

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY AND AFTER  
RECORDING, MAIL TO:

Simpson Dattilo LLC  
Attn: John Simpson  
3416 Harlem Avenue  
Riverside, Illinois 60546

Permanent Index Numbers:

**UNDERLYING PINS:**

17-17-205-023-0000

17-17-205-024-0000

**UNIT PINS:**

201 17-17-205-048-1001  
202 17-17-205-048-1002  
301 17-17-205-048-1003  
302 17-17-205-048-1004  
401 17-17-205-048-1005  
402 17-17-205-048-1006  
501 17-17-205-048-1007  
502 17-17-205-048-1008  
601 17-17-205-048-1009  
602 17-17-205-048-1010  
701 17-17-205-048-1011  
702 17-17-205-048-1012



Doc# 2306857018 Fee \$67.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2023 02:29 PM PG: 1 OF 9

**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM  
PROPERTY ACT FOR  
RESIDENCES ON MONROE, A CONDOMINIUM**

This Second Amendment to Declaration of Condominium Pursuant to the Condominium Property Act for "Residences on Monroe", a Condominium ("Second Amendment") is made and entered into as of this 27th day of April, 2021 ("Effective Date") by the Board, Unit Owners of the Condominium Property whose signatures are appended hereto:

**WITNESSETH:**

WHEREAS, on July 30, 2019, SP MONROE, LLC, an Illinois limited liability company, as Declarant, caused the "Declaration of Condominium Pursuant to the Condominium Property Act for Residences on Monroe, a Condominium to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document #1921134090 ("Original Declaration"); and

WHEREAS, on July 30, 2019, SP MONROE, LLC, an Illinois limited liability company, as Declarant, caused the "Declaration of Condominium Pursuant to the Condominium Property Act for Residences on Monroe, a Condominium to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document #1921134090 ("Original Declaration"); and

RECORDING FEE 67.00  
DATE 3/9/23 COPIES 6x  
OK BY EK

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WHEREAS, by this Second Amendment the Board and Unit Owners desire to correct, amend and revise the Original and First Amended Declaration to correctly reflect, identify, and delineate the assigned parking spaces for the respective Units.

NOW THEREFORE, the Board and Unit Owners hereby amend the Original Declaration, as follows:

1. Preliminary Integration. The exordium and above recitals are hereby incorporated as substantive provisions of this Second Amendment.
2. Definitions. The respective definitions of all capitalized terms in the Original Declaration and First Amended Declaration shall be the respective definitions of all capitalized terms in this Second Amendment, unless otherwise expressly stated.
3. Plat Exhibit. Attached hereto is a portion of the Plat, which has been included as a reference to assist in the identification of the assigned parking spaces, P-1 through P-12.
4. Text Revisions of Assigned Parking Spaces. The phrase "Appendix B" in the second line of Section 1.(t) of the Original Declaration, and wherever else the phrase is stated in the Original Declaration as a reference for or to the Plat, is hereby stricken, and the phrase "Exhibit A" is hereby inserted as its replacement throughout the Original Declaration.
5. Savings. Except as expressly amended by this Second Amendment, the Original Declaration and First Amendment are deemed to be in full force and effect.
6. Effective Date. The Effective Date, as among the Board and Unit Owners, shall mean the date that the Board and Unit Owners approved said Second Amendment, April 27, 2021. The Effective Date, for all persons who are not signatories to this Second Amendment, shall be the date of recording of this Second Amendment.
7. Counterpart Execution. This Second Amendment may be executed in conforming counterparts, with any one counterpart appending all signatures being deemed as one (1) single document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, the Board, having obtained the necessary quorum at its Annual Board Meeting and after receivingg unanimous agreement to the proposed amendment, have signed this Second Amendment as of the day and year first above written.

[SEE SUBSEQUENT PAGES FOR SIGNATURES]

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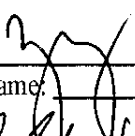
SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM  
PROPERTY ACT FOR  
RESIDENCES ON MONROE, A CONDOMINIUM

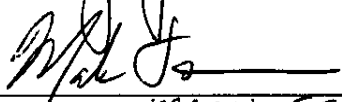
SIGNATURE PAGE FOR  
BOARD OF DIRECTORS OF THE ASSOCIATION

RESIDENCES ON MONROE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

By: Its Board of Directors:

  
Print Name: MATT BARTLETT

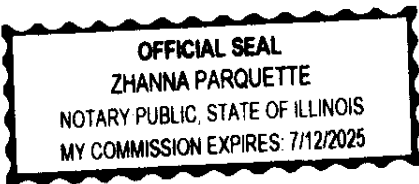
  
Print Name: Lana Trifonova


  
Print Name: MARK FEARON

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that: MATT BARTLETT, LANA TRIFONOVA, and MARK FEARON, being all of the Members of the Board of Directors of the Residences on Monroe Condominium Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Board Members, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 8<sup>TH</sup> day of MARCH, 2023.



  
Notary Public  
My commission expires: 7/12/2025

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**APPENDIX A-1**  
**Legal Description**

LOTS 58 AND 59 IN E.K. SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO WITH BLOCK 1 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

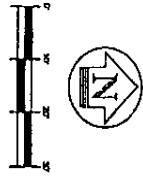
COMMONLY KNOWN AS 1000 W. MONROE, CHICAGO, ILLINOIS

UNDERLYING PINS: 17-17-205-023-0000 AND 17-17-205-024-0000

**UNIT PINS.**

|     |                    |
|-----|--------------------|
| 201 | 17-17-205-048-1001 |
| 202 | 17-17-205-048-1002 |
| 301 | 17-17-205-048-1003 |
| 302 | 17-17-205-048-1004 |
| 401 | 17-17-205-048-1005 |
| 402 | 17-17-205-048-1006 |
| 501 | 17-17-205-048-1007 |
| 502 | 17-17-205-048-1008 |
| 601 | 17-17-205-048-1009 |
| 602 | 17-17-205-048-1010 |
| 701 | 17-17-205-048-1011 |
| 702 | 17-17-205-048-1012 |

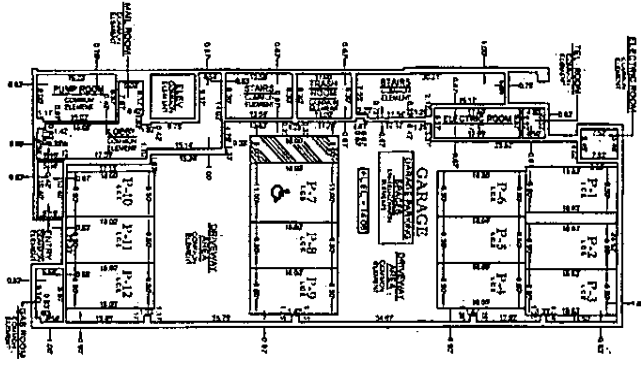
# UNOFFICIAL COPY



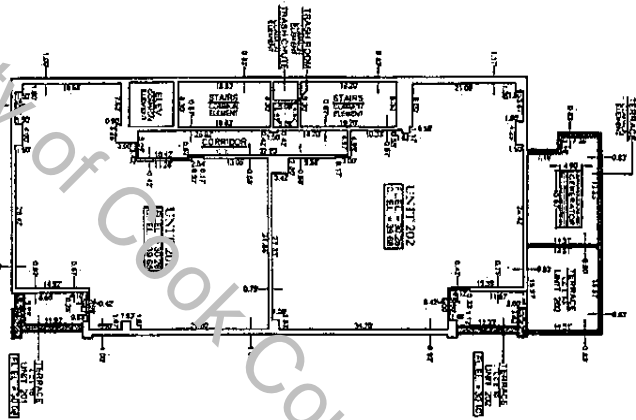
|                  |              |
|------------------|--------------|
| CONCEDED BY:     |              |
| CONTRACT NUMBER: |              |
| SCALE:           | 1" = 10'     |
| DATE:            | MAY 13, 2019 |
| REVISION:        |              |
| DATE:            |              |
| REVISION:        |              |

NOTE:  
 OBJECTS PLANNED SPACE'S SHOWN BY PLAIN DISTANCES  
 ON THIS AND ON CONSTRUCTION PLANS  
 SHALL BE CONSIDERED AS APPROXIMATE AND  
 SUBJECT TO THE PLAT AFTER COMPLETION OF WORK.

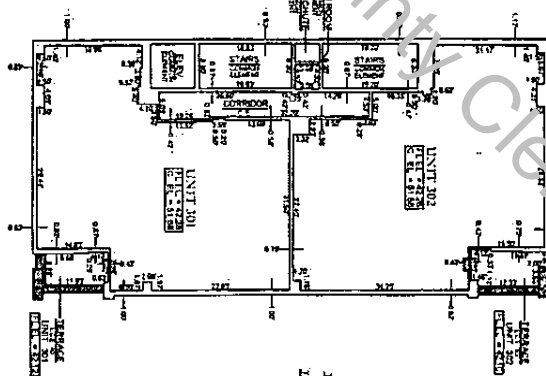
FIRST FLOOR



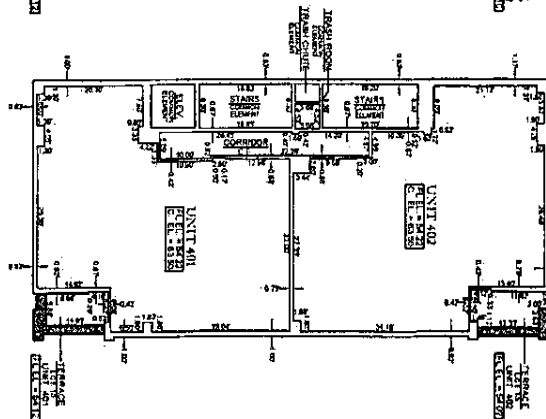
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



NOTE:  
 OBJECTS PLANNED SPACE'S SHOWN BY PLAIN DISTANCES  
 ON THIS AND ON CONSTRUCTION PLANS  
 SHALL BE CONSIDERED AS APPROXIMATE AND  
 SUBJECT TO THE PLAT AFTER COMPLETION OF WORK.

UNITED SURVEY SERVICE, LLC  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS 60005  
 TEL: (847) 299-1010 FAX: (847) 299-1987  
 MAIL: USURV@BUSINESS.COM

EXHIBIT "A" / PLAT OF SURVEY  
 OF  
 1000 WEST MONROE CONDOMINIUM

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APPENDIX B

## Percentage Ownership Interest in the Common Elements

| Unit Designation | Limited Common Element Parking Space | Percentage Ownership Interest in the Common Elements |
|------------------|--------------------------------------|--|
| 201              | P-3                                  | 7.239%   |
| 202              | P-1                                  | 7.486%   |
| 301              | P-5                                  | 7.239%   |
| 302              | P-2                                  | 7.486%   |
| 401              | P-9                                  | 7.239%   |
| 402              | P-4                                  | 7.486%   |
| 501              | P-8                                  | 7.239%   |
| 502              | P-11                                 | 7.486%   |
| 601              | P-12                                 | 7.202%   |
| 602              | P-6                                  | 7.467%   |
| 701              | P-10                                 | 12.548%  |
| 702              | P-7                                  | 13.883%  |
| Total            |                                      | 100.000%   |

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SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
PURSUANT TO THE CONDOMINIUM  
PROPERTY ACT FOR  
RESIDENCES ON MONROE, A CONDOMINIUM

SIGNATURE PAGE FOR  
UNIT OWNER(S)

UNIT # 701

*[Handwritten Signature]*

Print Name: JAMES STOCKLIN

Print Name: \_\_\_\_\_

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JAMES STOCKLIN, as the Unit Owner(s) of the above-referenced Condominium Unit, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 8<sup>TH</sup> day of MARCH, 2023



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
My commission expires: 7/12/2025



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## SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR RESIDENCES ON MONROE, A CONDOMINIUM

### SIGNATURE PAGE FOR UNIT OWNER(S)

UNIT # 702

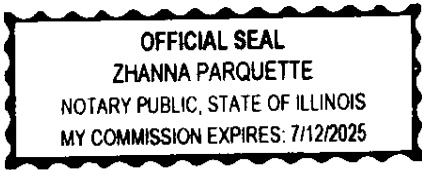
Print Name: Iana Trifonova

Print Name: Greg Schultz

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that IANA TRIFONOVA & GREG SCHULTZ is the Unit Owner(s) of the above-referenced Condominium Unit, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 8<sup>TH</sup> day of MARCH, 2023



Zhanna Parquette  
Notary Public  
My commission expires: 7/12/2025