

# UNOFFICIAL COPY

**FIRST AMENDMENT TO THE  
DECLARATION  
OF CONDOMINIUM  
OWNERSHIP  
LA GRANDE DAME  
CONDOMINIUMS**

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING DELIVER TO:

Ashen Faulkner  
217 N. Jefferson, Ste 601  
Chicago, Illinois 60661  
Attn: Deborah Ashen



Doc# 1916917077 Fee \$109.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2019 12:50 PM PG: 1 OF 11

**THIS FIRST AMENDMENT TO THE DECLARATION** is made and entered by the Members of the LA GRANDE DAME CONDOMINIUM ASSOCIATION, LLC, an Illinois Limited Liability Company, (hereinafter referred to as the "Association");

**WITNESSETH:**

**WHEREAS**, the Developer, La Grande Dame, LLC recorded the Declaration of Condominium Ownership for La Grande Dame Condominiums ("the Declaration") on April 26, 2002 as Document Number 0020480476 pursuant to the provisions of the Condominium Property Act of the State of Illinois; and

**WHEREAS**, the members La Grande Dame Association ("Association") who hold legal title to the Property are the assignees of the Developer's rights under the Declaration; and

**WHEREAS**, the legal description of the Parcel, common address and PIN is as follows:

Legal Description:

LOTS 88, 89, 90, 91, 92, AND 93 IN RUFUS K. WINSLOW'S SUBDIVISION OF  
BLOCK 21 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7,  
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECORDING FEE 109.00  
DATE 6-18-19 COPIES 6X  
OK BY J.A.

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Common Address: 2016-2028 West Grand Avenue, Chicago, Illinois 60612

PIN(S): 17-07-124-039-1001; 17-07-124-039-1002; 17-07-124-039-1003;  
17-07-124-039-1004; 17-07-124-039-1005; 17-07-124-039-1006;  
17-07-124-039-1007; 17-07-124-039-1008; 17-07-124-039-1009;  
17-07-124-039-1010; 17-07-124-039-1011; 17-07-124-039-1012

(Former underlying PINS 17-07-124-026-0000 through 031)

**WHEREAS**, the Association is desirous of more clearly setting forth the Unit Owners' rights and obligations as to certain Limited Common Elements on or about the Property and establishing, for its own benefit and for that of all future owners or occupants of the Property and each part thereof, certain easements and rights in, over and upon the property and certain mutually beneficial restrictions and obligations with respect to the use and maintenance thereof; and,

**WHEREAS**, Section 1(l) of the Declaration defines Limited Common Elements as "...all Common Elements serving exclusively one or more Units as an inseparable appurtenance thereto, the enjoyment, benefit or use of which is reserved to such Unit or Units to exclusion of other Units either in this Declaration or on the Plat. Said Limited Common Elements shall include, but shall not be limited to: Parking Spaces located in the Garage; Roof Top Decks of the Building; Outside Gardens; Storage Areas; doors balconies located on the exterior of the Building; vestibules, windows, and entryways, any all associated fixtures and structures therein as lie outside the Unit boundaries and serve exclusively one or more but less than all Units; or apparatus outside of the Unit, serving exclusively one or more but less than all Units."

**WHEREAS**, Section 1(p) of the Declaration defines Parking Space to mean parking space in the Garage...";

**WHEREAS**, Page 2 of the Plat of Survey (First Floor) attached to the Declaration as Exhibit A identifies the fifteen (15) parking spaces as P-1, to p-15 in ascending order from west to east, with the P-1 being located at the western most (left) end of the first floor and P-15 located at the eastern most end (right) of the first floor;

**WHEREAS**, pursuant to Section 23 (e) of the Declaration, Unit Owners of not less than two-thirds (2/3) of all Unit Owners, upon affirmative vote may amend or modify the Declaration or any Exhibit attached thereto relating to the designation and description of a limited common element; and

**WHEREAS**, the Association wishes to record this First Amendment to the Declaration and a Corrected Plat of Survey pursuant to Section 23 (e) of the Declaration, in order to correct and modify

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clerical errors contained in the assignment of the Limited Common Element Parking Spaces, as identified in the Declaration and as shown on the Plat of Survey attached thereto; and

**WHEREAS**, the Members of the Association have certified this Amendment, as evidenced by the certification attached hereto as Exhibit B; and

**NOW THEREFORE**, the Association, pursuant to the rights conferred on it in paragraph 23 (e) of the Declaration, and for the purposes set forth herein, amends the Declaration and Plat of Survey and **DECLARES AS FOLLOWS**:

1. Article 6, Section (b)(ii) of the Declaration shall be amended to include the following designation chart:

<u>Parking Space</u>	<u>Unit Designation</u>
1	2020 C
2	2020 E
3	2020 E
4	2020 B
5	2020 F
6	2020 F
7	2020 A
8	2026 F
9	2026 C
10	2026 D
11	2026 D
12	2020 D
13	2026 B
14	2026 E
15	2026 A

2. Page 2 of the Plat of Survey (First Floor) attached to the Declaration as Exhibit A, is amended such that the fifteen (15) parking spaces as listed as P-1, to P-15 in descending order from west to east, with P-15 being located at the western most end of the first floor and P-1 located at the eastern most end of the first floor

3. The affected page of the Plat of Survey is hereby attached hereto and made a part hereof as the Corrected Plat of Survey, as Exhibit A to this First Amendment to the Declaration.

4. The remainder of the Declaration and Plat are hereby ratified and confirmed.

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IN WITNESS WHEREOF, the undersigned as President of the LA GRANDE DAME CONDOMINIUM ASSOCIATION, LLC, an Illinois Limited Liability Company caused his name to be signed to this Amendment this 18 day of May 2019.

**LA GRANDE DAME  
CONDOMINIUM ASSOCIATION**

By: Michael Smith  
Michael Smith, President

STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Smith not individually but as President of the LA GRANDE DAME CONDOMINIUM ASSOCIATION, LLC, an Illinois Limited Liability Company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that they signed and delivered the said Amendment as their own free and voluntary act and as the free and voluntary act of said Association, for the uses and purposes therein set forth.

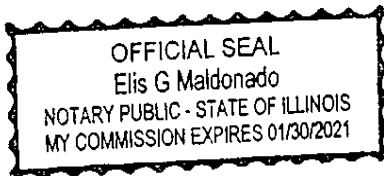
Given under my hand and notarial seal this 18 day of May, A.D., 2019.

[Signature]  
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Peter Bogira, not individually but as Secretary of the LA GRANDE DAME CONDOMINIUM ASSOCIATION, LLC, an Illinois Limited Liability Company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that they signed and delivered the said Amendment as their own free and voluntary act and as the free and voluntary act of said Association, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of May, A.D., 2019.

[Signature]  
Notary Public

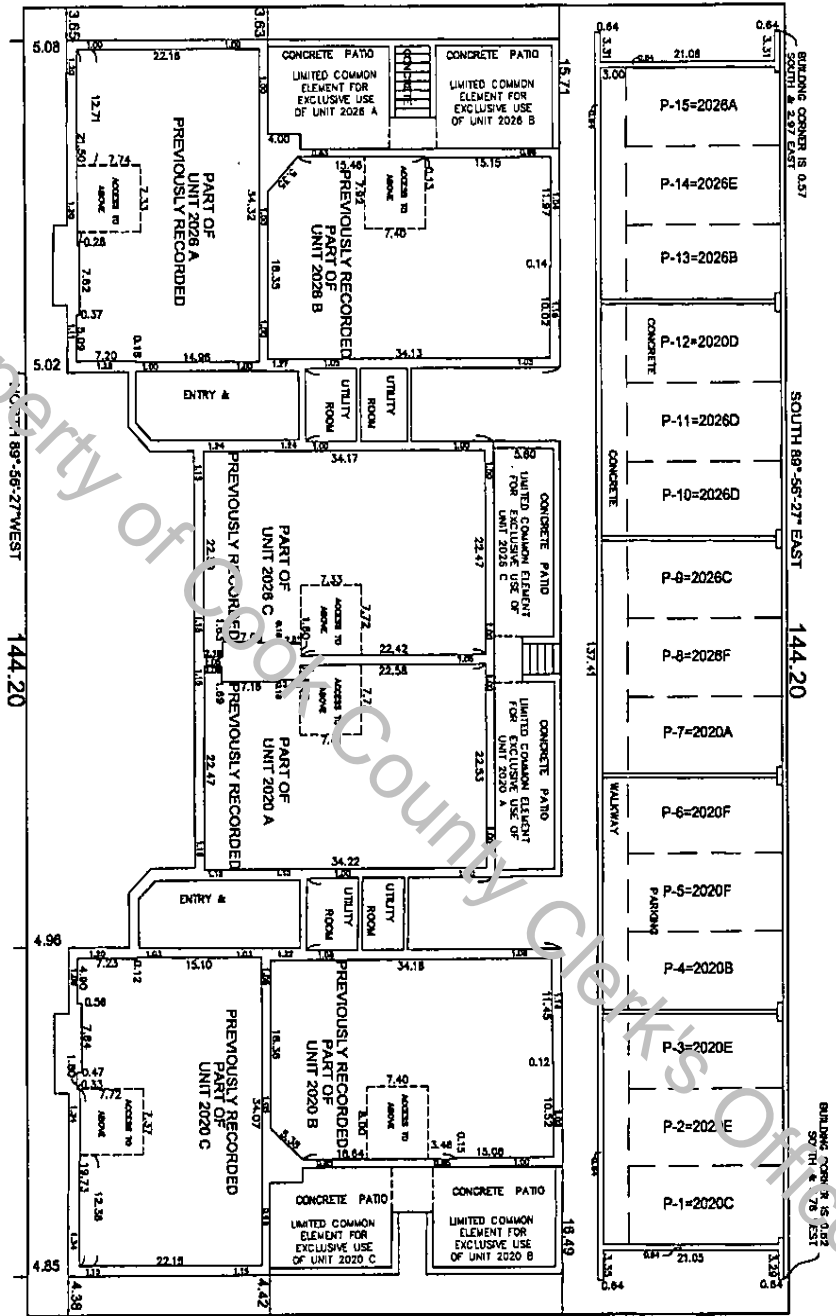


State of IL, County of COOK  
Signed before me on this 18 day  
of May, 2019 by Michael Smith & Peter Bogira  
Notary Public [Signature] BSG/PA

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## PLAT OF SURVEY BY: SAMBORSKI, MATTIS, INC. LAND SURVEYORS 4332 OAKTON STREET SKOKIE, ILL. 60078 (847) 874-7373 OF



### FIRST FLOOR

P-1 THRU P-15 REFER TO PARKING SPACES AND ARE UNITS  
GARAGE ELEVATION: 25.75  
LOWER ELEVATION: 17.75  
HORIZONTAL MEASUREMENTS ARE FROM CONCRETE BLOCK WALL TO CONCRETE BLOCK WALL  
VERTICAL MEASUREMENTS ARE FROM CONCRETE FLOOR TO AN UPPER AIR RIGHTS ELEVATION  
ELEVATIONS ARE PLUS AND REFER TO BENCH MARK ON PAGE ONE

UNIT ELEVATION  
UPPER ELEVATION: 21.34  
LOWER ELEVATION: 11.88  
HORIZONTAL MEASUREMENTS ARE FROM FINISHED WALL TO FINISHED WALL  
VERTICAL MEASUREMENTS ARE FROM FINISHED FLOOR TO FINISHED CEILING  
ELEVATIONS ARE PLUS AND REFER TO BENCH MARK ON PAGE ONE

SHEET 2 OF 6  
SCALE: 1 inch = 10 feet

ORDER NO. 208-01A

ORDERED BY: LA GRANDE DAME, L.L.C.

- Measurements were taken by field and finished and are correct as of August 15, 2016.
1. Prepare and sign the plat and report of measurements by the surveyor.
  2. Record the plat and report of measurements in the public records of Cook County, Illinois.
  3. Publish the plat and report of measurements in the public records of Cook County, Illinois.
  4. Comply with all other provisions of the Illinois Land Survey Act, Chapter 127, Illinois Compiled Statutes (CS).
  5. No dimension can be measured by field.

THIS PLAT WAS CREATED TO AMEND PARKING NUMBERS AS PER RECORDED DOCUMENT

STATE OF ILLINOIS  
COUNTY OF COOK ) SS

This is to certify that the Professional Surveyor conforms to the current Illinois Professional Surveyor Act of 1987 applicable to boundary surveys. Field work completed on 20th day of December, A.D. 2016.  
SMB, P. 700 Illinois Professional Land Surveyor No. 033,001,705  
Illinois Professional Land Survey Form No. 114 (02/77)

Surveyor's Seal  
11/20/2016  
Cook County, Illinois

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EXHIBIT A- CORRECTED PLAT (PAGE 2)

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## EXHIBIT B – CERTIFICATION

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

We the undersigned are Unit Owners and members of the La Grande Dame Condominium Association. By our signatures below, we hereby consent to this First Amendment of the Declaration of Condominium Ownership for the La Grande Dame Condominiums. In witness whereof, we have signed this document and cast our votes in favor of the First Amendment at a duly called meeting of the Association Membership.

<u>Michael Smith 2026A</u>	<u>Phil Elli 2026D</u>
<u>Natasha Lee 2026B</u>	<u>Peter 2026B</u>
<u>John D'Elia 2026C</u>	<u>Sam 2026C</u>
<u>Greg 2026B</u>	_____
<u>Greg 2026E</u>	_____
<u>Wendy 2026F</u>	_____

I, Peter Bogira, as Secretary of the LA GRANDE DAME CONDOMINIUM ASSOCIATION, LLC, an Illinois Limited Liability Company, certify that at least two-thirds (2/3) majority of the Unit Owners and a majority of Board of Directors of the La Grande Dame Condominium Association have approved the First Amendment of the Declaration of Condominium Ownership for the La Grande Dame Condominiums.

Given under my hand and notarial seal this 18 day of May, A.D., 2019.

State of IL, County of COOK  
Signed before me on this 18 day  
of MAY, 2019 by Michael Smith & Peter Bogira  
Notary Public [Signature]

[Signature]  
Notary Public

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## EXHIBIT B – CERTIFICATION

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

We the undersigned are Board Members of the La Grande Dame Condominium Association. By our signatures below, we hereby certify that at least two-thirds (2/3) majority of the Unit Owners voted to approve and a majority of the Board of Directors consent to this First Amendment of the Declaration of Condominium Ownership for the La Grande Dame Condominiums. In witness whereof, we have signed this document and cast our votes to approve of the First Amendment at a duly called meeting of the Association Membership.

Michael Smith  
[Signature]  
\_\_\_\_\_

President  
Secretary  
\_\_\_\_\_

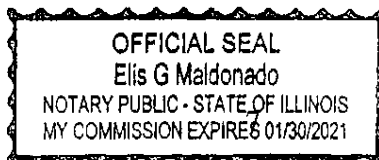
I, Peter Bogira, as Secretary of the LA GRANDE DAME CONDOMINIUM ASSOCIATION, LLC, an Illinois Limited Liability Company, certify that a majority of Board of Directors of the La Grande Dame Condominium Association have approved the First Amendment of the Declaration of Condominium Ownership for the La Grande Dame Condominiums.

Given under my hand and notarial seal this \_\_\_\_\_ day of May, A.D., 2019.

[Signature]  
\_\_\_\_\_  
Notary Public

State of IL, County of Cook  
Signed before me on this 18 day  
of May, 2019 by Michael Smith & Peter Bogira  
Notary Public [Signature]

State of IL, County of Cook  
Signed before me on this 18 day  
of May, 2019 by Peter Bogira  
Notary Public [Signature]





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## NOTICE TO LIEN HOLDERS

To: See Attached Service List

PLEASE TAKE NOTICE that on May 18, 2019 the Unit Owners/Members of the La Grande Dame Condominium Association amended the Declaration of Declaration of Condominium Ownership for the La Grande Dame Condominiums as described in the attached First Amendment.



Peter Bogira, Secretary  
La Grande Dame Condominium Association

Property of Cook County Clerk's Office

## CERTIFICATE OF SERVICE

I, Peter Bogira, as Secretary of the La Grande Dame Condominium Association, certify that I caused the above Notice to Lien Holders to be served via Certified Mail to all addressees on the Service List to by placing with the US Postal Service, with postage prepaid on May 10, 2019.

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## SERVICE LIST

Navy Federal Credit Union  
820 Follin Lane SE,  
Vienna, VA 22180-4907

CitiMortgage Inc.  
1000 Technology Drive MS 852  
O'Fallon, MO 63304

PNC Bank NA  
300 Fifth Avenue  
The Tower at PNC Plaza  
Pittsburgh, PA 15222  
Attn: Mortgage Lending

Mortgage Electronic Registration Systems  
1901 E Voorhees Street, Suite C,  
Danville, Illinois 61834

Citibank  
1000 Technology Drive MS 221  
O'Fallon, MO 63368-2240

ABN AMRO MTG GROUP  
2600 W. Big Beaver Road,  
Troy, MI 48084  
Attn: Post Closing Dept.

TFC National Bank  
Mail Code 002-01-P  
101 E. 5<sup>th</sup> Street, Ste 101  
St Paul, MN 55101

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Doc# 1916917077 Fee \$109.00

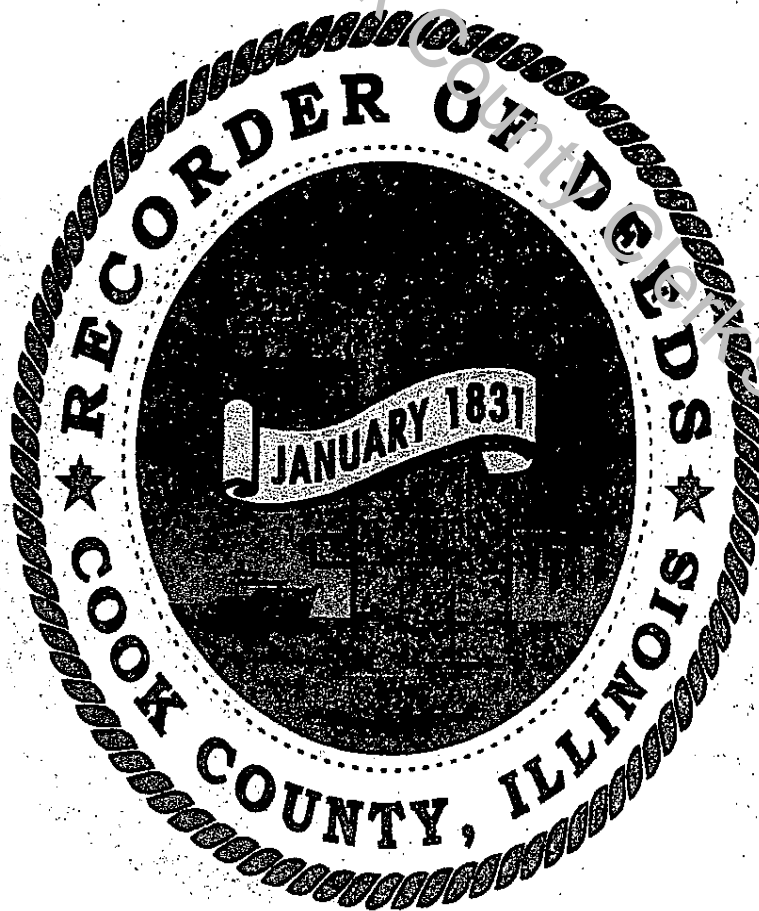
RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2019 12:50 PM PG: 1 OF 11

## COOK COUNTY RECORDER OF DEEDS EXHIBIT ATTACHED TO DOCUMENT



10 pages  
1 ~~plat~~  
Exhibit

IMAGE STORED IN PLAT INDEX DATABASE