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PREPARED BY, AND
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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 03:19 PM PG: 1 OF 4

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

This First Amendment to DCCR of Covenants, Conditions, Restrictions and Easements ("Amendment"), is made and entered into this 16th day of September, 2022, by 14 North Bishop LLC, an Illinois limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, by a Declaration of Covenants, Conditions, Restrictions and Easements dated September 30, 2020 and recorded in the Recorder's Office of Cook County, Illinois, on October 6, 2020 as Document No. 2028016053 (the "DCCI"), Declarant created certain restrictions and easements between the Retail Parcel and Residential Parcel at the building located at 6 N. Bishop Street/ 1448 W. Madison Street, Chicago, IL (the "Property"), which is legally described on Exhibit A; and

WHEREAS, the Declarant is the legal title holder of the Retail Parcel, and Declarant has determined it is necessary to make certain amendments to the DCCI as a Special Amendment pursuant to its authority under Article 20 of the DCCR.

NOW, THEREFORE, the Declarant, for the purposes set forth in this Amendment, hereby declares that the DCCR be, and the same is hereby, amended as follows:

1. Section 5.1 is hereby amended to specifically provide that the Owner of the Retail Property is not responsible for any costs which benefit solely the Residential Property. Specifically, notwithstanding anything contained in the DCCR to the contrary, the Owner of the Retail Property shall not be required to pay its Proportionate Share of the following expenses: (A) any expenses described in paragraphs 5.1(d), (i), (m), (n), and (o); and (B) any expenses described in paragraph 5.1(c) that are for areas above the first floor of the Building. The Owner of the Retail Property shall only be responsible for its Proportionate Share of the cost of water and gas to the extent there is no separate meter or sub-meter to the Retail Property. If and when gas or water are separately metered or sub-metered to the Retail Property, then the Owner of the Retail Property shall be responsible only for its actual usage of such utilities.

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2. The Owner of the Retail Parcel shall have the right, at its sole cost and expense, to add a sub-meter, or separate meter to the Retail Parcel for one or both of gas and water service, provided it shall not cause any unreasonable disconnection of such utilities to the Residential Property. Any such utility work shall be coordinated with the Owner of the Residential Property.

3. **Terms.** Capitalized terms used in this Amendment shall have the same meanings as ascribed to them in the DCCR, except to the extent they are amended or otherwise defined in this Amendment.

4. **Continuation.** All terms, conditions and provisions of the DCCR, as expressly amended and supplemented by this Amendment, are hereby ratified, confirmed and shall continue to apply with full force and effect. In the event of any inconsistency between this Amendment and the DCCR, this Amendment shall control in all instances.

5. **Counterparts.** This Amendment may be executed in any number of counterparts and by each of the Parties on separate counterparts, which counterparts taken together.

SIGNATURE PAGES FOLLOW

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IN WITNESS WHEREOF, this Amendment has been entered into as of the date first shown above.

Declarant:

14 North Bishop LLC,
an Illinois limited liability company

By: Pipefitters Local 597, UA
Its: Manager

By: [Signature]
Name: Chris Hernandez
Title: Business Mgr

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

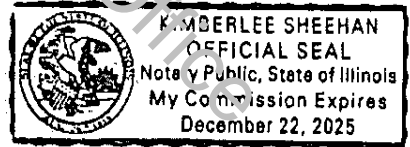
I, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Chris Hernandez, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16th day of September, 2022

[Signature]
Notary Public

[SEAL]

My Commission Expires: December 22, 2025



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EXHIBIT A

THE EAST 37 FEET OF LOT 13 AND ALL OF LOTS 14, 15 AND THE EAST 130 FEET OF LOT 16 (EXCEPT THE SOUTH 6 FEET OF SAID LOT 16), ALL IN BLOCK 4 IN UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO,

THAT PART OF THE VACATED EAST/WEST 10 FOOT PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 13, 14 AND 15, LYING SOUTH OF THE SOUTH LINE OF LOT 16, LYING EAST OF THE EAST LINE OF THE VACATED EAST/WEST 10 FOOT PUBLIC ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL JUNE 12, 1991 AND RECORDED JULY 16, 1991 AS DOCUMENT NUMBER 91351751, SAID EAST LINE BEING DESCRIBED AS THE "NORTHWARDLY EXTENSION OF THE EAST LINE OF THE WEST 13 FEET OF LOT 13" AND LYING WEST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 15 TO THE SOUTHEAST CORNER OF LOT 16, ALL IN BLOCK 4 IN UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO,

THAT PART OF THE VACATED EAST/WEST 6 FOOT PUBLIC ALLEY AS PREVIOUSLY DEDICATED BY PLAT OF DEDICATION RECORDED JULY 31, 1964 AS DOCUMENT NUMBER 19201644, SAID EAST/WEST 6 FOOT PUBLIC ALLEY DESCRIBED ON SAID PLAT OF DEDICATION AS THE SOUTH 6 FEET OF LOT 16 IN UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST QUARTER OF SECTION 8, AFORESAID, LYING EAST OF THE EAST LINE OF THE 16 FOOT ALLEY VACATED BY ORDINANCE APPROVED BY THE CITY COUNCIL JUNE 13, 1991 AND RECORDED JULY 16, 1991 AS DOCUMENT NUMBER 91351751, SAID EAST LINE BEING DESCRIBED IN THE LAST RECORDED ORDINANCE AS THE "NORTHWARDLY EXTENSION OF THE EAST LINE OF THE WEST 13 FEET OF LOT 13" LYING WEST OF THE EAST LINE LOT 16, ALL IN BLOCK 4 IN UNION PARK ADDITION TO CHICAGO BEING AS SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION AFORESAID,

ALSO,

THE EAST 130 FEET OF THE SOUTH 16 FEET OF LOT 17, ALL IN BLOCK 4 IN UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

PINS*: 17-08-333-021-0000; 17-08-333-022-0000; 17-08-333-031-0000 (Underlying)

*Affects both the Retail Parcel and Residential Parcel.

ADDRESS: 6 North Bishop Street / 1448 West Madison Street, Chicago, Illinois 60607