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Doc# 1923116030 Fee \$91.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/19/2019 04:08 PM PG: 1 OF 21

THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE 351 W. HURON CONDOMINIUMS

This Third Amendment is made and entered into as of the 6th day of July, 2019 by Mokin Properties LLC, Series A, an Illinois limited liability company (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 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 351 W. Huron Condominium Association on April 12, 2018 as Document number 1810229093 (the "Original Declaration") as amended by the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for the 351 W. Huron Condominium Association dated June 25, 2018 and recorded on August 27, 2018 as Document number 1823916050 (the "First Amendment") and the Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws

RECORDING FEE 91.00

DATE 8/19/19 COPIES 64

OK BY S. Binkley

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for the 351 W. Huron Condominium Association dated September 26, 2018 and recorded on October 9, 2018 as Document number 1828219518 (the "Second Amendment") (collectively, the Original Declaration, the First Amendment and the Second Amendment shall be collectively referred to herein as the "Declaration");

WHEREAS, the Declarant has decided to change the name of the Condominiums and the Association as each such term is defined in the Declaration from the 351 W. Huron Condominiums and the 351 W Huron Condominium Association, respectively to The Brooklyn Chicago Condominiums and The Brooklyn Chicago Condominium Association;

WHEREAS, the Declarant has changed the layout of the parking spaces in the garage to do the following: (i) convert common area into limited common element parking space P7; (ii) change the limited common element parking space assigned to Unit L3 from P6 to P5; (iii) change the limited common element parking space assigned to Unit L5 from P5 to P6 and P7 and (iv) convert part of limited common element parking space P6 to common area.

WHEREAS, the Declarant has sold Units L2 and L6. The Declarant owns the remaining 4 units and therefore the Association has not been turned over.

WHEREAS, pursuant to 13.1 and 13.7 of the Declaration, the Declarant can amend this Declaration.

WHEREAS, at least sixty seven percent (67%) of the Unit Owners have approved this Amendment;

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

1. The Third WHEREAS clause in the Declaration shall be deleted in its entirety and

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replaced with the following:

WHEREAS, the name of the Condominium shall be "The Brooklyn Chicago Condominiums"

2. The Declaration is amended so that "the 351 W. Huron Condominiums" is replaced with "The Brooklyn Chicago Condominiums" in every place that it appears in the Declaration and the Plat.

3. Section 1.1 of the Declaration shall be deleted in its entirety and shall be replaced with the following:

1.1 Association. The Brooklyn Chicago Condominium Association, an Illinois not for profit corporation.

4. Section 5.2 of the Declaration shall be deleted in its entirety and shall be replaced with the following:

5.2 Association. The Association has been formed prior to the recording hereof as a not for profit corporation under the General Not for Profit Corporation Act of 1986 of the State of Illinois and for the purposes and having the powers prescribed in the Act, and having the name (or a name similar thereto) "The Brooklyn Chicago Condominium Association" and shall be the governing body for all of the Unit Owners for the maintenance, repair, replacement, administration and operation of the Property. The Board shall be deemed to be the "Board of Managers" for the Unit Owners referred to in the Act. The Association shall not be deemed to be conducting a business of any kind, and all funds received by the Association shall be held and applied by it for the use and benefit of Unit Owners in accordance with the provisions contained herein. Each Unit Owner shall be a member of the Association so long as he shall be a Unit Owner, and such membership shall automatically terminate when he ceases to be a Unit Owner, and upon the transfer of his ownership interest the transferee thereof shall likewise succeed to such membership in the Association. The Association shall have one class membership.

5. Exhibit A attached to the Declaration is hereby deleted in its entirety and replaced with Exhibit A which is attached hereto and hereby made a part hereof.

6. Exhibit B attached to the Declaration is hereby deleted in its entirety and replaced with Exhibit B which is attached hereto and hereby made a part hereof.

7. 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:

Mokin Properties LLC, Series A, an Illinois limited liability company

By: _____


Alex Troyanovsky, its Manager

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, ALEX TROYANOVSKY, a Notary Public in and for the County and State aforesaid do hereby certify that Alex Troyanovsky as a Manager of Mokin Properties LLC, Series A, an Illinois limited liability company 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 6 day of July, 2019.

Nadejda Tipa
Notary Public



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EXHIBIT A-1

UNIT NUMBERS L2, L3, L4, L5, L6, L7 IN THE 351 W. HURON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 10, 11, AND 12 IN MARTIN'S SUBDIVISION OF BLOCK 14 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1810229093, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN# 17-09-214-003-0000

Property of Cook County Clerk's Office

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CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005282 EXPIRES 04/30/2021

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

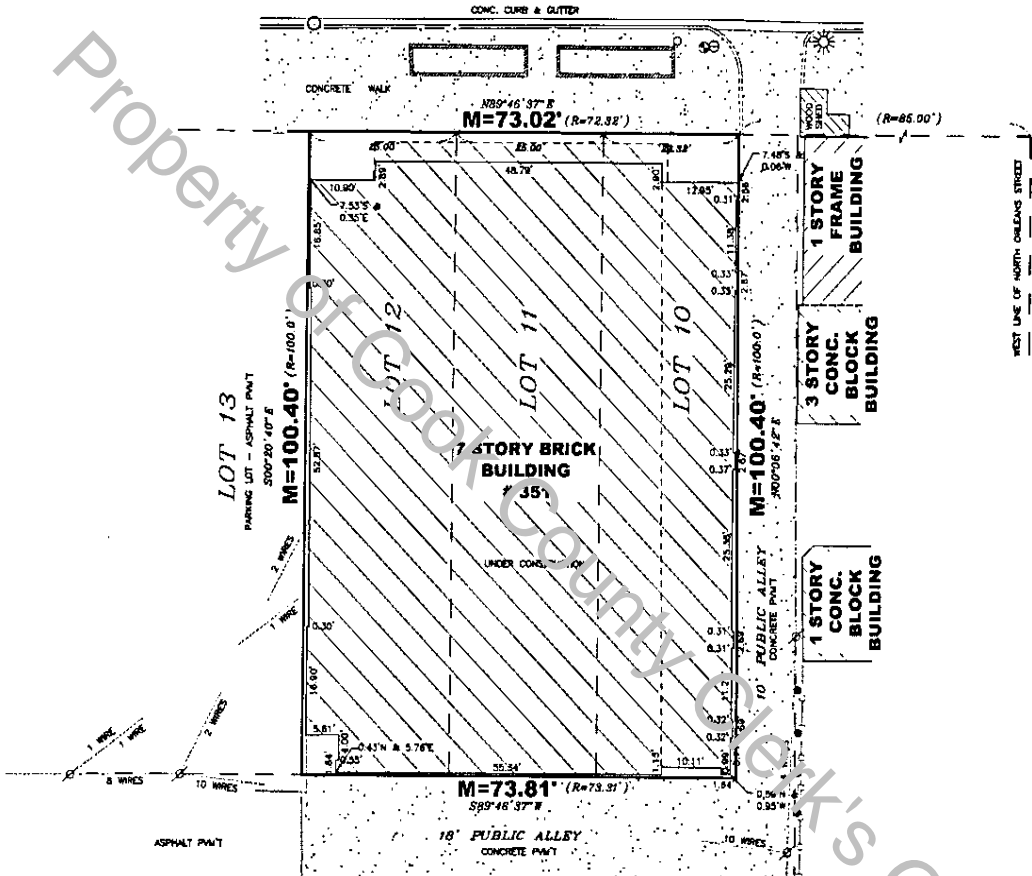
PLAT OF SURVEY OF THE BROOKLYN CHICAGO CONDOMINIUMS EXHIBIT "A"

LOTS 10, 11 AND 12 IN MARTIN'S SUBDIVISION OF BLOCK 14 IN BUTLER, WRIGHT AND WEBSTER'S
ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 351 WEST HURON STREET, CHICAGO, ILLINOIS.

P.I.N. 17-09-214-003-0000

WEST HURON STREET
ASPHALT PAVT



- 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
 - POWER POLE
 - CATCH BASIN
 - LIGHT POLE
 - SIGN POLE
 - ELECTRIC MANHOLE
 - GAS VALVE
 - GUARD POST
 - WATER VALVE

REVISED (NAME) 7/26/2019
REVISED (PARKING) 7/25/2019
REVISED (PARKING) 6/07/2018
REVISED (PARKING) 5/02/2018
REVISED 3/28/2018
REVISED 3/21/2018
UPDATED 3/05/2018
UPDATED 2/15/2018
FIELD WORK COMPLETED 12/14/2017

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.



ORDERED BY: VELINA VALEVA
FILE NO.: 75-89/A
SHEET 1 OF 3

PROPERTY AREA = 7,371 SQ. FT.

BENCHMARK:

CITY BENCHMARK NUMBER 582
LOCATION: 21.5' EAST OF THE NORTHEASTERLY
CORNER OF NORTH KINGSBURY STREET AND
WEST ILLINOIS STREET AND 9.0' SOUTH OF THE
NORTH LINE OF WEST ILLINOIS STREET.
MONUMENT IS ENCASED IN MANHOLE
ELEVATION= 12.809' CITY DATUM

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 JULY 2019.

By: *Ron P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



LICENSE EXPIRES
11/30/2020

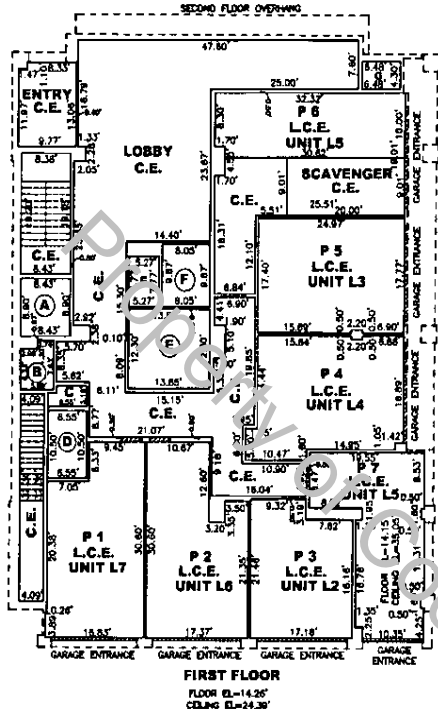
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CHICAGOLAND SURVEY COMPANY INC.

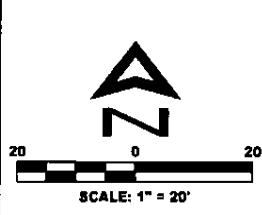
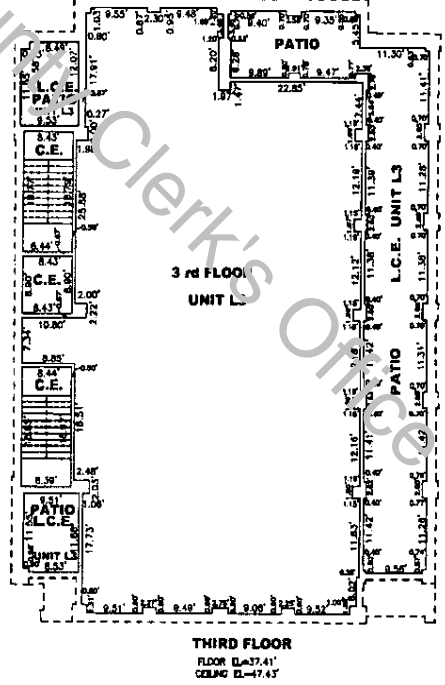
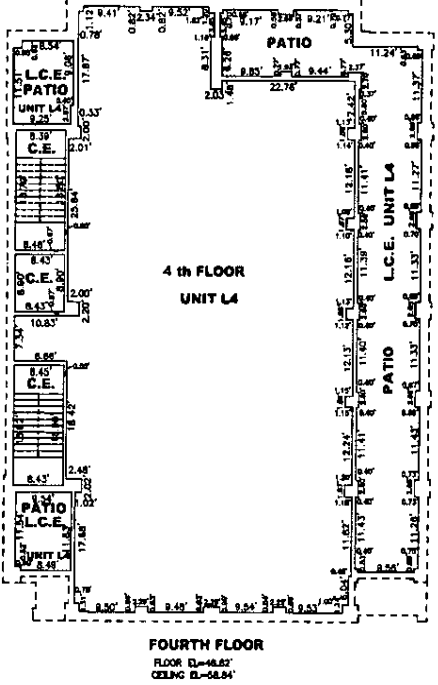
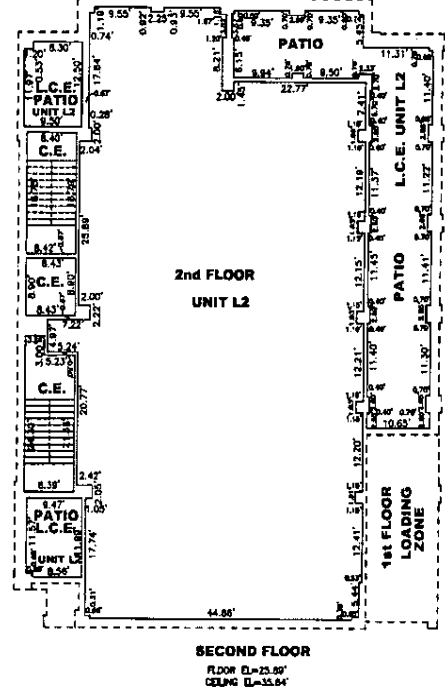
PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2021

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

PLAT OF SURVEY OF THE BROOKLYN CHICAGO CONDOMINIUMS EXHIBIT "A"



- COMMON ELEMENTS:**
- (A) ELEVATOR SHAFT
 - (B) ELEVATOR ROOM
 - (C) LOW VOLTAGE ROOM
 - (D) ELECTRICAL ROOM
 - (E) UTILITY ROOM
 - (F) MAIL ROOM
 - (G) WATER METERS



- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - O.L. ON LINE
 - OUTSIDE WALL
 - INSIDE WALL
 - L.C.E. LIMITED COMMON ELEMENT
 - C.E. COMMON ELEMENT
 - P. PARKING SPACE
 - S. STORAGE SPACE
 - U. UNIT



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 JULY 2019.

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

ORDERED BY: VELINA VALEVA
FILE NO.: 75-89/A
SHEET 2 OF 3

LICENSE EXPIRES
11/30/2020

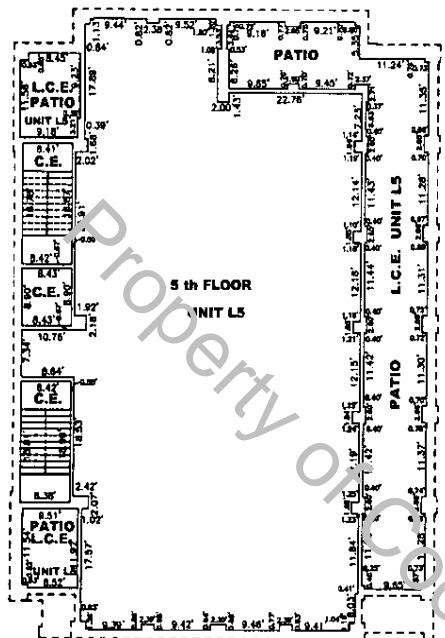
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CHICAGOLAND SURVEY COMPANY INC.

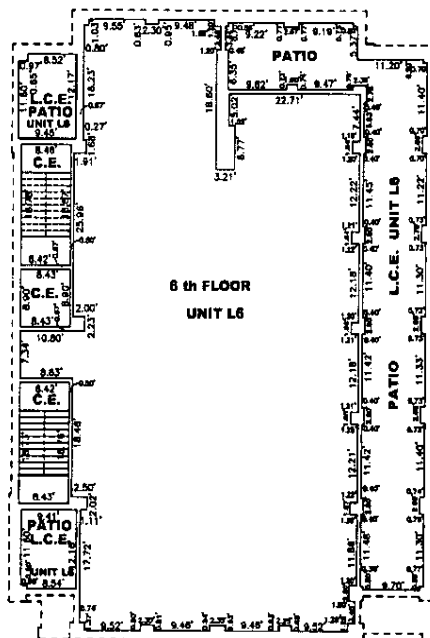
PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005282 EXPIRES 04/30/2021

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

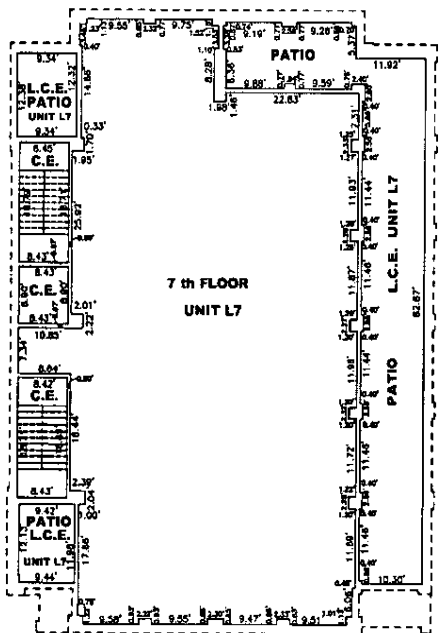
PLAT OF SURVEY OF THE BROOKLYN CHICAGO CONDOMINIUMS EXHIBIT "A"



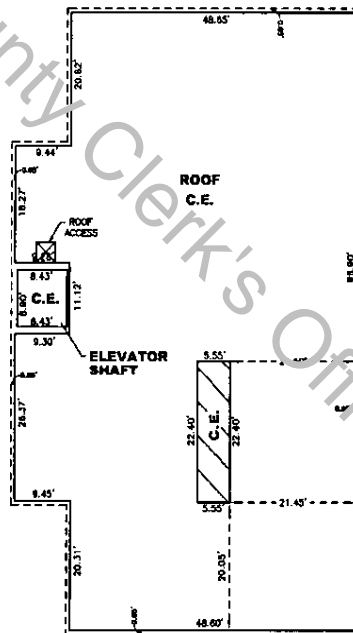
FIFTH FLOOR
FLOOR EL.=60.25'
CEILING EL.=70.32'



SIXTH FLOOR
FLOOR EL.=71.75'
CEILING EL.=81.78'



SEVENTH FLOOR
FLOOR EL.=83.25'
CEILING EL.=93.18'



ROOF
FLOOR EL.=84.81'

LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- OUTSIDE WALL
- INSIDE WALL
- L.C.E. LIMITED COMMON ELEMENT
- C.E. COMMON ELEMENT
- P. PARKING SPACE
- S. STORAGE SPACE
- U. UNIT



ORDERED BY: VELINA VALEVA
FILE NO.: 75-89/A
SHEET 3 OF 3



LICENSE EXPIRES
11/30/2020

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 JULY 2019.

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

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EXHIBIT B

Ownership of Common Elements owned by each Unit at 351 W. Huron, Chicago, Illinois.

Unit	Parking Space Limited Common Element	Percentage of Common Elements
L2	P3	16.00%
L3	P5	16.80%
L4	P4	16.80%
L5	P6 and P7	16.80%
L6	P2	16.80%
L7	P1	16.80%
		100.00%

Property of Cook County Clerk's Office

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UNIT L2 OWNER'S CONSENT TO THIRD AMENDMENT TO CONDOMINIUM DECLARATION

Vikram Kumar and Pooja Chitgopeker do hereby consent to the recordation of the Third Amendment to the Condominium Declaration to which this Consent is attached.

Vikram Kumar

Vikram Kumar

Pooja Chitgopeker

Pooja Chitgopeker

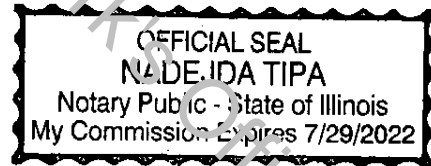
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Vikram Kumar and Pooja Chitgopeker are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

July 6th, 2019

Nadejda Tipe
Notary Public

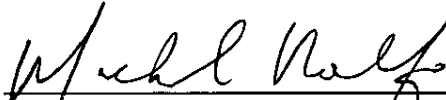
My commission expires July 29, 2022



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UNIT L6 OWNER'S CONSENT TO THIRD AMENDMENT TO CONDOMINIUM DECLARATION

Michael D. Nolfo and Daniel R. Tea do hereby consent to the recordation of the Third Amendment to the Condominium Declaration to which this Consent is attached.



Michael D. Nolfo



Daniel R. Tea

State of Illinois)
) SS
County of Cook)

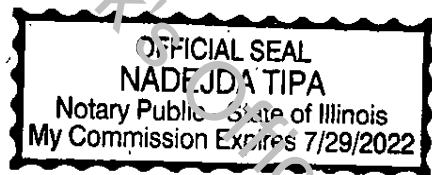
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **MICHAEL D. NOLFO AND DANIEL R. TEA** are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

July 6th, 2019



Notary Public

My commission expires July 29, 2022

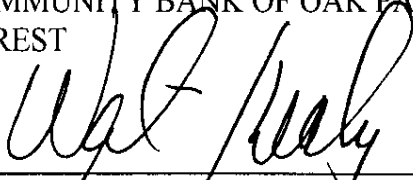


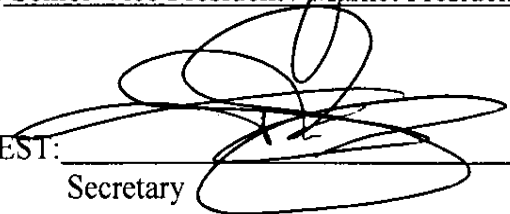
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MORTGAGEE'S CONSENT TO THIRD AMENDMENT TO CONDOMINIUM DECLARATION

Community Bank of Oak Park River Forest does hereby consent to the recordation of the Third Amendment to Condominium Declaration to which this Mortgagee's Consent is attached.

COMMUNITY BANK OF OAK PARK RIVER FOREST

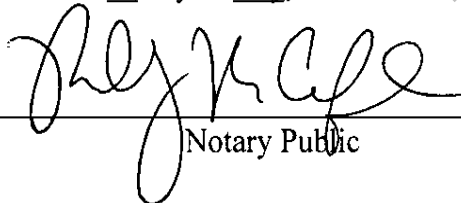

By: Walter Healy
Title: Senior Vice President / Market President

ATTEST: 
Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Molly M. Crawford, a Notary Public in and for the County and State aforesaid, do hereby certify that Walter Healy as Senior Vice President / Market President of Community Bank of Oak Park River Forest and Thomas Manfre as Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Senior Vice President / Market President and Secretary, 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 31 day of July, 2019.


Notary Public

My Commission Expires: 9/10/19



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MORTGAGEE'S CONSENT TO THIRD AMENDMENT TO CONDOMINIUM DECLARATION

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

PARK RIDGE COMMUNITY BANK

By:

Title:

[Signature]
SR. VICE PRESIDENT

ATTEST:

[Signature]
Secretary VICE PRESIDENT

STATE OF ILLINOIS)

) SS

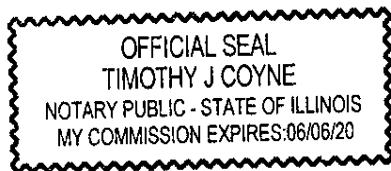
COUNTY OF COOK)

I, Timothy J. Coyne, a Notary Public in and for the County and State aforesaid, do hereby certify that CHARLES W. MAEGOLIN as SVP of PARK RIDGE Community Bank and SANDY 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 21ST day of JUNE, 2019.

[Signature]
Notary Public

My Commission Expires:




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AFFIDAVIT

The undersigned person, being first duly sworn on oath, deposes and states as follows:

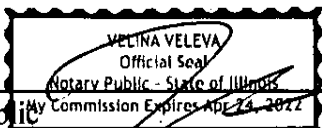
1. The undersigned is the duly elected and now acting Secretary of the Board of the 351 W. Huron Condominium Association.
2. The undersigned has been, and now, is duly authorized to make this Affidavit on behalf of the Association.
3. That the above and foregoing ^{Third}~~First~~ Amendment was duly approved by the vote of the Unit Owners of the Association owning in excess of 67% of the undivided percentage interests in the common elements at a meeting of said Unit Owners duly called and properly noticed.
4. That the undersigned caused a true and correct copy of the above and foregoing Third Amendment to be mailed on 8-1-19 by certified mail, to all mortgagees having bona fide liens against any Unit Ownership, said date being at least 10 days prior to the date of this Affidavit.

Dated: August 12th 2019



 Menad Otic

Subscribed and sworn to be this
12th day of August, 2019



Notary Public

Property Clerk's Office
Cook County Clerk's Office

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Doc# 1923116030 Fee \$91.00

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EDWARD M. MOODY

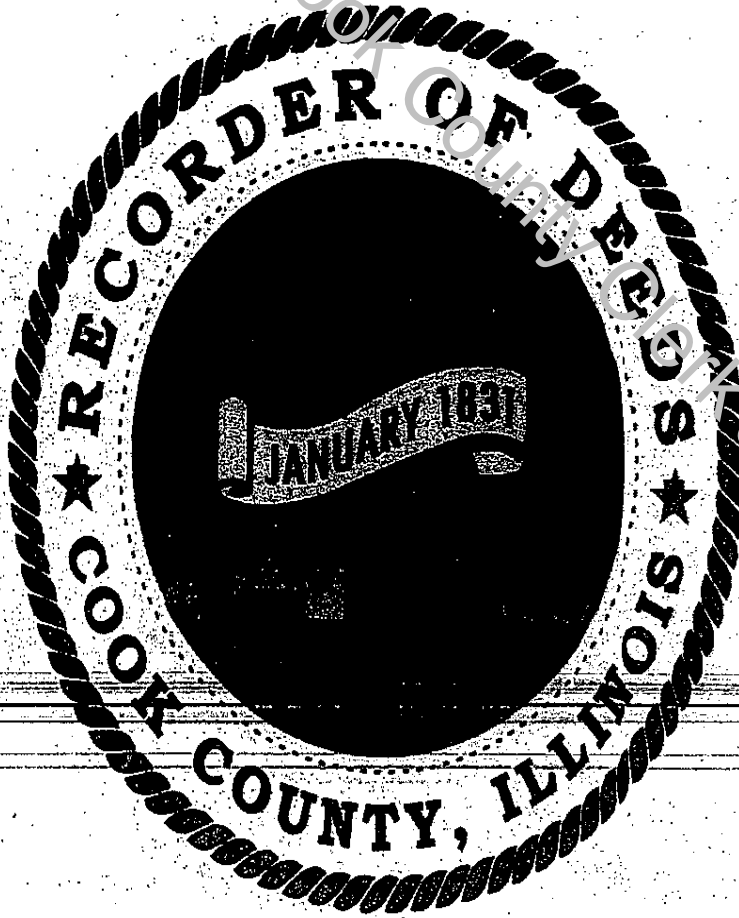
COOK COUNTY RECORDER OF DEEDS

DATE: 08/19/2019 04:08 PM PG: 1 OF 21

COOK COUNTY RECORDER OF DEEDS

EXHIBIT

ATTACHED TO DOCUMENT



15 Pgs.
3 DD.

2 #
97.00

Office

IMAGE STORED IN PLAT INDEX DATABASE