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#2101322003*

**SECOND
AMENDMENT
TO
DECLARATION
OF CONDOMINIUM
OWNERSHIP
AND
EASEMENTS,
RESTRICTIONS AND
COVENANTS FOR
3240 N. SHEFFIELD CONDOMINIUM**

Doc# 2101322003 Fee \$88.00

HSR FEE: \$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2021 09:35 AM PG: 1 OF 7

This Second Amendment to the DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, AND COVENANTS FOR 3240 N. SHEFFIELD CONDOMINIUM as amended (the "Declaration") is made and entered into this 10th day of November, 2021 by 3240 N. SHEFFIELD CONDOMINIUM ASSOCIATION (the "Association").

WITNESSETH:

The Declaration was originally recorded with the Cook County Recorder of Deeds on August 18, 1998 as Document No. 98727048 and amended by that certain AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR 3240 N. SHEFFIELD CONDOMINIUM dated April 8, 2016 and recorded with the Cook County Recorder of Deeds on May 2, 2016 as Document No. 1612334105 (the "First Amendment") (the Declaration and First Amendment are collectively referred to herein as the "Declaration") for the property commonly known as 3240 N. Sheffield, Chicago, Illinois which is legally described on Exhibit A attached to this Second Amendment.

The Association desires to amend the Declaration pursuant to Section 9.01 of the Declaration and Section 27 of the Illinois Condominium Property Act (765 ILCS 605/1 *et. seq.*) ("Act") to permit residential use of Unit 1;

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO: Michael T. O'Connor, Esq. Fuchs & Roselli, Ltd. 200 S. Wacker Drive, Suite 600 Chicago, Illinois 60606 (312) 651-2400	PROPERTY ADDRESS: 3240 N. Sheffield Chicago, Illinois 60657 P.I.Ns: 14-20-424-044-1001 14-20-424-044-1002 14-20-424-044-1003 14-20-424-044-1004
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RECORDING FEE #88-

DATE 1/13/21 COPIES 6x
OK BY RWJTD

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Section 27 of the Act states that if there is any Unit Owner other than the Developer, the condominium instruments shall be amended upon the affirmative vote of 2/3 of those voting or upon the majority specified in the condominium instruments;

This amendment has been signed and acknowledged by the President of the Association, has been approved by at least two-thirds (2/3) of the Unit Owners as required by Section 27 of the Act as evidenced by the Certification of Ownership Approval attached hereto as Exhibit B, and all lien holders of record have been notified by certified mail of this Amendment as evidenced by the Affidavit of the Board Secretary attached hereto and made a part hereof.

In accordance with the above authority, the Declarant amends the Declaration as set forth in this First Amendment.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 3.06 of the Declaration. Section 3.06 of the Declaration (as amended by the First Amendment) is hereby deleted in its entirety and in its place, Section 3.06 of the Declaration shall read as follows:

Unit as a Residence Only. Each Unit shall be used for residential purposes only including, but not limited to, sleeping, cooking, bathing, maintaining a professional library, conducting personal business or professional telephone calls or correspondence from a Unit and any use permitted in the City of Chicago B2-3 zoning classification.

2. Confirmation of Declaration. Except as provided for herein, the Declaration is affirmed and ratified in all respects.

[signature page follows]

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IN WITNESS WHEREOF, pursuant to the authority granted in Section 9 of the Declaration and Section 27 of the Act, the 3240 N. Sheffield Condominium Association has duly executed this Second Amendment on the day and year first above written.

3240 N. SHEFFIELD CONDOMINIUM ASSOCIATION

By: [Signature]

PRINTED NAME: Garrett Pinzur

ITS: President

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Eliyahu Morgenstern, a Notary Public in and for the County and State aforesaid, do hereby certify that Garrett Pinzur, President of 3240 N. SHEFFIELD CONDOMINIUM ASSOCIATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 10th day of November, 2020.

[Signature]
Notary Public

My Commission Expires: 3/31/2022



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AFFIDAVIT OF SECRETARY OF ASSOCIATION

The undersigned, being the Secretary of 3240 N. SHEFFIELD CONDOMINIUM ASSOCIATION, hereby certifies that notice of the execution of this Second Amendment has been sent to all lien holders of record holding mortgages on Units in the Building by certified mail.

3240 N. SHEFFIELD CONDOMINIUM ASSOCIATION

By: [Signature]

Printed Name: David Fisher

Its: Secretary

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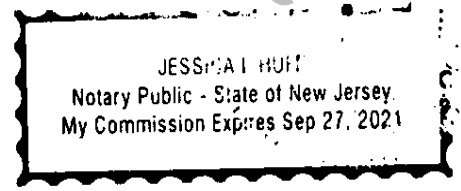
New Jersey
STATE OF ILLINOIS)
Hunterdon) SS
COUNTY OF COOK)

I, Jessica Huff, a Notary Public in and for said County and State, do hereby certify that David Fisher, Secretary of 3240 N. SHEFFIELD CONDOMINIUM ASSOCIATION, appeared before me this day in person and acknowledged that signed, sealed and delivered said instrument as 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 9th day of September, 2020.

[Signature]
Notary Public

My Commission Expires: 9/27/2021



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EXHIBIT A

LEGAL DESCRIPTION

UNITS 1, 2, 3, AND 4 IN THE 3240 N. SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 41 IN BLOCK 5 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98727048.

P.I.N.S: 14-20-424-044-1001, 14-20-424-044-1002, 14-20-424-044-1003, AND
14-20-424-044-1004.

ADDRESS: 3240 N. SHEFFIELD AVENUE, CHICAGO, ILLINOIS 60657

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EXHIBIT B

CERTIFICATION AS TO UNIT OWNER APPROVAL

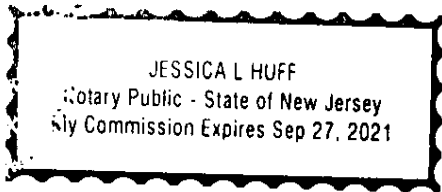
I, David Fisher, do hereby certify that I am the duly elected and qualified secretary of the Board for 3240 N. Sheffield Condominium Association, and as such Secretary, I am the keeper of the books and records of the Association.

I further certify that the attached Second Amendment to the Declaration 3240 N. Sheffield Condominium Association was duly approved by two-thirds (2/3) of the Unit Owners in accordance with the provisions of Section 9 of the Declaration and Section 27 of the Act.

MFL
Secretary

Dated at Chicago, Illinois this

9th day of December, 2020.



Jessica L Huff
Notary Public

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PETITION OF UNIT OWNER APPROVAL FOR SECOND AMENDMENT

We, the undersigned, do hereby approve of the Second Amendment to the Declaration of Condominium Ownership for 3240 N. Sheffield Condominium Association to permit residential use of Unit 1 in the Building.

Printed Name/Signature	Unit Address	Percentage of Ownership
Eliyahu Morgenstern <i>[Signature]</i>	3240 N Sheffield Ave APT 2	26.64%
David Fisher <i>[Signature]</i>	3240 N Sheffield Ave APT 3	27.57%
Gargeta Pincus <i>[Signature]</i>	3240 N Sheffield Ave APT 4	28.97%