

Accommodation
Recording

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Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2021 03:40 PM Pg: 1 of 8

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDATION SHOULD BE
RETURNED TO:

David L. Rudolph
Rudolph Kaplan LLC
738 N. Wells Street
Chicago, IL 60654
Tel: (312) 216-2785

SPECIAL AMENDMENT NO. 5 TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR C/A 23 (ABERDEEN) CONDOMINIUM ASSOCIATION

This document is recorded for the purposes of amending the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for C/A 23 (Aberdeen) Condominium Association (the "Association") recorded with the Recorder of Deeds of Cook County, Illinois on April 7, 2009 as Document No. 0909722089 (the "Declaration"), and covers the property legally described in Exhibit "1", which is attached hereto and made a part thereof.

This Amendment is adopted pursuant to the provisions of Article 15.13 of the Declaration and Section 27 of the Illinois Condominium Property Act (the "Act"). Said provisions provide that this Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Cook County Clerk, of an instrument in writing setting forth the change.

WHEREAS, by the Declaration recorded in the Office of the Recorder of Deeds of Cook County, Illinois, the property has been submitted to the provisions of the Act.

WHEREAS, Section 27(b)(3) of the Act, and Article 15.13 of the Declaration, provides that this Declaration may be corrected in the event of a scrivener's error in the Declaration by vote of two-thirds (2/3) of the members of the Board of Managers.

WHEREAS, Exhibit C attached to the Declaration contains a scrivener's error as the combined Unit Owners' percentage of interest in the Common Elements exceeds 100%, which is not permitted by Act. (The present calculation totals 100.03%)

WHEREAS, the Board of Managers of the Association desires to amend and correct Exhibit C of the Declaration to change the percentage of ownership so that it equals 100%. Specifically, the Board of Managers has secured the cooperation of two Unit Owners (who collectively own six Garage Parking Units) to accomplish this necessary reallocation. Specifically, the percentage interest in each of the six Garage Parking Units is being reduced from 0.081% ownership interest to 0.076% ownership interest.

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WHEREAS, the owners of the respective Garage Parking Units have agreed and consented to this ownership percentage change and is reflected in the attached unit owner affirmation forms.

NOW THEREFORE, by approval of at least two-thirds (2/3) of the members of the Board of Managers of the Association, Exhibit C of the Declaration is hereby deleted and replaced with the attached Exhibit C. The revised percentage of ownership reassignment is as follows:

Relevant portion of the percentage reassignment of Exhibit C

Address	Unit Number	Prior % of Ownership	Revised % of Ownership
...
Garage Parking	GPU-11	0.081%	0.076%
Garage Parking	GPU-12	0.081%	0.076%
Garage Parking	GPU-13	0.081%	0.076%
Garage Parking	GPU-14	0.081%	0.076%
Garage Parking	GPU-15	0.081%	0.076%
Garage Parking	GPU-16	0.081%	0.076%
...

[END OF TEXT OF AMENDMENT]

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Nik Kalmakov, am a board member of C/A 23 (Aberdeen) Condominium Association, a condominium established by the aforesaid Declaration, attest that this Special Amendment No. 5 obtained approval of at least two-thirds (2/3) of the members of the Board of Managers for C/A 23 (Aberdeen) Condominium Association.

EXECUTED this 21 day of July, 2021.

By: N. Kalmakov
Board member of C/A 23 (Aberdeen)
Condominium Association

SUBSCRIBED and SWORN to before me
this 21st day of July, 2021.

Khrystyna Sagaydak
Notary Public



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The undersigned is a Unit Owner of C/A 23 (Aberdeen) Condominium Association, a condominium established by the aforesaid Declaration, and by my signature below do hereby execute, acknowledge, and consent to the foregoing Special Amendment No. 5 to the Declaration pursuant to Article 15.13 of the Declaration and Section 27 of the Illinois Condominium Property Act.

EXECUTED this 21 day of July, 2021.

Ivana Golubovich
Owner's Printed Name

I Golubovich
Owner's Signature

Being the owner of Garage Parking Unit Nos. GPU-11 & GPU-16
of the C/A 23 (Aberdeen) Condominium Association.

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The undersigned is a Unit Owner of C/A 23 (Aberdeen) Condominium Association, a condominium established by the aforesaid Declaration, and by my signature below do hereby execute, acknowledge, and consent to the foregoing Special Amendment No. 5 to the Declaration pursuant to Article 15.13 of the Declaration and Section 27 of the Illinois Condominium Property Act.

EXECUTED this 21 day of July, 2021.

Adam Robinz
Owner's Printed Name


Owner's Signature

Being the owner of Garage Parking Uni. Nos. GPU-12, GPU-13, GPU-14, & GPU-15
of the C/A 23 (Aberdeen) Condominium Association.

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EXHIBIT 1

LEGAL DESCRIPTION

ALL UNITS AND GARAGE PARKING UNITS IN THE C/A 23 (ABERDEEN) CONDOMINIUM ASSOCIATION AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 8, 9 (EXCEPT THE NORTH 10 FEET THEREOF) 10, 11, 12 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY WAS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM, RECORDED APRIL 7, 2009 AS DOCUMENT NO. 0909722089, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-08-445-027-1001 thru 17-08-445-027-1103;

Common Addresses: 15 N. Aberdeen Ave., Chicago, IL 60607
19 N. Aberdeen Ave., Chicago, IL 60607
23 N. Aberdeen Ave., Chicago, IL 60607
16 N. Carpenter Ave., Chicago, IL 60607
18 N. Carpenter Ave., Chicago, IL 60607
20 N. Carpenter Ave., Chicago, IL 60607

UNOFFICIAL COPY**EXHIBIT C**

Address	Unit Number	% of Interest
15 N. Aberdeen	15-2 North	1.988%
15 N. Aberdeen	15-2 South	1.988%
15 N. Aberdeen	15-3 North	1.919%
15 N. Aberdeen	15-3 South	1.919%
15 N. Aberdeen	15-4 North	1.915%
15 N. Aberdeen	15-4 South	1.919%
15 N. Aberdeen	15-PH South	2.056%
15/19 N. Aberdeen	15/19- PH	4.112%
19 N. Aberdeen	19-2 North	1.988%
19 N. Aberdeen	19-2 South	1.988%
19 N. Aberdeen	19-3 North	1.919%
19 N. Aberdeen	19-3 South	1.919%
19 N. Aberdeen	19-4 North	1.915%
19 N. Aberdeen	19-4 South	1.919%
19/23 N. Aberdeen	19/23- PH	4.112%
23 N. Aberdeen	23-2 North	1.988%
23 N. Aberdeen	23-2 South	1.988%
23 N. Aberdeen	23-3 North	1.919%
23 N. Aberdeen	23-3 South	1.919%
23 N. Aberdeen	23-4 North	1.915%
23 N. Aberdeen	23-4 South	1.919%
23 N. Aberdeen	23-PH North	2.056%
16 N. Carpenter	16-2 North	1.988%
16 N. Carpenter	16-2 South	1.988%
16 N. Carpenter	16-3 North	1.919%
16 N. Carpenter	16-3 South	1.919%
16 N. Carpenter	16-4 North	1.915%
16 N. Carpenter	16-4 South	1.919%
16 N. Carpenter	16-PH North	2.056%
16 N. Carpenter	16-PH South	2.056%
18 N. Carpenter	18-2 North	1.988%
18 N. Carpenter	18-2 South	1.988%
18 N. Carpenter	18-3 North	1.919%
18 N. Carpenter	18-3 South	1.919%
18 N. Carpenter	18-4 North	1.915%
18 N. Carpenter	18-4 South	1.919%
18 N. Carpenter	18-PH North	2.056%
18 N. Carpenter	18-PH South	2.056%
20 N. Carpenter	20-2 North	1.988%
20 N. Carpenter	20-2 South	1.988%
20 N. Carpenter	20-3 North	1.919%
20 N. Carpenter	20-3 South	1.919%
20 N. Carpenter	20-4 North	1.915%
20 N. Carpenter	20-4 South	1.919%
20 N. Carpenter	20-PH North	2.056%
20 N. Carpenter	20-PH South	2.056%
Garage Parking	GPU-1	0.096%
Garage Parking	GPU-2	0.096%
Garage Parking	GPU-3	0.096%
Garage Parking	GPU-4	0.096%

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Garage Parking	GPU-5	0.096%
Garage Parking	GPU-6	0.096%
Garage Parking	GPU-7	0.096%
Garage Parking	GPU-8	0.096%
Garage Parking	GPU-9	0.096%
Garage Parking	GPU-10	0.096%
Garage Parking	GPU-11	0.076%
Garage Parking	GPU-12	0.076%
Garage Parking	GPU-13	0.076%
Garage Parking	GPU-14	0.076%
Garage Parking	GPU-15	0.076%
Garage Parking	GPU-16	0.076%
Garage Parking	GPU-17	0.096%
Garage Parking	GPU-18	0.096%
Garage Parking	GPU-19	0.096%
Garage Parking	GPU-20	0.096%
Garage Parking	GPU-21	0.096%
Garage Parking	GPU-22	0.096%
Garage Parking	GPU-23	0.096%
Garage Parking	GPU-24	0.096%
Garage Parking	GPU-25	0.096%
Garage Parking	GPU-26	0.096%
Garage Parking	GPU-27	0.096%
Garage Parking	GPU-28	0.096%
Garage Parking	GPU-29	0.096%
Garage Parking	GPU-30	0.096%
Garage Parking	GPU-31	0.096%
Garage Parking	GPU-32	0.096%
Garage Parking	GPU-33	0.096%
Garage Parking	GPU-34	0.096%
Garage Parking	GPU-35	0.096%
Garage Parking	GPU-36	0.096%
Garage Parking	GPU-37	0.096%
Garage Parking	GPU-38	0.096%
Garage Parking	GPU-39	0.096%
Garage Parking	GPU-40	0.096%
Garage Parking	GPU-41	0.096%
Garage Parking	GPU-42	0.096%
Garage Parking	GPU-43	0.096%
Garage Parking	GPU-45	0.096%
Garage Parking	GPU-46	0.096%
Garage Parking	GPU-47	0.096%
Garage Parking	GPU-48	0.096%
Garage Parking	GPU-49	0.096%
Garage Parking	GPU-50	0.096%
Garage Parking	GPU-51	0.152%
Garage Parking	GPU-52	0.152%
Garage Parking	GPU-53	0.152%
Garage Parking	GPU-54	0.152%
Garage Parking	GPU-55	0.152%
Garage Parking	GPU-56	0.096%
Total Ownership Interest:		100.00%