30th day of OCTOBER, 2018.

[Signature]
Notary Public

My Commission Expires:



CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-005282 EXPIRES 04/30/2019

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

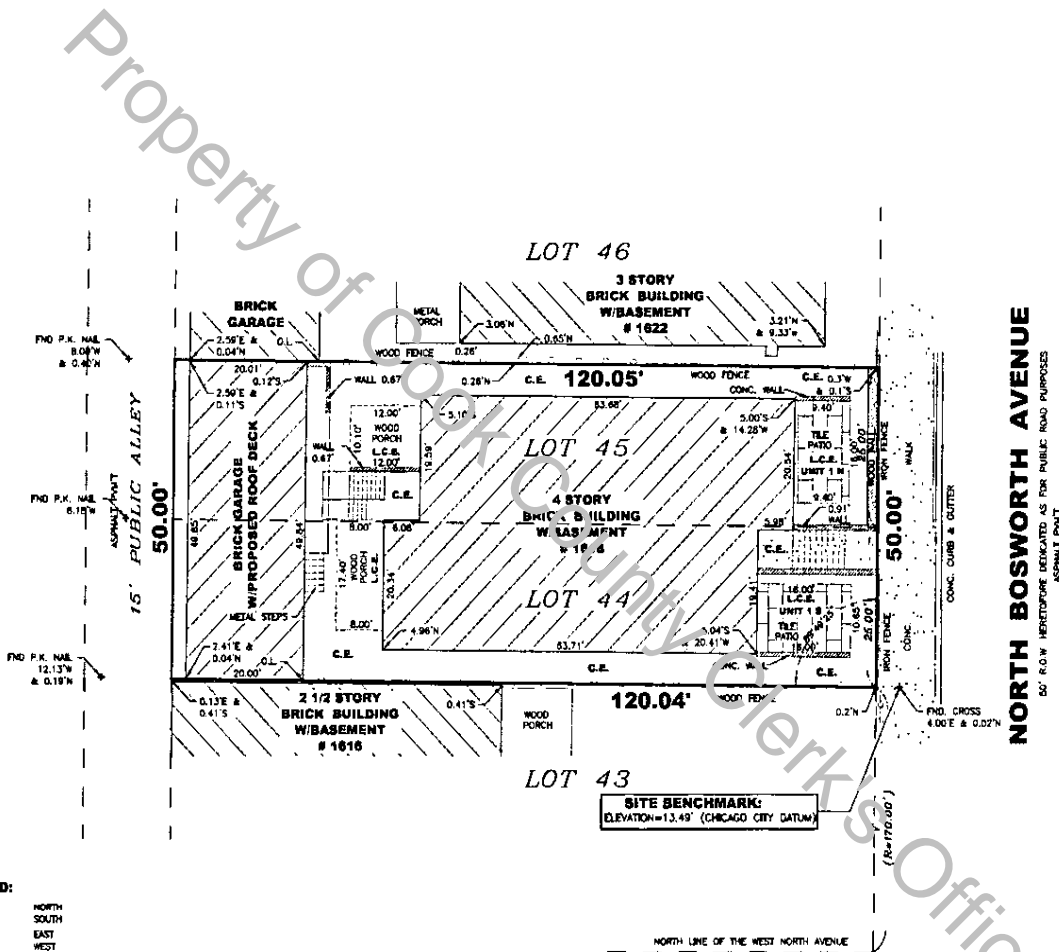
PLAT OF CONDOMINIUM OF 1618 N. BOSWORTH CONDOMINIUM

EXHIBIT "A"

LOT 44 AND 45 IN BLOCK 2 IN CHICAGO DISTILLERY CO'S SUBDIVISION OF BLOCK 19 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1618 NORTH BOSWORTH AVENUE, CHICAGO, ILLINOIS.

P.I.N. 14-32-312-031-0000 & 14-32-312-032-0000



- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - GL ON LINE
 - WOOD FENCE
 - - - CHAIN LINK FENCE
 - IRON FENCE
 - [Pattern] CONCRETE PAVEMENT
 - — — PROPERTY LINE
 - — — LOT LINE

PROPERTY AREA = 6,002 SQ. FT.

- FIELD WORK COMPLETED 10/02/2016
- FIELD WORK UPDATED 10/18/2017
- REVISED (UNIT NUMBERS) 02/08/2018
- REVISED (CERTIFICATE) 02/09/2018
- REVISED (PARKING SPACES) 02/20/2018
- REVISED (ROOF DECK) 06/27/2018
- REVISED (ROOF STAIRS) 10/04/2018
- REVISED (ROOF DECK) 10/26/2018

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.



SCALE: 1" = 20'
ORDERED BY: VELINA VALEVA
FILE NO.: 119-01
SHEET 1 OF 2

BENCHMARK:
BENCHMARK NUMBER 252
LOCATION: 12' NORTH OF SOUTH LINE OF CRYSTAL STREET
AND 62.7' EAST OF EAST LINE OF DAMEN AVENUE
ELEVATION = 17.012 CITY DATUM

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

WE CHICAGOLAND SURVEY COMPANY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, LOCATED THE BUILDING THEREON AND DIVIDED BOTH VERTICALLY AND HORIZONTALLY AS A CONDOMINIUM AS SHOWN ON THE ATTACHED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND CONDOMINIUMS.

DATED THIS 26 TH DAY OF OCTOBER 2018.

BY: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



LICENSE EXPIRES 11/30/2018

UNOFFICIAL COPY

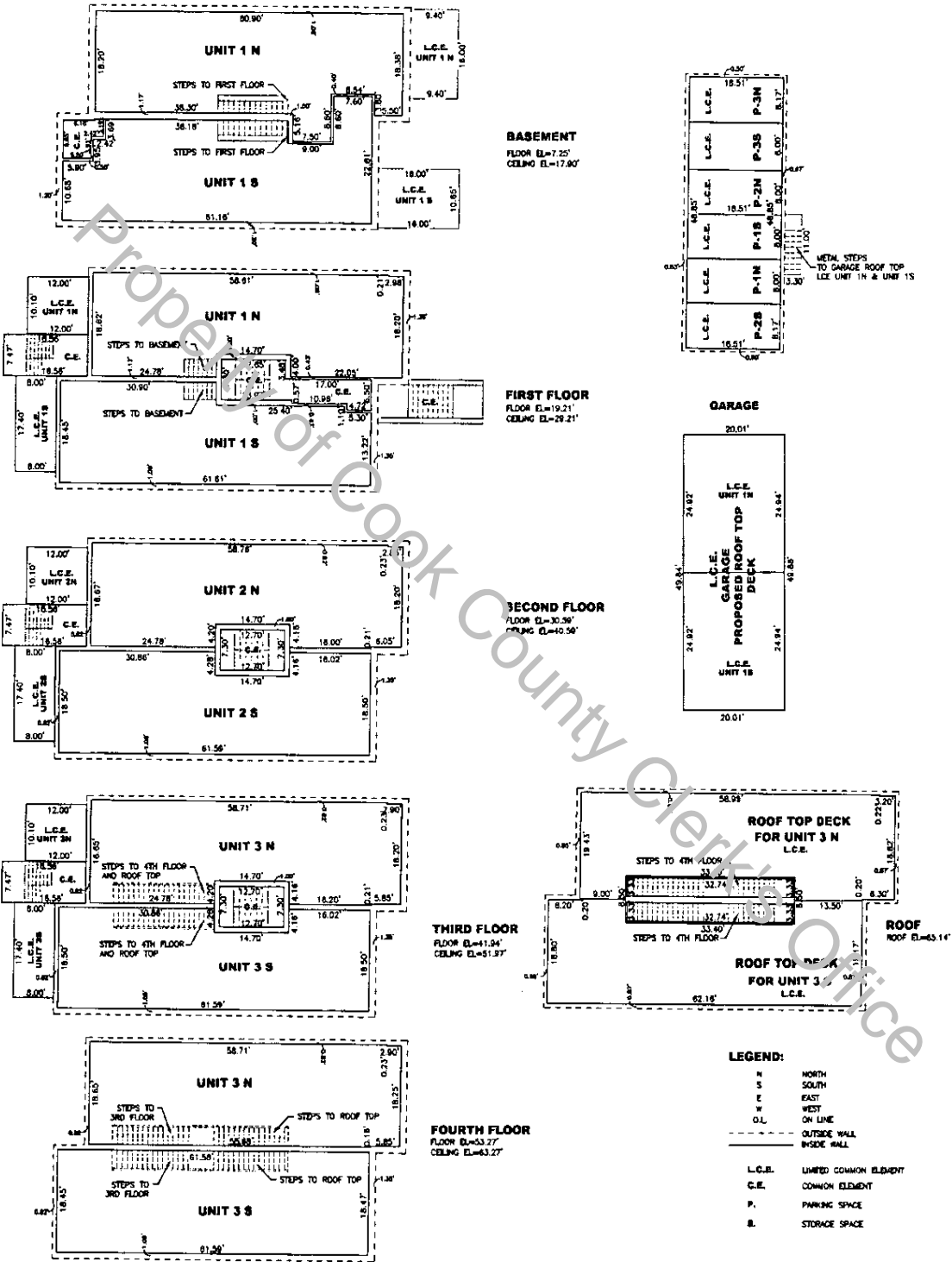
CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005282 EXPIRES 04/30/2018

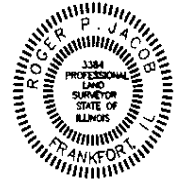
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF CONDOMINIUM OF 1618 N. BOSWORTH CONDOMINIUM

EXHIBIT "A"



ORDERED BY: VELINA VALEVA
FILE NO.: 119-91
SHEET 2 OF 2



LICENSE EXPIRES
11/30/2018

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

WE CHICAGOLAND SURVEY COMPANY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, LOCATED THE BUILDING THEREON AND DIVIDED BOTH VERTICALLY AND HORIZONTALLY AS A CONDOMINIUM AS SHOWN ON THE ATTACHED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND CONDOMINIUMS.

DATED THIS 26 TH DAY OF OCTOBER 2018.

BY: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

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EXHIBIT A-1

PARCEL 1: UNITS 1S, 1N, 2S, 2N, 3S AND 3N IN THE 1618 N. BOSWORTH CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 AND 45 IN BLOCK 2 IN CHICAGO DISTILLERY CO.S SUBDIVISION OF BLOCK 19 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM FOR THE 1618 N. BOSWORTH CONDOMINIUM DATED FEBRUARY 20, 2018 AND RECORDED MARCH 6, 2018 AS DOCUMENT NO. 1806529118, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel ID(s): 14-32-312-031-0000 AND 14-32-312-032-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Doc# 1831822070 Fee \$66.00

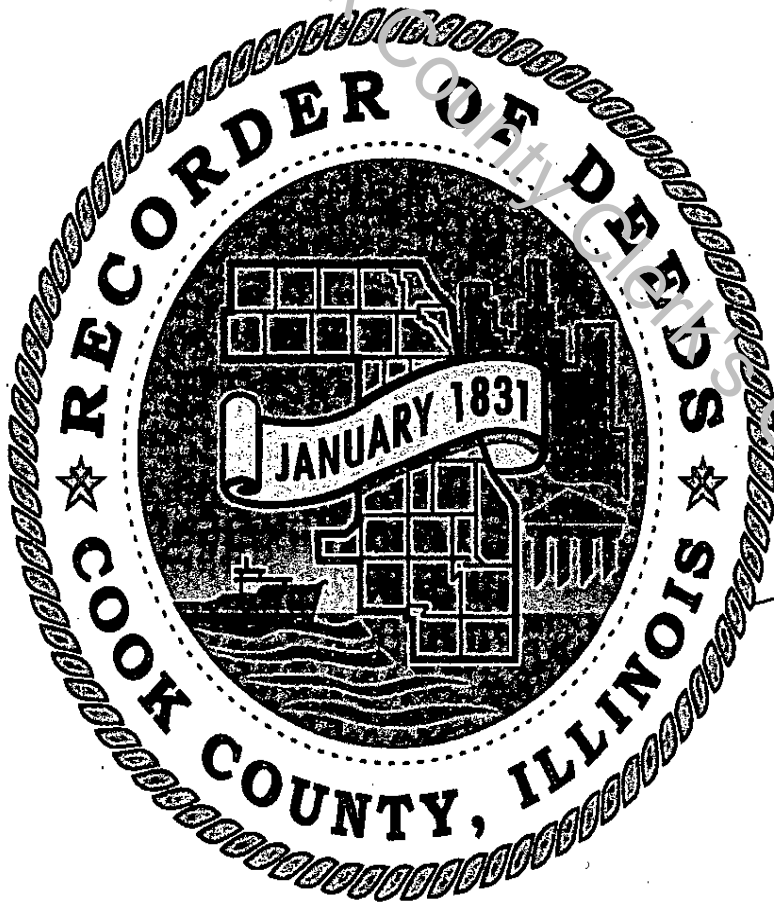
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2018 03:28 PM PG: 1 OF 15

COOK COUNTY RECORDER OF DEEDS EXHIBIT ATTACHED TO DOCUMENT



2 PD
 11/14/18
 66.00

IMAGE STORED IN PLAT INDEX DATABASE

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-001262 EXPIRES 11/30/2018
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

PLAT OF CONDOMINIUM OF 1618 N. BOSWORTH CONDOMINIUM

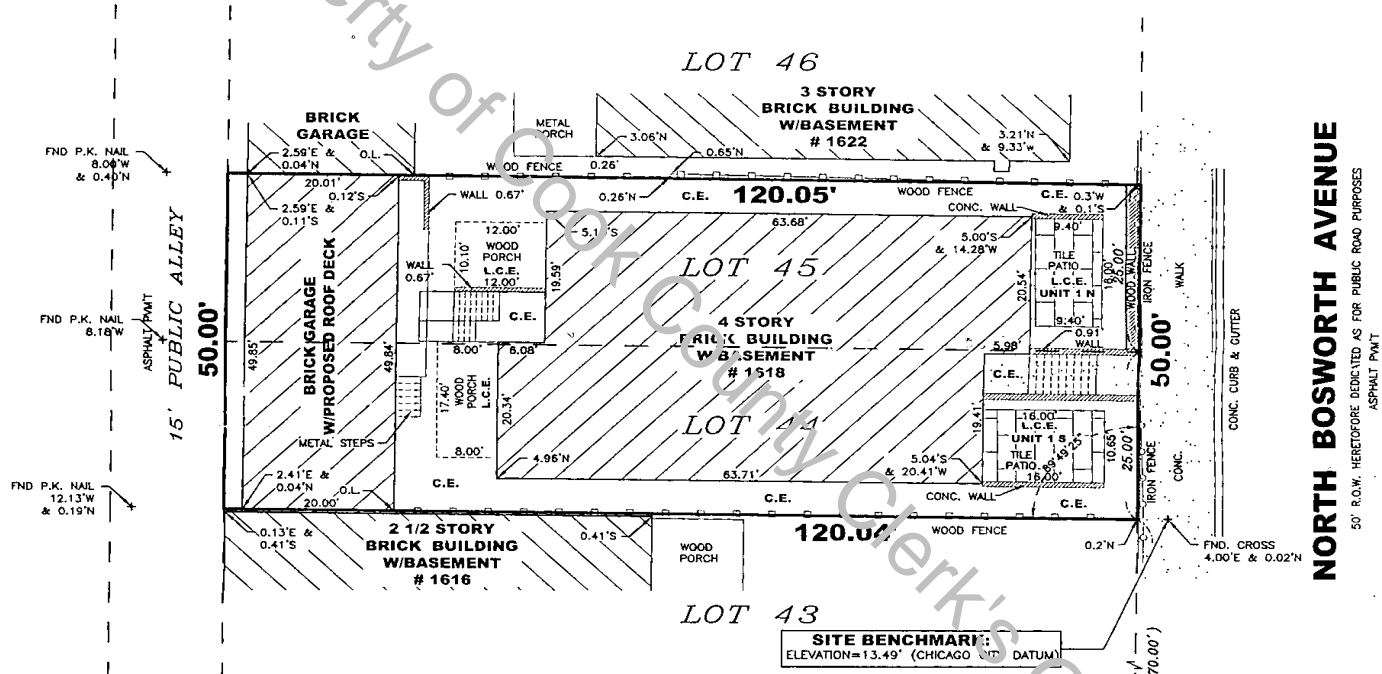
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PROPERTY KNOWN AS: 1618 NORTH BOSWORTH AVENUE, CHICAGO, ILLINOIS.

P.I.N. 14-32-312-031-0000 & 14-32-312-032-0000

Property of Cook County Clerk's Office



LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- PROPERTY LINE
- LOT LINE

PROPERTY AREA = 6,002 SQ. FT.

- FIELD WORK COMPLETED 10/02/2016
- FIELD WORK UPDATED 10/18/2017
- REVISED (UNIT NUMBERS) 02/08/2018
- REVISED (CERTIFICATE) 02/09/2018
- REVISED (PARKING SPACES) 02/20/2018
- REVISED (ROOF DECK) 08/27/2018
- REVISED (ROOF STAIRS) 10/04/2018
- REVISED (ROOF DECK) 10/26/2018

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

BENCHMARK:

BENCHMARK NUMBER 262
LOCATION: 12' NORTH OF SOUTH LINE OF CRYSTAL STREET AND 62.7' EAST OF EAST LINE OF DAMEN AVENUE
ELEVATION= 17.012 CITY DATUM

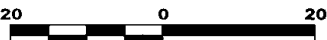
RECORDING FEE 46.00
DATE 11/18/18 COPIES 6x
OK BY RC

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

WE CHICAGOLAND SURVEY COMPANY INC., DO HEREBY CERTIFY THAT SURVEYED THE ABOVE DESCRIBED PROPERTY, LOCATED THE BUILDING AND DIVIDED BOTH VERTICALLY AND HORIZONTALLY AS A CONDOMINIUM SHOWN ON THE ATTACHED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT, THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND CONDOMINIUMS.

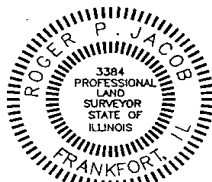
DATED THIS 26 TH. DAY OF OCTOBER

BY: Roger P. Jacob
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



SCALE: 1" = 20'

ORDERED BY: VELINA VALEVA
FILE NO.: 119-91
SHEET 1 OF 2



LICENSE EXPIRES 11/30/2018