



\*1916117137\*

This instrument was prepared by and after recording return to:

Michael T. Franz  
Sanchez Daniels & Hoffman, LLP  
333 W. Wacker Drive, Suite 500  
Chicago, Illinois 60606

Doc# 1916117137 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/10/2019 03:05 PM PG: 1 OF 9

**SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WESTMINSTER CONDOMINIUM ASSOCIATION**

**THIS SIXTH AMENDMENT TO DECLARATION** (“Sixth Amendment”) is made and entered into as of the 20<sup>th</sup> day of May, 2019, by the Board of Directors of The Westminster Condominium Association (“The Westminster”), pursuant to its Declaration of Condominium.

**WHEREAS**, by a Declaration of Condominium for The Westminster recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 28, 2005 as Document Number 0536245135 (the “Declaration”), for the real estate legally described as Permanent Tax Number 16-08-420-019-0000, delineated on Plat of Survey of the following described parcel of real estate:

THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**WHEREAS**, the Declaration reserves to the Developer and The Westminster as its successor in interest, the right to annex and add to the Parcel and Property (as defined by the Declaration) and thereby add to the Condominium created by the Declaration all or any portion of the Additional Parcel (as defined in the Declaration);

**WHEREAS**, the Westminster, as the Declarant’s successor in interest, is not required to obtain any consent from Unit Owners (as defined in the Declaration) for amendments made to the Declaration as set forth in Sections e and f of Paragraph 28 of the Declaration; and

**WHEREAS**, the Westminster, as the Declarant’s successor in interest, now desires to so annex and add to said Parcel and Property and submit to the provisions of the Act and the Declaration a portion of the certain real estate (“Phase VII Addition”) set forth in Exhibit A-1 of the Declaration, which after adding said Phase VII Addition results in the Property described in Exhibit A attached hereto, which is the total of all Property being submitted to the Act and to the Declaration, as hereby amended.

**NOW, THEREFORE**, the Westminster, as the Declarant’s successor in interest, hereby declares that the Declaration be, and the same is hereby, amended as follows:

**PHASE VII ADDITION**

The Phase VII Addition is hereby annexed to the Parcel and Property, as defined in the Declaration, and is hereby submitted to the provisions of the Act as part of the Condominium in accordance with, and deemed to be governed in all respects by, the terms and provisions of the Declaration.

S   N    
P   9    
S   L    
M   N    
SG   V    
E   N    
INT   PC

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Exhibit A of the Declaration is hereby amended by deleting said Exhibit A and substituting therefore Exhibit A attached hereto.

Exhibit A-1 of the Declaration is hereby amended by deleting said Exhibit A-1 and substituting therefore Exhibit A-1 attached hereto. As set forth in Paragraph 28 of the Declaration, the percentage of ownership in the Common Elements appurtenant to each Unit is hereby shifted to the percentages set forth in the Exhibit B attached hereto.

The additional common elements annexed by this instrument are hereby granted and conveyed to the grantees of all Units, including the grantees of Units heretofore conveyed, all as set forth in the Declaration.

Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

**IN WITNESS WHEREOF**, the Board of Directors of The Westminster Condominium Association.

Date: May 25, 2019

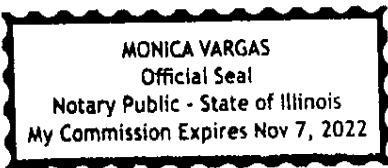
The Westminster Condominium Association,

By: Brenda Wilson  
Brenda Wilson, President Board of Directors

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Brenda Wilson is personally known to me to be the President of the Board of Directors of The Westminster Condominium Association, an Illinois not-for-profit corporation, and 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, pursuant to authority given by unit owners of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of May, 2019.



Monica Vargas  
Notary Public

Commission expires: Nov. 7, 2022

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## EXHIBIT A

Permanent Tax Number: 16-08-420-019-0000

Units: 36 A-1, 36 A-2, 36 A-3, 36 B-1, 36 B-2, 36 B-3, 36 A-G, 36 B-G  
 38 A-1, 38 A-2, 38 A-3, 38 B-1, 38 B-2, 38 B-3, 38 A-G, 38 B-G  
 40 A-1, 40 A-2, 40 A-3, 40 B-G, 40 B-1, 40 B-2, 40 B-3, 40 A-G  
 42 A-1, 42 A-2, 42 A-3, 42 B-G  
 44 A-1, 44 A-2, 44 A-3, 44 B-1, 44 B-2, 44 B-3  
 46 A-1, 46 A-2, 46 A-3, 46 B-G, 46 B-1, 46 B-2, 46 B-3  
 48 A-G, 48 A-1, 48 A-2, 48 A-3, 48 B-G, 48 B-1, 48 B-2, 48 B-3  
 50 A-G, 50 A-1, 50 A-2, 50 A-3, 50 B-G, 50 B-1, 50 B-2, 50 B-3

As delineated on Plat of Survey of the following described parcel of real estate:

THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Including the following new Units: 36 A-G, 36 B-G, 38 A-G, 38 B-G, 40 A-G, 40 B-G

Described as follows:

**(Unit 36 A-G)**

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 52.30 FEET; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.52 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTHERLY, 4.61 FEET;
2. WESTERLY, 10.65 FEET;
3. NORTHERLY, 6.57 FEET;
4. EASTERLY, 5.52 FEET;
5. NORTHERLY, 3.36 FEET;
6. EASTERLY, 8.28 FEET;
7. NORTHERLY, 21.33 FEET;
8. EASTERLY, 26.20 FEET;
9. SOUTHERLY, 13.13 FEET;
10. EASTERLY, 1.89 FEET;
11. SOUTHERLY, ALONG AN ARC HAVING A RADIUS OF 12.00 FEET, MORE OR LESS, ON AN ARC LENGTH OF 12.29 FEET;

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12. WESTERLY, 1.93 FEET;
13. SOUTHERLY, 9.92 FEET;
14. AND WESTERLY, 28.77 FEET TO THE POINT OF BEGINNING.

## (Unit 36 B-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF  $S0^{\circ}03'48''W$ , A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF  $N89^{\circ}44'36''W$  ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 86.00 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.81 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING EITHTTEEN (18) COURSES.

1. NORTHERLY, 13.00 FEET;
2. WESTERLY, 8.43 FEET;
3. NORTHERLY, 22.39 FEET;
4. EASTERLY, 12.00 FEET;
5. NORTHERLY, 1.40 FEET;
6. EASTERLY, 0.40 FEET;
7. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.90 FEET;
8. EASTERLY, 0.40 FEET;
9. SOUTHERLY, 1.40 FEET;
10. EASTERLY, 6.24 FEET;
11. SOUTHERLY, 11.81 FEET;
12. WESTERLY, 1.00 FOOT;
13. SOUTHERLY, 9.33 FEET;
14. EASTERLY, 5.75 FEET;
15. SOUTHERLY, 2.31 FEET;
16. WESTERLY, 5.62 FEET;
17. SOUTHERLY, 11.85 FEET;
18. AND WESTERLY, 21.43 FEET TO THE POINT OF BEGINNING.

## (Unit 38 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF  $S0^{\circ}03'48''W$ , A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF  $N89^{\circ}44'36''W$  ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 116.26 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.15 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIXTEEN (16) COURSES:

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1. NORTHERLY, 16.58 FEET;
2. WESTERLY, 5.32 FEET;
3. NORTHERLY, 5.51 FEET;
4. WESTERLY, 7.20 FEET;
5. NORTHERLY, 14.41 FEET;
6. EASTERLY, 10.86 FEET;
7. NORTHERLY, 1.30 FEET;
8. EASTERLY, 0.40 FEET;
9. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.50 FEET;
10. EASTERLY, 0.40 FEET;
11. SOUTHERLY, 1.39 FEET;
12. EASTERLY, 10.57 FEET;
13. SOUTHERLY, 22.27 FEET;
14. SOUTHWESTERLY, 4.40 FEET;
15. SOUTHERLY, 10.00 FEET;
16. AND WESTERLY, 19.48 FEET TO THE POINT OF BEGINNING.

**(Unit 38 B-G)**

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF S0°03'48"W, A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF N89°44'36"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 148.23 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTHERLY, 12.95 FEET;
2. WESTERLY, 4.01 FEET;
3. NORTHERLY, 24.90 FEET;
4. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET MORE OR LESS, ON AN ARC LENGTH OF 11.80 FEET;
5. EASTERLY, 0.40 FEET;
6. SOUTHERLY, 16.88 FEET;
7. EASTERLY, 3.73 FEET;
8. SOUTHERLY, 8.53 FEET;
9. EASTERLY, 14.91 FEET;
10. NORTHERLY, 2.97 FEET;
11. EASTERLY, 4.27 FEET;
12. SOUTHERLY, 15.50 FEET;
13. AND WESTERLY, 30.94 FEET TO THE POINT OF BEGINNING.

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## (Unit 40 A-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE SOUTHERLY ON AN ASSUMED BEARING OF  $S0^{\circ}03'48''W$ , A DISTANCE OF 114.89 FEET ALONG THE EAST LINE THEREOF, THENCE WESTERLY ON AN ASSUMED BEARING OF  $N89^{\circ}44'36''W$  ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 176.57 FEET, THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.98 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTHERLY, 12.50 FEET;
2. EASTERLY, 6.97 FEET;
3. NORTHERLY, 9.55 FEET;
4. EASTERLY, 6.15 FEET;
5. NORTHERLY, 14.38 FEET;
6. EASTERLY, 10.35 FEET;
7. NORTHERLY, 1.35 FEET;
8. EASTERLY, 0.50 FEET;
9. EASTERLY, ALONG AN ARC HAVING A RADIUS OF 16.50 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.87 FEET;
10. SOUTHERLY, 24.99 FEET;
11. WESTERLY, 4.05 FEET;
12. SOUTHERLY, 12.80 FEET;
13. AND WESTERLY, 19.26 FEET TO THE POINT OF BEGINNING.

## (Unit 42 B-G)

THAT PROPERTY AND SPACE LYING BETWEEN THE ELEVATION OF 46.54 FEET AND BELOW BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, THENCE WESTERLY ON AN ASSUMED BEARING OF  $N89^{\circ}44'20''W$ , ALONG A NORTH LINE THEREOF, A DISTANCE OF 225.24 FEET, THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.43 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING NINETEEN (19) COURSES:

1. EASTERLY, 12.96 FEET;
2. SOUTHERLY, 0.70 FEET;
3. EASTERLY, 1.04 FEET;
4. NORTHERLY, 4.22 FEET;
5. WESTERLY, 0.90 FEET;
6. NORTHWESTLY, 2.80 FEET;
7. NORTHERLY, 1.99 FEET;
8. EASTERLY, 8.70 FEET;
9. SOUTHERLY, 4.67 FEET;
10. EASTERLY, 4.61 FEET;
11. SOUTHERLY, 8.42 FEET;
12. EASTERLY, 1.90 FEET;

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13. SOUTHERLY, 9.06 FEET;
14. EASTERLY, 2.85 FEET;
15. SOUTHERLY, ALONG AN ARC HAVING A RADIUS OF 14.00 FEET, MORE OR LESS, ON AN ARC LENGTH OF 11.90 FEET;
16. WESTERLY, 16.93 FEET;
17. SOUTHERLY, 13.03 FEET;
18. WESTERLY, 13.04 FEET;
19. AND NORTHERLY, 39.17 FEET TO THE POINT OF BEGINNING.

Property of Cook County Clerk's Office

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## EXHIBIT B

Plat of Survey of The Westminster Condominium Association

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS



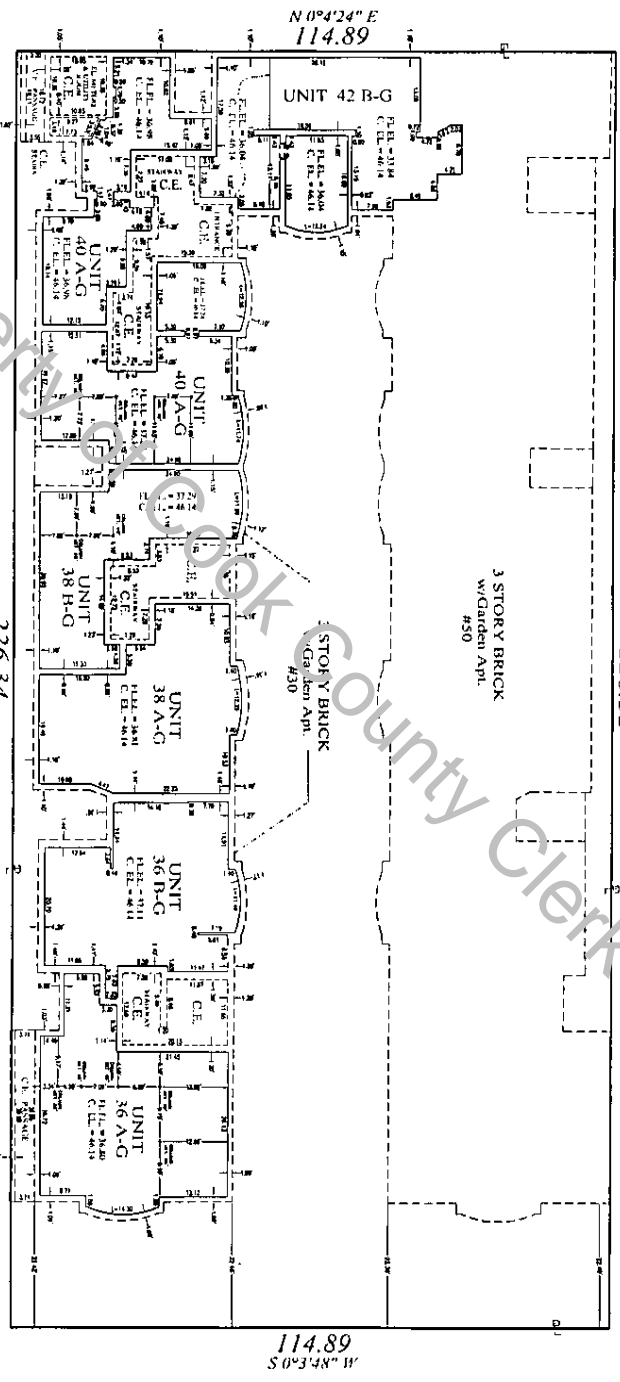
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5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630  
NORTH  
ASSUMED

**MM SURVEYING CO., INC.**  
PROFESSIONAL DESIGN FIRM No. 184-003233  
**PLAT OF CONDOMINIUM**  
OF

**FIRST AMENDMENT TO  
EXHIBIT "D" DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS AND COVENANTS FOR THE "WESTMINSTER CONDOMINIUM" PHASE IV  
CONDOMINIUM DECLARATION**  
THE CONDOMINIUM DECLARATION RECORDED JULY 28, 2008 AS DOCUMENT No. 062094903

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
mmsurvey1285@sbcglobal.net  
**AMENDED EXHIBIT "D"**  
SHEET 1 OF 1



N. MENARD AVE.

All dimensions are in feet and decimal part thereof.  
Order No. **92316**  
Scale: 1 inch = **18**  
Date of Fieldwork: **APRIL 30, 2019**  
Ordered by: **JOSEPH FABUSIWA**

**GENERAL NOTES:**  
HORIZONTAL DIMENSIONS AND PLANS  
FORMED BY THE DISTANCES BETWEEN  
FINISHED FACE OF INTERIOR WALLS  
VERTICAL DIMENSIONS, SEE PLANS  
DRAWN BY THE ARCHITECT FOR A AND  
THE FINISHED CEILING

**BENCHMARK No. 578**  
LOCATED AT THE NORTH END OF THE SOUTH LINE OF  
W. LAKE ST. AND 70 FEET EAST OF THE EAST  
LINE OF N. AUSTIN AVE.  
**BLEV. = 38.428** CITY OF CHICAGO  
BENCHMARK DATA

**LEGEND:**  
F.L. - FLOOR ELEVATION  
C.E.L. - CEILING ELEVATION  
L.C.E. - LIGHTED EXHIBITION ELEMENT  
CE - COMMON ELEMENT  
P - PARKING SPACE

State of Illinois  
County of Cook  
We, M M Surveying Co., Inc., do hereby  
certify that the above described  
information was prepared by a  
licensed professional land surveyor  
and that the plat is a correct  
representation of said survey.  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
REG. ILL. Land Surveyor No. 35-3756  
LIC. Exp. NOVEMBER 30, 2020