



2320057020

**SECOND AMENDMENT TO
THE DECLARATION
FOR THE 6807 S. CORNELL
AVENUE CONDOMINIUM
ASSOCIATION**

Doc# 2320057020 Fee \$61.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/19/2023 01:08 PM PG: 1 OF 6

2063033
1 0A 3

Property of Cook County Clerk's Office

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 6807-09 S. Cornell Avenue, Chicago, Illinois 60649
PINs: 20-24-309-032-1001 through 20-24-309-032-1006

This Amendment is made and adopted by the 6807 S. Cornell Avenue Condominium Association this 12th day of July, 2023.

WITNESSETH:

WHEREAS, by the Declaration of Condominium Ownership ("Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 30, 2020 as Document Number 2036522050, the Developer submitted certain real estate to the Condominium Property Act of the State of Illinois (the "Act"), said Condominium being known as the 6807 S. Cornell Avenue Condominium Association (the "Condominium"); and

WHEREAS, the 6807 S. Cornell Avenue Condominium Association, pursuant to Section 27 (b)(1) of the Act seeks to file this Second Amendment to the Declaration which submits an amended and corrected survey for the First Level of the Condominium, which depicts six (6) limited common element parking spaces.

RECORDING FEE 61.00
DATE 7-19-23 COPIES 6X
JP

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WHEREAS, parking space P-4 and parking space P-6 are limited common elements and are reassigned for the exclusive use of unit 3S and unit 2S, respectively.

NOW THEREFORE, the 6807 S. Cornell Avenue Condominium Association does hereby amend the Declaration, as follows:

1. Parking spaces P-4 and P-6 are reassigned for the exclusive use of Unit 3S and Unit 2S, respectively. As such, P-4 is now assigned to Unit 3S, with P-6 now being assigned to Unit 2S.
2. The amended survey for the First Level is attached hereto and incorporated herein by this reference. The amended survey depicts this new reassignment of the limited common element parking spaces.
3. The attached survey is hereby submitted and shall replace the original survey for the First Level recorded on December 30, 2010.
4. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.
5. New parking assignments are now attached as revised Exhibit C.

IN WITNESS WHEREOF, the 6807 S. Cornell Avenue Condominium Association hereby adopts this Amendment as of the day and year first above written.

Fourforfive, LLC

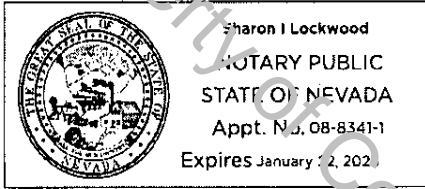
By: Loic Pillon
Loic Pillon, Manager

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STATE OF Nevada)
) SS.
COUNTY OF Clark)

I, Sharon I Lockwood, a Notary Public in and for said County and State, do hereby certify that Loic Pillon^{AK} is personally known to me (or proved to me on the basis of satisfactory evidence) 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, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of July, 2023.



Sharon I Lockwood
Notary Public

Notarial act performed by audio-video communication.

**This document was prepared by,
and after recording, please return to:**

David L. Rudolph, Esq.
Rudolph Kaplan LLC
805 Greenwood St.
Evanston, IL 60201

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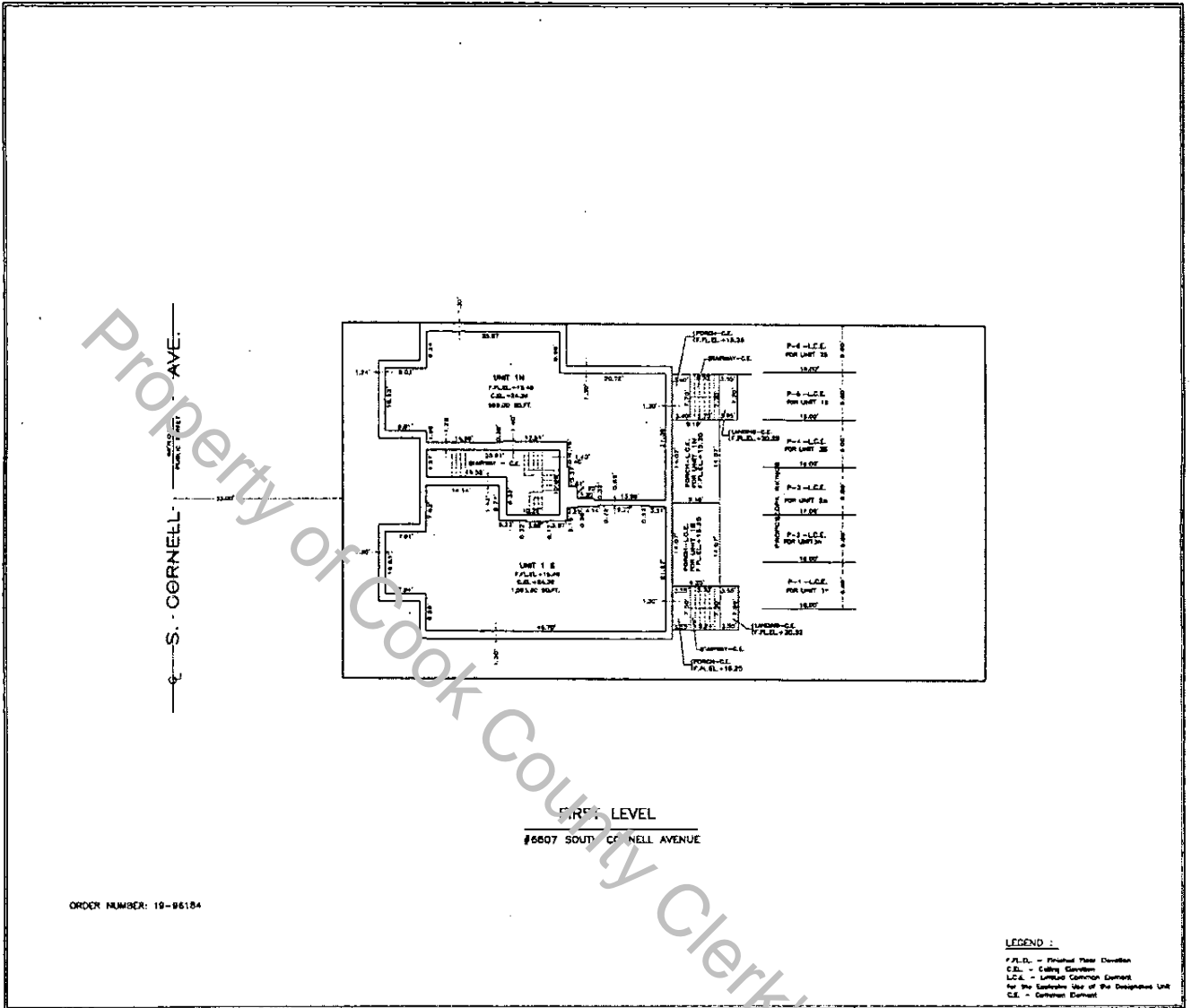
EXHIBIT C

PERCENTAGE INTEREST IN COMMON ELEMENTS

<u>Unit Number</u>	<u>Percentage Interest</u>	<u>Parking LCE</u>
Unit 1S	12%	P-5
Unit 1N	11%	P-1
Unit 2S	17%	P-6
Unit 2N	17%	P-3
Unit 3S	21.5%	P-4
Unit 3N	21.5%	P-2
	<u>100.00 %</u>	

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit No. 3S, in the 6807 S. Cornell Avenue Condominium, as delineated on a Plat of survey of the following described tract of land: Lots 37 and 38 in Block 6 in South Jackson Park Subdivision in the Northwest 1/2 of the Southwest 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of [] limited common elements as delineated and defined in the Declaration of Condominium aforesaid and any amendments thereto.

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