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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2022 11:53 AM PG: 1 OF 5

**FIRST AMENDMENT
TO DECLARATION
OF CONDOMINIUM
THE 506 WEST ROSCOE
CONDOMINIUM ASSOCIATION**

PREPARED BY AND MAIL TO:
Johnson & Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, Illinois 60611
Telephone 312 396 8000

FIRST AMENDMENT TO

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE 506 WEST ROSCOE CONDOMINIUM ASSOCIATION

T H I S F I R S T A M E N D M E N T to the **DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE 506 WEST ROSCOE CONDOMINIUM ASSOCIATION**, dated October 29, 2003 and first recorded on November 5, 2003, as Document Number 0330903107, is made this ___ day of March, 2022.

WITNESSETH

WHEREAS, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for The 506 West Roscoe Condominium Association (hereinafter called "Declaration") was first recorded on November 5, 2003, as Document Number 0330903107;

WHEREAS, the Declaration has not been previously amended and this amendment ("First Amendment") will be the only known amendment to the Declaration recorded to date;

WHEREAS, Section 8.02 of the Declaration provides that the Unit Owners may amend, change, or modify certain provisions of the Declaration;

WHEREAS, pursuant to 8.02 of the Declaration, the affirmative vote representing 75% of the total votes cast have approved this First Amendment;

Chicago Title

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DATE 4/20/22

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WHEREAS, the Developer, as that term is used and defined in the Declaration, assigned the exclusive right to use Roof Deck 1, also known as D1 ("D1") to both Units 401 and 301;

WHEREAS, the Developer's assignment of D1 to 301 is a scrivner's error;

WHEREAS, the Developer did not assign Roof Deck 7, also known as D7 ("D7"), to any unit in the Association; and,


WHEREAS, the purpose of this First Amendment is to correct and clarify the assignments of D1 and D7 as Limited Common Elements.

WHEREFORE, THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE 506 WEST ROSCOE CONDOMINIUM ASSOCIATION, notwithstanding anything to the contrary therein, is hereby amended as follows:

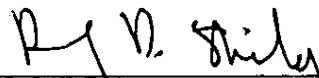
- I. D1 is assigned to Unit 401 as a Limited Common Element; and,
- II. D7 is assigned to Unit 301 as a Limited Common Element.
- III. All other provision of the Declaration are affirmed and deemed full force and effect.

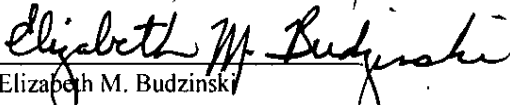
HEREBY ACCEPTED, AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE 506 WEST ROSCOE CONDOMINIUM ASSOCIATION ON THE DATE SUBSCRIBED ABOVE. Valid if signed in counterparts.

The 506 West Roscoe Condominium Association


BY: 
Its President

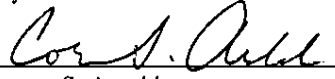
Owners of Unit 301:


Paul D. Streicher, as Trustee of the Paul D. Streicher Trust Agreement dated August 29, 2007


Elizabeth M. Budzinski

Owners of Unit 401:

 3-3-2022
Buyers David Lehman

 3-3-2022
Coreen S. Arnold

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT

I, David Lehman, being first duly sworn, on oath certify as follows:

1. I am the duly elected President of THE 506 WEST ROSCOE CONDOMINIUM ASSOCIATION, located at 506 West Roscoe, in Chicago, Illinois 60640; and,
2. That the owners representing 75% of the total votes cast have approved this First Amendment to the Declaration; and,
3. Affiant further states not.

Dated March 3, 2022

David Lehman
President

THE 506 WEST ROSCOE CONDOMINIUM ASSOCIATION

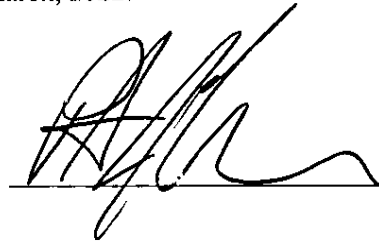
Legal Description:

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul D. Streicher and Elizabeth M. Budzinski, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person or via two way audio-visual electronic communication, and acknowledged that they signed, sealed and delivered the said First Amendment as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of March, 2022.

 (Notary Public)



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EXHIBIT A LEGAL DESCRIPTION

COUNTY: COOK

STREET ADDRESS: 506 W. ROSCOE ST., CHICAGO, IL 60657

PIN(s):

Unit 101	14-21-307-058-1001
Unit 102	14-21-307-058-1002
Unit 103	14-21-307-058-1003
Unit 201	14-21-307-058-1004
Unit 202	14-21-307-058-1005
Unit 301	14-21-307-058-1006
Unit 302	14-21-307-058-1007
Unit 401	14-21-307-058-1008
Unit 402	14-21-307-058-1009

LOT 14 IN JONES SUBDIVISION OF LOT 22 IN PINE GROVE A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0330903107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.