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Doc# 2103916058 Fee \$141.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2021 12:26 PM PG: 1 OF 19

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

**RECHARACTERIZATION AMENDMENT NO. 6 TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR FOXFORD STATION
CONDOMINIUM AND PROVISIONS RELATING TO CERTAIN
NON-CONDOMINIUM PROPERTY**

This Recharacterization Amendment is made by and entered into by Foxford Station LLC, an Illinois limited liability company ("Declarant").

RECITALS

Declarant Recorded the Declaration of Condominium Ownership for Foxford Station Condominium and Provisions Relating to Certain Non-Condominium Property (the "Declaration") on August 1, 2019, in the Office of the Recorder of Deeds for Cook County, Illinois, as Document No. 1921316100. The Declaration affects the Real Estate which is legally described in Exhibit A hereto.

In Section 12.01 of the Declaration, Declarant reserved the right and power to, among other things, add portions of the Real Estate to the Condominium Property as Added Condominium Property, and submit such portions to the provisions of the Illinois Condominium Property Act ("Act").

Declarant exercised the right and power reserved in Section 12.01 of the Declaration by Recording the following documents:

Document	Recording Date	Recording No.
Recharacterization Amendment No. 1	January 28, 2020	2002813079
Recharacterization Amendment No. 2	July 9, 2020	2019134012
Recharacterization Amendment No. 3	September 29, 2020	2027316010
Recharacterization Amendment No. 4	December 7, 2020	2034217007
Recharacterization Amendment No. 5	January 15, 2021	2101517328

RECORDING FEE 141 -
DATE 2-8-21 COPIES 6x
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Declarant desires, once again, to exercise the rights and powers reserved in Section 12.01 of the Declaration to add and submit certain portions of the Real Estate to the provisions of the Act and Declaration.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Terms. All Terms used herein, if not otherwise defined herein, shall have the meanings set forth in the Declaration.
2. Added Real Estate/Amendment of Exhibit A. No additional Real Estate is being added by this Recharacterization Amendment No. 6.
3. Added Condominium Property/Amendment of Exhibit B. The portion of the Real Estate which is legally described in the Sixth Amendment to Exhibit B attached hereto is hereby made part of the Condominium Property as "Added Condominium Property" and is also submitted to the provisions of the Act. Exhibit B to the Declaration is hereby amended to include the Added Condominium Property which is legally described in the Sixth Amendment to Exhibit B attached hereto.
4. Added Dwelling Units/Amendment of Exhibit C. Exhibit C to the Declaration is hereby amended by making a part of Exhibit C the replacements Sheets 1, 5, 6 and 7 which are attached hereto (and replace prior Sheets 1, 5, 6 and 7) and designated as Sixth Amendment to Exhibit C. Exhibit C, as hereby amended, identifies each Added Dwelling Unit in the Added Condominium Property and assigns to it an identifying symbol.
5. Amendment of Exhibit D. To reflect the creation of the Added Dwelling Units, the list of the Undivided Interests of the Dwelling Units as shown in Exhibit D to the Declaration is as set forth in the Sixth Amended and Restated Exhibit D, which is attached hereto.
6. Covenants to Run with the Land. The covenants, conditions, restrictions and easements contained in the Declaration, as amended by this Recharacterization Amendment, shall run with and bind the Condominium Property, including the Added Condominium Property and Added Dwelling Units.
7. Continuation. As expressly hereby amended, the Declaration shall continue in full force and effect in accordance with its terms.

[Signature Page Follows]

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Dated: January 20 2021

DECLARANT:

FOXFORD STATION LLC, an Illinois limited liability company

By: [Signature]
Its: [Signature]

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Peter J. McManis, the Manager of Foxford Station LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 20th day of January, 2021.



[Signature]
Notary Public

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CONSENT OF MORTGAGEE

Heartland Bank & Trust Company, as holder of a mortgage dated June 1, 2017, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on June 6, 2017, as Document No. 1715739033, with respect to the Real Estate, hereby consents to the recording of this Recharacterization Amendment No. 1 to which this Consent is attached and agrees that its mortgage shall be subject to the terms of this Declaration.

Dated: January 15th, 2021

HEARTLAND BANK & TRUST COMPANY

By: _____
Its: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, do hereby certify that Justin Kennedy, as Vice President of Heartland Bank & Trust Company (the "Mortgagee"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Mortgagee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of January, 2021.

Notary Public



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EXHIBIT A TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
FOXFORD STATION CONDOMINIUM AND PROVISIONS RELATING
TO CERTAIN NON-CONDOMINIUM PROPERTY

The Real Estate

I. Real Estate

LOT 1 IN FOXFORD STATION, BEING A CONSOLIDATION OF LOTS 1, 2, 13, 14, 15, 16, 17 AND THE WEST 19 FEET (MEASURED PERPENDICULAR TO THE WEST LINE) OF LOT 18 (EXCEPT THAT PART OF LOT 18 LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 18 WHICH IS 60 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF LOT 20 WHICH IS 60 FEET NORTH OF THE SOUTHEAST CORNER THEREOF) ALL IN SUBDIVISION OF BLOCK 51 IN THE SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE VACATED EAST-WEST ALLEY LYING SOUTH OF LOTS 14 TO 23, INCLUSIVE, AND LYING NORTH OF LOTS 1 AND 13, ALL IN SUBDIVISION OF BLOCK 51 IN THE SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2017, AS DOCUMENT 1708216053, IN COOK COUNTY, ILLINOIS.

II. Commercial Property

NONE AT THIS TIME.

III. Residential Property

All of the Real Estate other than those portions thereof which are designated hereunder or on the Plat or Exhibit F, from time to time, as "Commercial Property" or "Future Commercial Property".

IV. Non-Condominium Residential Property

All of the Residential Property other than those portions thereof which are, from time to time, made part of the Condominium Property

V. Non-Condominium Property

All of the Real Estate except those portions thereof which are legally described in Exhibit B hereto as the Condominium Property.

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SIXTH AMENDMENT TO EXHIBIT B TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
FOXFORD STATION CONDOMINIUM AND PROVISIONS RELATING
TO CERTAIN NON-CONDOMINIUM PROPERTY

Added Condominium Property

(DWELLING UNIT 304 AND COMMON ELEMENTS / THIRD EXCEPTION TO EXCEPTION FIVE):

THAT PART OF LOT 1 IN FOXFORD STATION, BEING A CONSOLIDATION OF LOTS 1, 2, 13, 14, 15, 16, 17 AND THE WEST 19 FEET (MEASURED PERPENDICULAR TO THE WEST LINE) OF LOT 18 (EXCEPT THAT PART OF LOT 18 LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 18 WHICH IS 60 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF LOT 20 WHICH IS 60 FEET NORTH OF THE SOUTHEAST CORNER THEREOF) ALL IN SUBDIVISION OF BLOCK 51 IN THE SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE VACATED EAST-WEST ALLEY LYING SOUTH OF LOTS 14 TO 23, INCLUSIVE, AND LYING NORTH OF LOTS 1 AND 13, ALL IN SUBDIVISION OF BLOCK 51 IN THE SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2017, AS DOCUMENT 1708216053, LYING BETWEEN THE ELEVATIONS OF 697.86 ((NAVD 88) AND 706.86 (NAVD 88) DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 2°02'43" EAST, ALONG THE MOST WESTERLY EAST LINE OF SAID LOT 42.73 FEET, MORE OR LESS, TO A POINT OF BEGINNING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF AN INTERIOR BUILDING WALL; THENCE CONTINUING SOUTH 2°02'43" EAST, ALONG SAID MOST WESTERLY EAST LINE, 18.16 FEET TO A CORNER OF SAID LOT; THENCE NORTH 17°02'31" EAST, ALONG A NORTHERLY LINE OF SAID LOT, 19.66 FEET TO A CORNER OF SAID LOT; THENCE SOUTH 2°02'43" EAST, ALONG AN EASTERLY LINE OF SAID LOT, 60.00 FEET TO A CORNER OF SAID LOT; THENCE NORTH 73°02'31" EAST, ALONG THE MOST SOUTHERLY NORTHWEST LINE OF SAID LOT, 72.24 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF AN INTERIOR BUILDING WALL; THENCE SOUTH 1°55'13" EAST, ALONG SAID EXTENSION AND CENTER LINE, 68.95 FEET; THENCE, FOLLOWING THE ENSUING 6 COURSES ALONG THE CENTER LINE OF INTERIOR BUILDING WALLS: SOUTH 88°13'21" WEST 18.91 FEET; THENCE NORTH 1°57'37" WEST 1.00 FEET; THENCE SOUTH 88°02'28" WEST 8.44 FEET; THENCE SOUTH 1°57'15" EAST 1.00 FEET; THENCE SOUTH 88°02'26" WEST 40.60 FEET TO A POINT OF BEGINNING; THENCE, FOLLOWING THE ENSUING 6 COURSES ALONG THE CENTER LINE OF INTERIOR BUILDING WALLS: SOUTH 88°02'26" WEST 18.36 FEET; THENCE NORTH 1°57'36" WEST 1.00 FEET; THENCE SOUTH 88°02'26" WEST 9.70 FEET; THENCE SOUTH 1°57'36" EAST 1.00 FEET; THENCE SOUTH 88°02'26" WEST 39.87 FEET; THENCE NORTH 1°57'34" WEST 32.64 FEET TO A POINT ON THE CENTER LINE OF AN EXTERIOR WALL; THENCE NORTH 88°02'26" EAST, ALONG SAID CENTER LINE, 45.85 FEET TO A POINT ON THE CENTER LINE OF AN EXTERIOR WALL; THENCE NORTH 1°55'13" WEST, ALONG THE NORTHERLY EXTENSION OF SAID CENTER LINE, 12.13 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE MOST SOUTHERLY NORTHWEST LINE OF SAID LOT; THENCE NORTH 73°02'31" EAST, ALONG SAID EXTENSION 21.00 FEET TO A CORNER OF SAID LOT; THENCE CONTINUING THENCE NORTH 73°02'31" EAST, ALONG SAID MOST SOUTHERLY NORTHWEST LINE OF SAID LOT; 1.84 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF AN INTERIOR WALL; THENCE SOUTH 1°55'13" WEST, ALONG SAID EXTENSION AND CENTER LINE, 50.66 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

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SIXTH AMENDMENT TO EXHIBIT C TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
FOXFORD STATION CONDOMINIUM AND PROVISIONS RELATING
TO CERTAIN NON-CONDOMINIUM PROPERTY

Plat of Survey – Replacement Pages

[See attached]

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SIXTH AMENDED AND RESTATED EXHIBIT D TO
DECLARATION OF CONDOMINIUM OWNERSHIP FOR
FOXFORD STATION CONDOMINIUM AND PROVISIONS RELATING
TO CERTAIN NON-CONDOMINIUM PROPERTY

Undivided Interests

<u>Dwelling Unit</u>	<u>Undivided Interest</u>
201	4.790%
202	3.920%
203	4.380%
206	5.071%
207	5.005%
208	5.262%
209	4.276%
210	4.987%
301	4.790%
302	3.920%
305	5.100%
304	4.438%
306	5.071%
307	5.005%
309	4.276%
310	4.987%
401	4.996%
402	3.889%
403	4.379%
405	4.683%
407	<u>6.775%</u>
	100.000%

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EXHIBIT

ATTACHED TO DOCUMENT

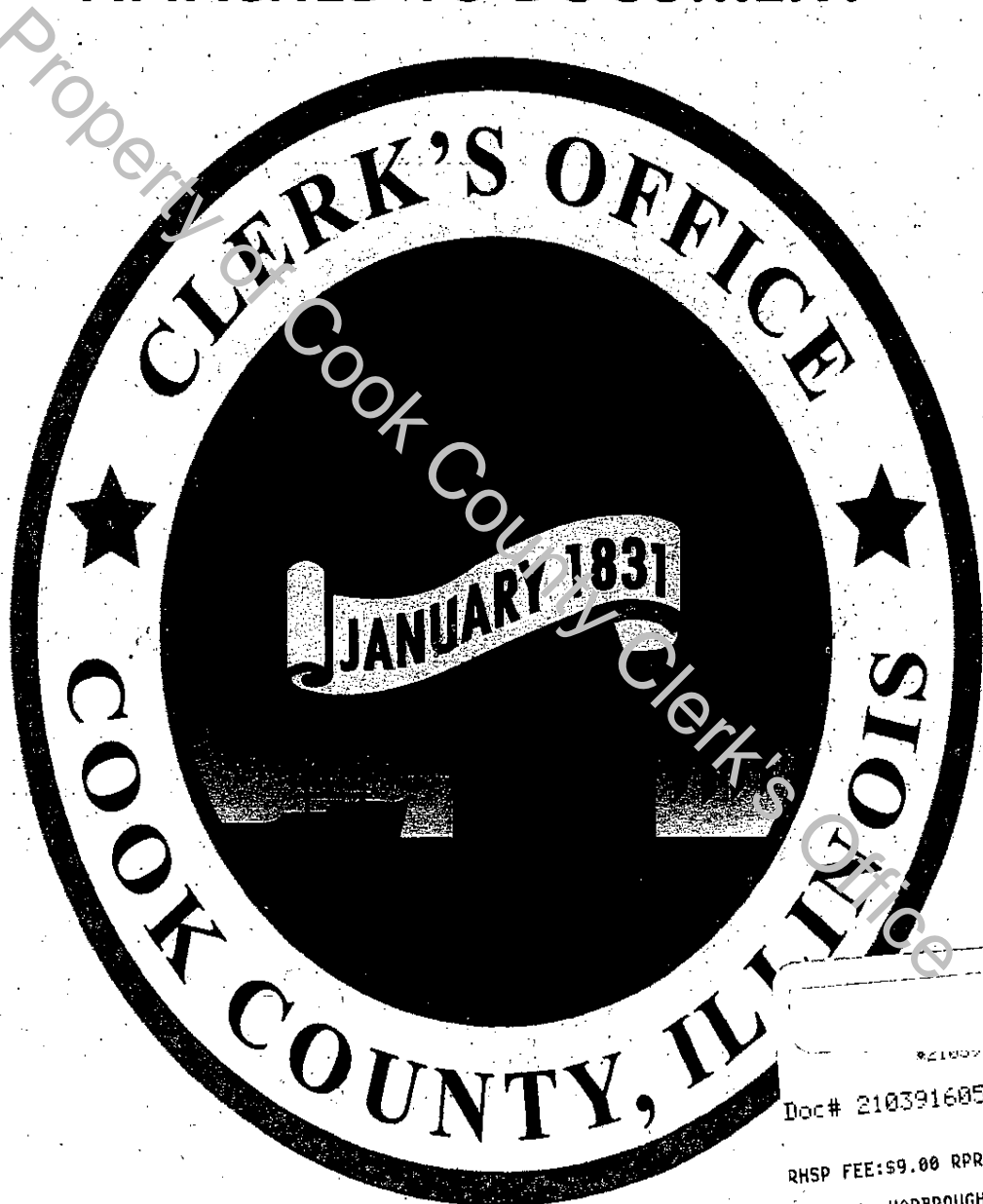
87 fee
54 penalty

\$ 141 total

RLISTO

9 pgs
10 exhibits

19 total



Doc# 2103916058 Fee \$141.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
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IMAGES STORED IN PLAT INDEX DATABASE