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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 01:07 PM PG: 0

Doc# Fee \$4.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 01:08 PM PG: 0

**FIRST AMENDMENT TO  
THE DECLARATION OF CONDOMINIUM  
FOR  
1715 SOUTH MORGAN CONDOMINIUMS**

This document is executed on this the 7<sup>th</sup> day of April, 2023 and is being recorded for the purpose of amending the Declaration of Condominium (hereafter referred to as "Declaration") for 1715 South Morgan Condominiums ("Condominium"), which Declaration was made and entered into by Sustainabuild, LLC – 1713, an Illinois limited liability company ("Developer") and recorded on February 22, 2023, as Document No. 2305334045 in the Office of the Recorder of Deeds of Cook County, Illinois against the Property (hereafter referred to as "Property") legally described in Exhibit A attached hereto.

This Amendment is adopted pursuant to the provisions of Article XII, Paragraph 10 of the Declaration which provides a method to change or modify the condominium Declaration to correct clerical or typographical errors.

**RECITALS**

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 Illinois Condominium Property Act; and

WHEREAS, Article XII, Paragraph 10 of the Declaration provides a procedure for amending the Declaration to make any changes or modifications to the Declaration; and

NOW THEREFORE, the Declaration for 1715 South Morgan Condominiums is hereby amended in accordance with the text which follows (additions in text are indicated by underline; deletions by ~~strike-outs~~):

RECORDING FEE 137.00  
DATE 4-10-23 COPIES 6  
OK BY JP

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## Amendment 1.

Page 2 of the Plat of Survey has been amended to apportion the northernmost parking spot in the garage to be P-2 instead of P-1, and apportion the parking spot directly south of the northernmost spot to be P-1 instead of P-2.

## Amendment 2.

Page 2 of the Plat of Survey has been amended to resize the Garage Roof Deck areas R-1N and R-1S, to allocate a portion for access walkway.

## Amendment 3.

Page 3 of the Plat of Survey has been amended to allocate storage spaces S-3, S-4 and S-5, all as limited common elements.

IN WITNESS WHEREOF, the said Owners have executed this Declaration of Condominium on the day and year first written above.

Sustainabuild, LLC – 1713

By: STEDI Investments, Inc., its Manager

By: Igor Petrushchak, President

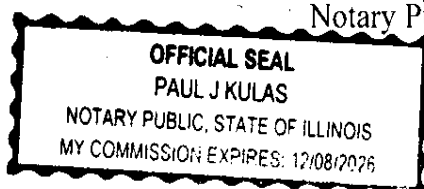
State of Illinois        )  
                                  )       ss.  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Igor Petrushchak, personally known to me to be the President of STEDI Investments, Inc., Manager of Sustainabuild, LLC – 1713, an Illinois series limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 7<sup>th</sup> day of April, 2023.

Commission expires: 12-8-2026

Igor Petrushchak  
Notary Public



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## EXHIBIT A LEGAL DESCRIPTION OF UNITS

### Parcel 1:

Units 1S, 1N, 2, 3S, 3N in the 1715 South Morgan Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: LOTS 38 AND 39 IN M.L. DALLAMS' SUBDIVISION OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS., which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded February 22, 2023 in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 2305334045, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of Parking Space P-\_\_\_\_ and Storage Space S-\_\_\_\_ limited common elements ("LCE") as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number \_\_\_\_ as are set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

P.I.N. 17-20-404-017-0000;  
17-20-404-018-0000  
(affects underlying land)

Commonly known as: 1715 S. Morgan St.  
Chicago, Illinois 60608

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## PLAT RECORD



\*2310057006\*

Doc# 2310057006 Fee \$133.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

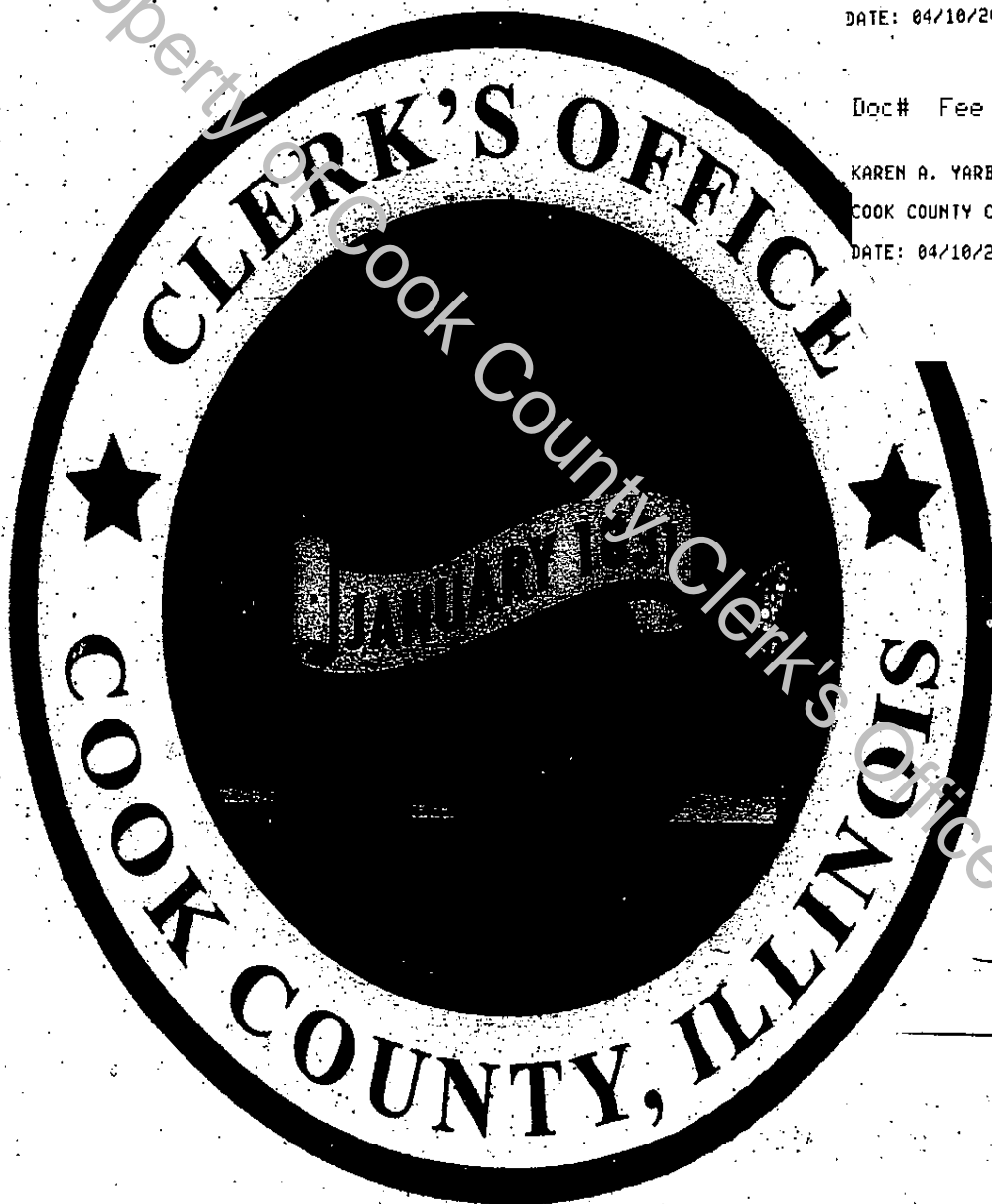
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4 ps Doc  
+ 2 DD

133.00  
+ 4.00

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137.00

**IMAGES STORED IN PLAT INDEX DATABASE**