

# UNOFFICIAL COPY



\*1933708496\*

This instrument prepared by and mail to:  
GRIFFIN & GALLAGHER, LLC  
10001 S. Roberts Road  
Palos Hills, Illinois 60465  
(708) 598-6800

Doc# 1933708496 Fee \$57.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 02:44 PM PG: 1 OF 4

Property of Cook County Clerk's Office

## AMENDMENT

TO

### DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR UNION SQUARE TOWNHOUSE ASSOCIATION

THIS FIRST AMENDMENT TO DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR UNION SQUARE TOWNHOUSE ASSOCIATION is made and entered into this 26<sup>th</sup> day of November, 2019 by 179 OPA, LLC, an Illinois Limited Liability Company ("The Declarant").

### WITNESSETH:

WHEREAS, by the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for UNION SQUARE TOWNHOUSE ASSOCIATION ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1820618032, 179 OPA, LLC an Illinois Limited Liability Company submitted certain real estate (the "Property") to the provisions of the Declaration of said townhome development being known as UNION SQUARE TOWNHOUSE ASSOCIATION (the "Townhomes") legally described as follows:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, and 9, IN UNION SQUARE SUBDIVISION BEING A SUBDIVISION OF THE EAST 210 FEET OF LOT 1 (EXCEPT THE EAST 10 FEET TAKEN FOR STREET PURPOSES) IN BLOCK 5 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO LOT 2 IN WESOLOWSKI'S RESUBDIVISION OF LOT 6 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF

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SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2016 AS DOCUMENT NO. 1623729106, IN COOK COUNTY, ILLINOIS.

28-31-301-062-0000  
 28-31-301-063-0000  
 28-31-301-064-0000  
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 28-31-301-066-0000  
 28-31-301-067-0000  
 28-31-301-068-0000  
 28-31-301-069-0000  
 28-31-301-070-0000

; and

WHEREAS, BY ARTICLE 2 of the Declaration the right is reserved in the Developer, 179 OPA, LLC to annex and add certain real property to the Property described in the Declaration and thereby add to the Townhomes, and

WHEREAS, 179 OPA, LLC is the legal title holder of the Property to be annexed and is the Developer and thus wishes to so annex and add to said Property and thereby submit to the Declaration as a part of the Townhomes the following real property (the "Additional Property"):

LOTS, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN UNION SQUARE SUBDIVISION BEING A SUBDIVISION OF THE EAST 210 FEET OF LOT 1 (EXCEPT THE EAST 10 FEET TAKEN FOR STREET PURPOSES) IN BLOCK 5 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO LOT 2 IN WESOLOWSKI'S RESUBDIVISION OF LOT 6 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2016 AS DOCUMENT NO. 1623729106, IN COOK COUNTY, ILLINOIS.

28-31-105-076-0000  
 28-31-105-077-0000  
 28-31-105-078-0000  
 28-31-105-079-0000  
 28-31-105-080-0000  
 28-31-105-081-0000  
 28-31-105-082-0000  
 28-31-105-083-0000  
 28-31-105-084-0000  
 28-31-105-085-0000

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## PROPERTY ADDRESSES:

17890 Oak Park Avenue  
17888 Oak Park Avenue  
17886 Oak Park Avenue  
17884 Oak Park Avenue  
6822 W. 179th Street  
6824 W. 179th Street  
6826 W. 179th Street  
6828 W. 179th Street  
6830 W. 179th Street  
Common Area

which property is described in Exhibit "B" to the said Declaration as Additional Property; and

WHEREAS, the Additional Property is vacant, containing four (9) lots and one (1) common area making a total of ten (10) additional lots, as defined in the Declaration and shown on the Plat of Subdivision recorded with the Office of the Recorder of Deeds of Cook County as Document Number 1623729106.

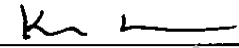
NOW, THEREFORE, 179 OPA, LLC, as the legal title holder of the Additional Property for the purpose above set forth, hereby declares that the Declaration be and hereby is amended as follows:

1. The Additional Property is hereby annexed to the Parcel and Property as defined in the Declaration and Declarant hereby declares that the additional property shall be held, sold and conveyed subject to the party wall rights, covenants, conditions, easements and restrictions contained in the Declaration all of which shall run with the land and be binding on all parties having or acquiring any right, title or interest therein or any part thereof, and shall inure to the benefit of each Owner thereof.
2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

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IN WITNESS WHEREOF, Declarant has executed this Amendment, as of the day and hear first above written.

179 OPA, LLC

  
Kevin Halleran, its Manager

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

I, Hillary Cohen, a Notary Public in and for the County and State aforesaid, Do Hereby Certify that Kevin Halleran, personally known to me to be the manager of said limited liability company, 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 severally acknowledge that as such Manager, he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26<sup>th</sup> day of November, 2019.

  
NOTARY PUBLIC

My Commission Expires: October 18, 2022

