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THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

ADAM T. KAHN, ESQ.
LEVENFELD PEARLSTEIN, LLC
2 NORTH LASALLE STREET, 13TH FLOOR
CHICAGO, ILLINOIS 60602

Doc#: 2130834150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/04/2021 02:54 PM Pg: 1 of 15

(This Space for Recorder's Use Only)

**THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS,
RESTRICTIONS AND COVENANTS FOR
THE 2120 LINCOLN PARK WEST CONDOMINIUM ASSOCIATION**

This Third Amendment to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 2120 Lincoln Park West Condominium Association is made and entered into this 26 day of August, 2021, by the Board of Directors of the 2120 Lincoln Park West Condominium Association (the "Board").

W I T N E S S E T H:

The Board administers the Condominium property located in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof;

The property was submitted to the provisions of the Illinois Condominium Property Act (the "Act") pursuant to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 2120 Lincoln Park West Condominium Association (the "Declaration"), recorded on February 7, 2000 with the Cook County Recorder of Deeds as Document No. 00096188; subsequently amended by (i) the First Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 2120 Lincoln Park West Condominium Association recorded on July 5, 2003 with the Cook County Recorder of Deeds as Document No. 0320619064; and (ii) the Second Amendment to Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 2120 Lincoln Park West Condominium Association recorded on January 6, 2016 with the Cook County Recorder of Deeds as Document No. 1600613027.

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The Board and the Unit Owners desire to further amend the Declaration in order to provide that Association shall be responsible for routine maintenance or repairs of Limited Common Element terraces and balconies exclusively due to aging or weathering as determined by the Board as part of the Common Expense.

Pursuant to Article XIX, Section 6 of the Declaration, the Declaration may be amended, changed or modified by an instrument in writing setting forth such amendment, change, or modification, signed and acknowledged by all the members of the Board, at least three-fourths (3/4) of all Unit Owners, and containing an affidavit by an officer of the Board certifying that a copy of the amendment, change or modification has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit, not less than ten (10) days prior to the date of such affidavit; and,

The Third Amendment set forth below has been signed and acknowledged by all of the members of the Board and by three-fourths (3/4) of Owners pursuant to Exhibit B attached hereto. An affidavit by an officer of the Board certifying that a copy of this Second Amendment has been mailed by certified mail to all mortgagees having bonafide liens of record against any Unit, not less than ten (10) days prior to the date of such affidavit as evidenced by Exhibit C.

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

1. Article XVIII, Section 2 is modified to add the following new underlined text thereto:

"Each Unit Owner shall be responsible, at its own cost and expense, for all of the maintenance, repair and replacement of the Limited Common Elements benefitting its Unit, in whole or in part, except (a) that the Association shall be responsible for routine maintenance or repairs of Limited Common Element terraces and balconies exclusively due to aging or weathering as determined by the Board as part of the Common Expense; and (b) to the extent as otherwise directed by the Board or otherwise as follows. In addition, each unit Owner shall be individually responsible for repair, maintenance and replacement of all door and window locks and hardware with respect to which each Unit Owner is entitled to the exclusive use. At the discretion of the Board, the Board may perform, or cause to be performed, such maintenance, repairs and replacements of the Limited Common Elements and the cost thereof shall be assessed in whole or in part to Unit Owners benefitted thereby, and further, at the discretion of the Board, the Board may direct such Unit Owners, in the name and for the account of such Unit Owners, to arrange for such maintenance, repairs and replacements, to pay the cost thereof with the funds of the Unit Owner, and to procure and deliver to th board such lien waivers and contractor's or subcontractor's sworn statements as may be required to protect the Property from mechanics' or materialmen's lien claims that may arise therefrom."

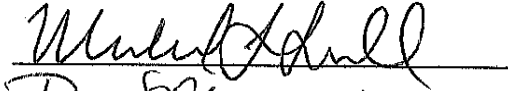
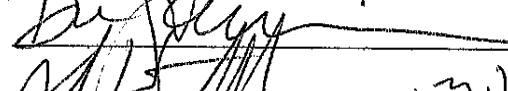
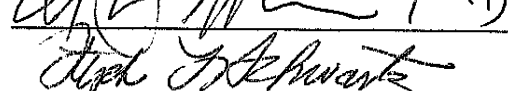
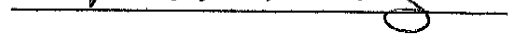
2. Except as expressly amended hereby, the Declaration shall remain in full force and effect in accordance with its terms.

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IN WITNESS WHEREOF, the Board and approving Unit Owners have duly executed this Second Amendment on the day and year first above written.

BOARD OF DIRECTORS OF
2120 LINCOLN PARK WEST
CONDOMINIUM ASSOCIATION

By: _____

Its Board

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 5, 7, 8, 9, 10, 11, 12, 14, 15, 17 AND H IN THE 2120 LINCOLN PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: SUBLOTS 3, 4 AND 5 IN MCNALLY'S SUBDIVISION OF PART OF LOT "A" IN THE SUBDIVISION OF LOTS 30 TO 44, INCLUSIVE, AND THAT PART OF LOT 29 SOUTH OF NEW ALLEY ALSO FORMER ALLEY EAST OF AND ADJOINING LOT 29 TO 35, INCLUSIVE IN ROBINSON'S SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH; RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

THAT PART OF THE 18 FOOT PUBLIC ALLEY IN BLOCK 19 IN CANAL TRUSTEE SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN MCNALLY SUBDIVISION OF PART OF LOT "A" IN THE SUBDIVISION OF LOTS 30 AND 44, BOTH INCLUSIVE, IN THAT PART OF LOT 29, SOUTH OF NEW ALLEY, ALSO FORMER ALLEY EAST OF AND ADJOINING LOTS 29 AND 35, BOTH INCLUSIVE, IN ROBINSON'S SUBDIVISION OF BLOCK 19 AFORESAID; THENCE SOUTH 22° 55' 50" EAST 58.77 FEET ALONG THE NORTHEASTERLY LINE OF SAID 18 FOOT PUBLIC ALLEY TO A BEND THEREIN, THENCE SOUTH 67° 03' 38" WEST 12.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 18 FOOT PUBLIC ALLEY; THENCE NORTH 24° 23' 33" WEST 4.40 FEET; THENCE NORTH 18° 55' 41" EAST 15.67 FEET; THENCE NORTH 22° 55' 50" WEST 43.41 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 AFORESAID; THENCE SOUTH 89° 44' 00" EAST 1.80 FEET ALONG SAID WESTERLY EXTENSION TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00096188 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 14-33-206-061-1001 THROUGH 14-33-206-061-1011

COMMON ADDRESS: 2120 NORTH LINCOLN PARK WEST, CHICAGO, IL 60614

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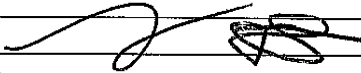
EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%		
9	6.5181%		
10	6.6874%		
11	6.8567%		
12	7.0260%		
14	7.1953%		
15	11.3854%	<i>Gene Blitzer</i>	N/A
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

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EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%		
9	6.5181%		
10	6.6374%		
11	6.8567%		
12	7.0260%		JP MORGAN CHASE
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

Property of Cook County Clerk's Office

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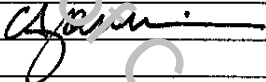
EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%	<i>x/Michael Hill</i>	<i>x/Huntington National Bank PO Box 182661</i>
9	6.5181%		<i>Columbus, OH 43218-2661</i>
10	6.6874%		<i>(800) 445-8460</i>
11	6.567%		
12	7.0250%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

Property of Cook County Clerk's Office

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EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%		
9	6.5181%		
10	6.6874%		
11	6.8567%		
12	7.0260%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		J.P. MORGAN, 700 KANSAS LANE, LA 4-6633, MONROE, LA 71203
TOTAL:	100.0000%		

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EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%		
9	6.5181%		
10	6.6374%	<i>x [Signature]</i>	<i>N/A #10</i>
11	6.8567%		
12	7.0260%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

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EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%	<i>[Signature]</i>	<i>Goldman Sachs, Loan Care P.O. Box 8068, Virginia Beach</i>
8	6.3488%		<i>Virginia 23950</i>
9	6.5181%		
10	6.6874%		
11	6.6567%		
12	7.0260%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

Property of Cook County Clerk's Office

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EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%		
9	6.5181%		
10	6.6874%		
11	6.8567%		
12	7.0260%		
14	7.1953%		
15	11.3854%		
17	11.3854%	<i>Joseph Short, Mitchell Steffman</i>	NONE
PH	17.4940%		
TOTAL:	100.0000%		

DEPT. OF COOK COUNTY Clerk's Office

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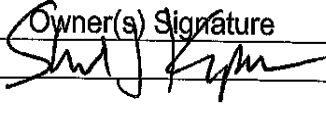
EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	6.3488%		Loan Care / Greystone - Scher PO Box 8068, Virginia Beach, VA 23450
9	6.5181%		
10	6.6874%		
11	8.3537%		
12	7.0262%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

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EXHIBIT B

Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		N/A
7	6.1795%		
8	6.3488%		
9	6.5181%		
10	6.6874%		
11	6.8567%		
12	7.0260%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

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Residential Unit Number	Percentage of Ownership	Owner(s) Signature	Mortgagee Name and Address
5	12.9233%		
7	6.1795%		
8	5.3488%		
9	6.6181%	<i>[Signature]</i>	N/A
10	6.6371%	<i>[Signature]</i>	
11	6.8567%		
12	7.0260%		
14	7.1953%		
15	11.3854%		
17	11.3854%		
PH	17.4940%		
TOTAL:	100.0000%		

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EXHIBIT C

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SECRETARY CERTIFICATION

I, Michael Streicher, being first duly sworn on oath, do hereby state that:

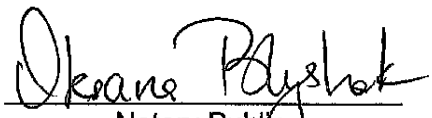
1. I am the duly elected, qualified and acting Secretary of 2120 Lincoln Park West Condominium Association.
2. I am the keeper of the corporate records of such Association.
3. On the 27 day of September, 2021 all mortgagees of any Unit with a bonafide lien of records record were notified by certified mail of the Third Amendment herein, such date being not less than ten (10) days prior to the date hereof.

FURTHER AFFIANT SAYETH NOT.



 Its: Secretary
 2120 Lincoln Park West Condominium Association

Signed and sworn to me before me
this 12th day of October, 2021



 Notary Public

