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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/08/2021 10:42 AM PG: 1 OF 11

Property of Cook County Clerk's Office

**AMENDMENT TO DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
159 WEST BURTON PLACE CONDOMINIUM**

This document prepared by
and after recording return to:

Charles E. Alexander
40 Skokie Boulevard
Suite 400
Northbrook, Illinois 60062

Street Address:
159 W. Burton Place
Chicago, Illinois 60610

Permanent Index Numbers:
17-04-205-053-1001
17-04-205-053-1002
17-04-205-053-1003

RECORDING FEE \$ 109.00
DATE 7/8/2021 COPIES 6
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AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 159 WEST BURTON PLACE CONDOMINIUM

This Amendment to Declaration of Condominium Ownership for 159 West Burton Place Condominium (hereinafter referred to as the “First Amendment”) is made as of May 21, 2021 by StreamTree Holdings, LLC (hereinafter referred to as “Owner”).

RECITALS:

A. 159 West Burton Place Condominium (hereinafter referred to as the “Condominium”) is an Illinois condominium created by that certain Declaration of Condominium Ownership & By-Laws Establishing a Plan for Condominium Ownership of Premises at 159 West Burton Place, Chicago, Illinois dated January 5, 1978 and recorded with the Recorder of Deeds of Cook County, Illinois on February 17, 1978 as Document Number 24331988 (hereinafter referred to as the “Declaration”).

B. The Condominium consists of three (3) Units and common areas as defined and depicted in the Declaration. All Units in the Condominium are owned by Owner.

C. Section 31 of the Illinois Condominium Property Act (765 ILCS 605/31) permits the division of condominium units subject to requirements contained in said statute.

D. Owner desires to amend the Declaration by dividing Unit A into two (2) Units, modifying the survey for the Condominium, amending the percentage of ownership of the Units, deleting the right of first refusal contained in the Declaration, creating a rooftop limited common element for the exclusive use of Unit C, and to otherwise amend the Declaration as herein provided.

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

1. Recitals. The foregoing recitals are incorporated in this Amendment as though fully set forth herein.

2. Division of Unit A. Unit A in the Condominium is hereby divided into two (2) units being Unit A and Unit G. Unit A previously consisted of two floors of the Condominium depicted on the survey attached to the Declaration as Page 2 of 5 (Ground Floor) and Page 3 of 5 (First Floor). Upon recording this First Amendment, Unit A shall consist solely of the first floor of the Condominium depicted on Page 3 of 5 of the survey attached to the Declaration (First Floor). Unit G shall consist of the Ground Floor of the Condominium depicted on the survey attached hereto and identified as “Ground Floor” and incorporated herein by this reference. The depiction of the Ground Floor attached hereto shall amend and supersede Page 2 of 5 of the survey attached to the Declaration. Upon recording this Amendment, Unit A shall be amended to have the boundaries shown in Page 3 of 5 in the survey attached to the Declaration and Unit G shall have the boundaries

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depicted in the survey attached hereto identified as "Ground Floor". Section 1 of the Declaration is amended to provide that the Units in the Condominium shall be Units A, B, C and G.

3. Percentage of Ownership. Exhibit B to the Declaration containing the percentage of ownership of the common elements attributable to each Unit is hereby deleted and replaced by Revised Exhibit B attached hereto and incorporated herein by this reference.


4. Right of First Refusal. Article IX of the Declaration (which places restrictions on sale and leasing of a Unit) is hereby deleted. There will be no preemptive right of first refusal in favor of Unit Owners or 159 West Burton Place Condominium Association (hereinafter referred to as the "Association") to purchase or lease a Unit which may be offered for sale or lease, donated as a gift, transferred by devise or transferred by virtue of an involuntary sale.

5. Rooftop Limited Common Element. The Association hereby grants a limited common element appurtenant to Unit C to use the portion of the roof area of the Condominium designated as "Limited Common Element for Unit C" as shown in the amended survey page attached hereto depicting the common area and roof of the Condominium. The aforesaid page amends and supersedes Page 1 of 5 of the survey attached to the Declaration. The use of the designated roof area by the Owner of Unit C shall be for construction of a rooftop deck and use thereof. Such use shall be subject to the right of the Association to maintain the existing roof and any replacement thereof. Any improvements made by the Owner of Unit C shall be subject to the prior approval of the Association. Improvements shall not overload the roof and shall be made in compliance with applicable codes and ordinances. Before commencing any improvements, the Owner of Unit C shall provide plans for proposed construction to the Association for review and approval. Any damage to the roof of the Condominium suffered by improvements made by the Owner of Unit C or use of the roof shall be promptly repaired by such Owner at his/her cost. In the event that the Owner of Unit C extends the existing fire escape stairway to provide roof access, then the stairway extension shall be consistent with the existing stairway in its style, color and utility.

6. Integration. Except as expressly set forth herein, the Declaration will remain in full force and effect in accordance with its term. Inconsistencies between the Declaration and this First Amendment shall be resolved in favor of the provisions contained in this First Amendment.

IN WITNESS WHEREOF, StreamTree Holdings LLC, as Owner of all of the Units in the Condominium, has executed this First Amendment as of the date above first written.

StreamTree Holdings, LLC

By: 
Its: Manager

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State of Illinois)
) SS
 County of Cook)

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Patricia K. VanderBeke, as Manager of StreamTree Holdings, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein contained.

Given under my hand and notarial seal this 21 day of MAY, 2021.



Kevin Taylor
 Notary Public

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LEGAL DESCRIPTION (BEFORE AMENDMENT)

UNITS "A", "B" AND "C" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOT 23 AND THE WEST 8 FEET OF LOT 24 IN STARR'S SUBDIVISION OF LOTS 114, 115 AND 116 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 74331988, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-04-205-053-1001; 17-04-205-053-1002; and 17-04-205-053-1003

Property Address: 159 W. Burton Place, Chicago, Illinois 60610

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REVISED EXHIBIT B
PERCENTAGE INTERESTS IN THE
COMMON ELEMENTS

<i>Unit</i>	<i>Percentage</i>
A	26.50%
B	26.50%
C	26.50%
G	<u>20.50%</u>
	100.00%

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PLAT OF SURVEY REVISION
COMMON AREA AND ROOF
(REPLACES PAGE 1 OF 5 OF THE SURVEY)

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
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**PLAT OF SURVEY REVISION
GROUND FLOOR
(REPLACES PAGE 2 OF 5 OF THE SURVEY)**

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EXHIBIT

Doc# 2118908073 Fee \$109.00

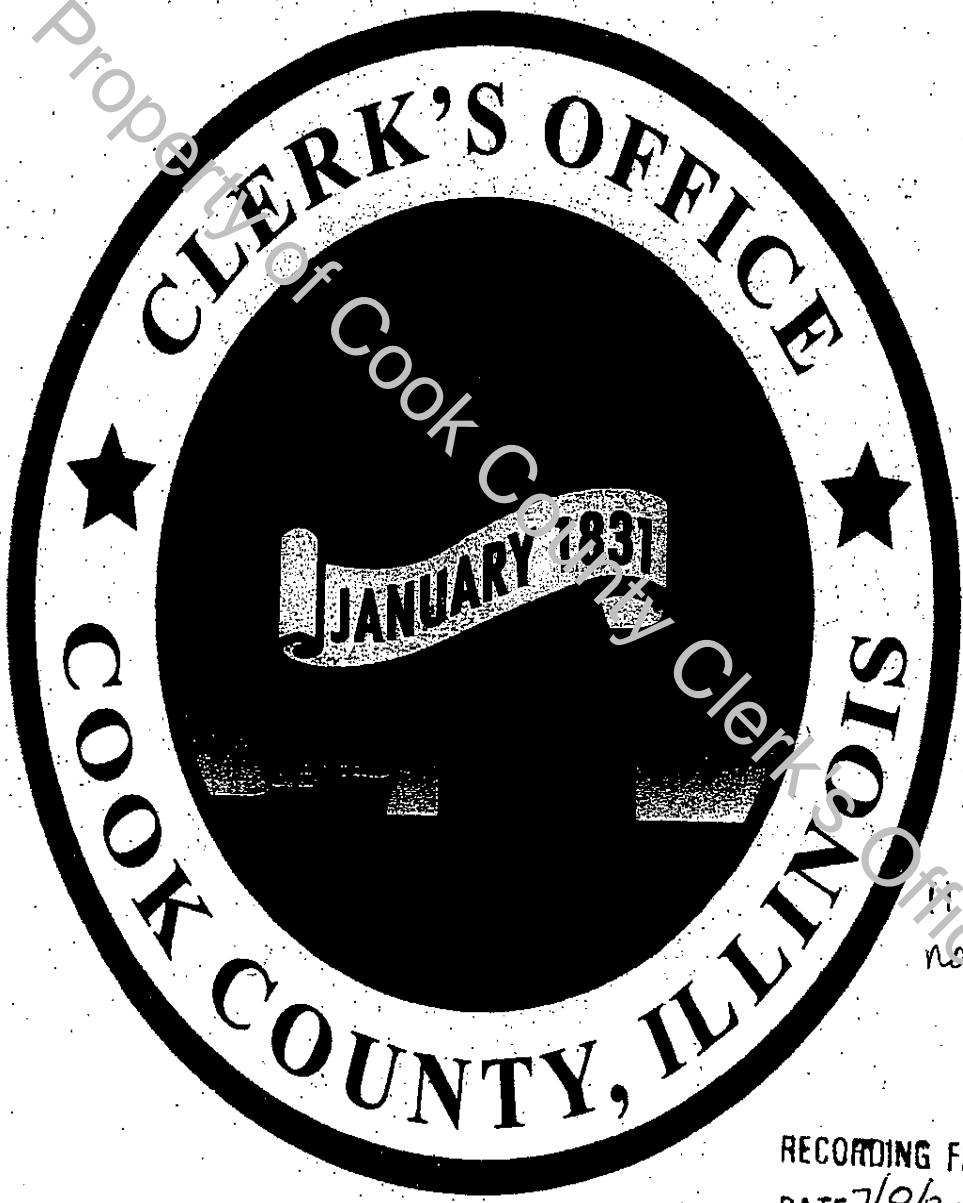
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

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ATTACHED TO DOCUMENT



*in pages
not confirming*

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IMAGES STORED IN PLAT INDEX DATABASE