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2006306149

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EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 03:54 PM PG: 1 OF 2

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GIT

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR FOR THE 2114 W. BELMONT CONDOMINIUMS

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2114 W. BELMONT CONDOMINIUMS ("Second Amendment") is made and entered into as of the 18th day of February, 2020, by **Belmont Building, LLC**, an Illinois limited liability company ("Declarant").

WITNESSETH:

WHEREAS, on April 25, 2019, Declarant made and caused to be recorded with the Recorder of Deeds of Cook County, Illinois, that certain Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for The 2114 W. Belmont Condominiums as Document No. 1911506132 (the "Declaration") affecting the real property therein described as follows:

LOT 42 IN BLOCK 2 IN SUBDIVISION OF BLOCK 47 IN OGDEN
SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Street Address: 2114 W. Belmont Avenue
Chicago, IL 60618

Tax Parcel Numbers: 14-19-330-040-0000

WHEREAS, by First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for The 2114 W. Belmont Condominiums recorded on June 19, 2019 as Document No. 191701630 Declarant amended the Declaration to correct clerical errors.

WHEREAS, Declarant has determined there is another error in the Declaration, specifically the garage roof is designated as a limited common element for the owner of Unit 1 but means of access to the garage roof are not designated in the Declaration.

NOW, THEREFORE, the undersigned states as follows:

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M X
SC
E X
INT AB

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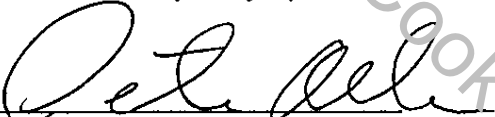
1. All capitalized terms which are used but not defined herein shall have the respective meanings ascribed to such terms in the Declaration.

2. Paragraph 6(b) of the Declaration shall be amended by adding the following at the end thereof:

“An easement is hereby granted in favor of that Unit Owner having rights to the garage roof area as a limited common element over an area of the common elements (the “Stairs Area”) for the right to install, maintain, repair and replace a stairway, gantry-style structure, or other similar access structure, to access the garage roof area, all at the Unit Owner’s cost and expense. The Stairs Area shall be limited to a rectangular area adjacent to the south wall of the garage of such size as is minimally necessary to construct an access stairway to the garage roof in accordance with applicable law, or if another type of access structure is used, such as a gantry-style access structure, then in a method utilizing the least obtrusive reasonable method and area to connect the garage roof to the existing steel staircase attached to the Building. Such stairway, gantry-style access structure, or other similar access structure, shall be constructed of material and in style consistent with the material and style of the Building.”

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

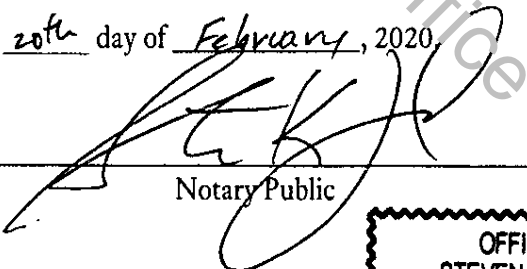
Belmont Building, LLC, an Illinois limited liability company

By: 
Peter N. Allen, Manager

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Peter N. Allen personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that he, as such Manager, signed, sealed and delivered said instrument as the free and voluntary act and deed of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of February, 2020.


Notary Public

